

HONUA'ULA



DRAFT ENVIRONMENTAL IMPACT STATEMENT

VOLUME 1 OF 3

Prepared for:

Accepting Authority

Maui Planning Department / Maui Planning Commission

Applicant:

Honua'ula Partners, LLC

Prepared by:



PBR HAWAII
& ASSOCIATES, INC.

March 2010

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DRAFT ENVIRONMENTAL IMPACT STATEMENT

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Prepared for:

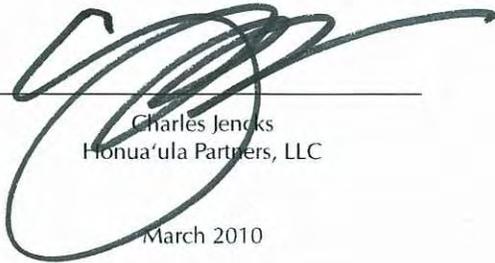
Accepting Authority

Maui Planning Department / Maui Planning Commission

Applicant,

Honua'ula Partners, LLC

This draft environmental impact statement and all ancillary documents were prepared under my direction or supervision and the information submitted, to the best of my knowledge, fully addresses document content requirements as set forth in Section 11-200-17, Hawai'i Administrative Rules



Charles Jencks
Honua'ula Partners, LLC

March 2010

OVERVIEW

Honua'ula, located in the Kīhei-Mākena region of Maui adjacent to Wailea Resort, will be a master-planned community embracing “smart growth” principles such as diverse residential opportunities, commercial and retail mixed uses, on-site recreational amenities, integrated bicycle and pedestrian networks, parks, and open space (Figure 1). Honua'ula will also feature an 18-hole homeowner's golf course and related facilities, as well as a Native Plant Preservation Area and other areas dedicated to the preservation of native plants and archaeological features.

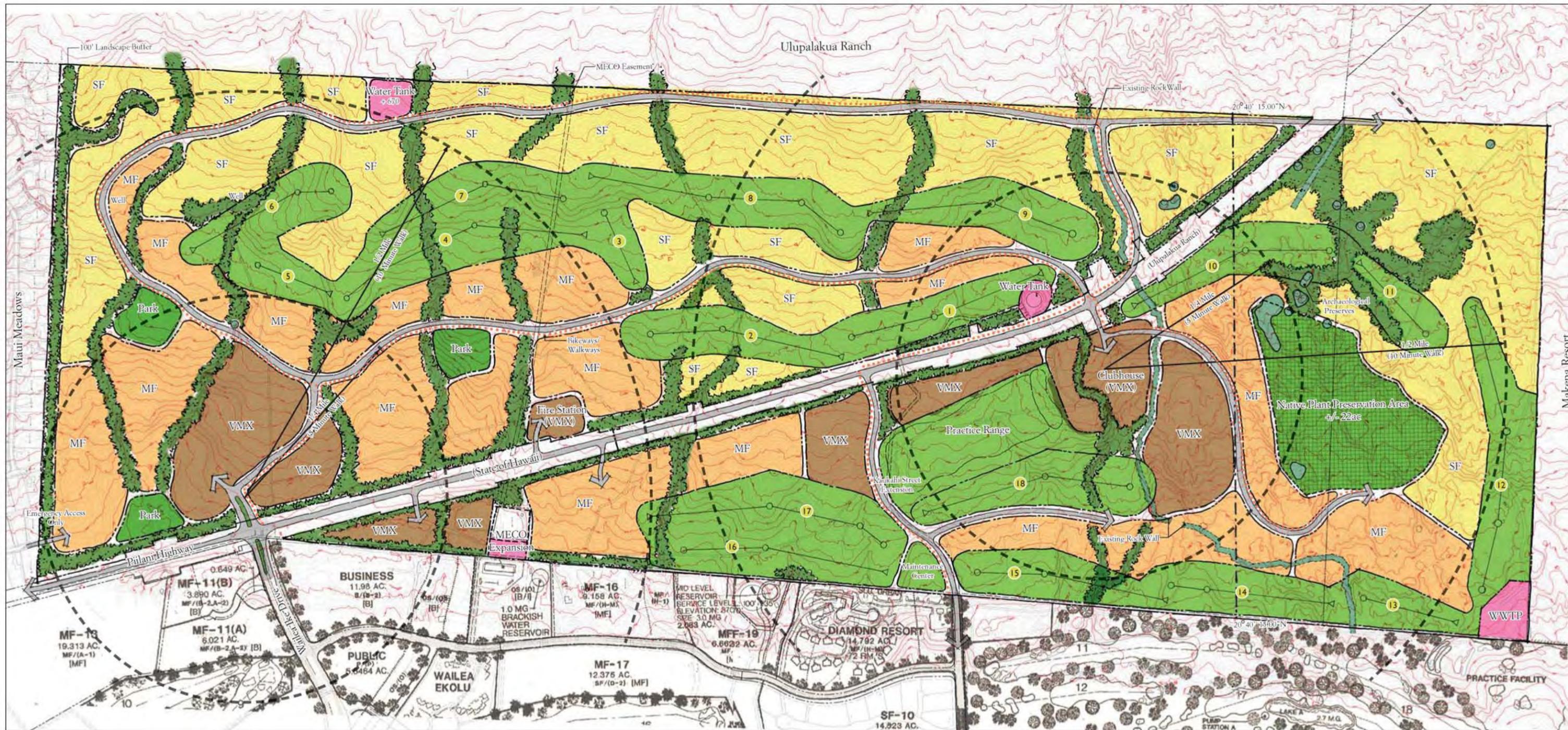
Honua'ula will provide homes priced for a range of consumer groups, including workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). Honua'ula will reflect community values and feature distinctive architecture to create a unique and compelling community in context with the Kīhei-Mākena region. This cohesive approach will integrate natural and human-made boundaries and landmarks to craft a sense of place within a defined community. In addition, a principal design and planning goal is to preserve defining features of Honua'ula, such as the topography and views, as much as possible.

Honua'ula's integration of mixed land uses is a critical component of creating a true community. By locating commercial and retail establishments within the community, alternatives to driving such as walking or biking once again become viable. The mixed uses and economic diversity will foster neighborly interaction, greater local economic activity, and increased quality of life. Likewise, Honua'ula's open space, parks, conservation areas, bicycle and pedestrian network, and golf course will provide for significant recreational benefits, protection of important habitat and natural features, and an overall setting of enhanced environmental quality and community health.

Honua'ula is comprised of two parcels totaling 670 acres (the Property) designated as Project District 9 in the *Kīhei-Mākena Community Plan*. Honua'ula is also zoned Project District 9 under Chapter 19.90A, MCC. In compliance with the *Kīhei-Mākena Community Plan* and Chapter 19.90A, MCC, Honua'ula will:

- Provide a mix of single- and multi-family housing types for a range of consumer groups;
- Emphasize community development with single- and multi-family units complemented with village mixed uses and commercial uses primarily serving the residents of the community;
- Integrate a golf course and other recreational amenities with the different uses within Honua'ula;
- Integrate community-oriented parks with pedestrian and bicycle recreation ways;
- Incorporate buffer zones between residential areas and the Pi'ilani Highway extension corridor; and
- Provide a site for future public use in anticipation of need.

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LEGEND

Land Use Subdistricts

- Single-Family Residential and Roadways
- Multi-Family Residential and Roadways
- VMX - Village - Mixed Use and Roadways

Acres	Unit Count SF	Unit Count MF	Densities (Average)
+/- 179 ac.	+/- 447	0	2.5 DU/ac.
+/- 149 ac.	+/- 57	+/- 646	4.7 DU/ac.
+/- 53 ac.	-	-	-
Unit Totals:	+/- 504	+/- 646	
Unit Percentages:	44%	56%	
Sub-Total Area:	+/- 381 ac.	1,150 Units	

Recreation, Open Space / Utility Subdistrict

- Golf Course, Parks, and Open Space
- Native Plant Preservation Area
- Utilities

Acres	
+/- 259 ac.	
+/- 22 ac.	
+/- 8 ac.	
Sub-Total Area:	+/- 289 ac.
Grand Total Area:	670 acres

Plan By: **VITA**
PLANNING & LANDSCAPE ARCHITECTURE

Figure 1
Conceptual Master Plan
Honua'ula

Honua'ula Partners, LLC
NORTH ISLAND OF MAUI
LINEAR SCALE (FEET)
0 300 600 1,200

PBR HAWAII & ASSOCIATES, INC.

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

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LIST OF ACRONYMS AND ABBREVIATIONS

µM	Micromoles
ALISH	Agricultural Lands of Importance to the State of Hawai'i
BMP	Best Management Practices
cfs	cubic feet per second
CRPP	Cultural Resources Preservation Plan
CWRM	Commission on Water Resource Management
CZM	Coastal Zone Management
DBEDT	Department of Business, Economic Development, and Tourism
DEM	Department of Environmental Management
DLNR	Department of Land and Natural Resources
DOE	Department of Education
DOFAW	Divison of Forestry and Wildlife
DOH	Department of Health
DOT	Department of Transportation
DPR	Department of Parks and Recreation
EA/EISPN	Environmental Assessment/Environmental Impact Statement Preparation Notice
EIS	Environmental Impact Statement
EISPN	Environmental Impact Statement Preparation Notice
EPA	Environmental Protection Agency
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
gpd	Gallons per day
HAR	Hawai'i Administrative Rules
HRS	Hawai'i Revised Statutes
IPM	Integrated Pest Management
LSB	Land Study Bureau
LUC	Land Use Commission
MCC	Maui County Code
MECO	Maui Electric Company
MG	Million gallon
MGD	Million gallons per day
mph	Miles per hour
NPDES	National Pollutant Discharge Elimination System
OEQC	Office of Environmental Quality Control

OHA	Office of Hawaiian Affairs
ppt	Parts per thousand
RO	Reverse Osmosis
ROW	Right-of-way
SCS	Soil Conservation Service
SHPD	State Historic Preservation Division
SMA	Special Management Area
TIAR	Traffic Impact Analysis Report
TMDL	Total Maximum Daily Load
TMK	Tax map key
TMP	Transportation Management Plan
UBC	Uniform Building Code
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
UV	Ultraviolet
WWRF	Wastewater reclamation facility

Chapter 1



Introduction and Summary



1 INTRODUCTION AND SUMMARY

This Environmental Impact Statement (EIS) is prepared pursuant to Chapter 343, Hawai'i Revised Statutes (HRS), and Title 11, Chapter 200, Hawai'i Administrative Rules (HAR), Department of Health (DOH), State of Hawai'i. Proposed is an applicant action by Honua'ula Partners, LLC, for the creation of Honua'ula, a master-planned community located in the Kihei-Mākena region, Island of Maui.

1.1 PROFILE

Project Name: Honua'ula

Location: Wailea, Kihei-Mākena, Maui

Judicial District: Makawao

**Tax Map Key (TMK)/
Landowners:**

"The Property"

TMKs (2)2-1-08:056; (2)2-1-08:071 (Honua'ula Partners, LLC)

Off-Site Improvements

TMK (2)2-1-08: 999 (portion) (State of Hawai'i)

TMK (2)2-1-08: 043 (Maui Electric Company LTD)

TMK (2)2-1-08: 090 (portion) (Mākena Golf LLC)

TMK (2)2-1-08: 108 (portion) (Mākena Golf LLC)

TMK (2)2-2-02: 050 (portion) (Haleakalā Ranch Co.)

TMK (2)2-2-02: 054 (portion) (Haleakalā Ranch Co.)

TMK (2)2-1-08: 054 (portion) ('Ulupalakua Ranch)

TMK (2)2-1-08: 001 (portion) ('Ulupalakua Ranch)

Approximate Land Area: The Property: 670 acres

Off-Site Improvements: 30 acres (approximate)

Existing Use: Vacant, open land with vegetation and lava rock.

Proposed Use: A master-planned residential community composed of single and multi-family homes and village mixed-use areas that integrate dwellings with supporting commercial, open space and recreational opportunities (including an 18-hole homeowner's golf course and golf course clubhouse), and related off-site infrastructure.

Property

Land Use Designations: State Land Use: Urban
Community Plan: Project District 9
County Zoning: Project District 9
Special Management Area (SMA): Not in SMA

Major Approvals/Permits

Required: Compliance with Chapter 343, HRS
Project District Development Phase II and III
National Pollutant Discharge Elimination System Permit
Subdivision Approval
Grading/Building Permits

Accepting Authority: Maui Planning Department/Maui Planning Commission

1.2 APPLICANT

The applicant is Honua'ula Partners, LLC.

Contact: Charles Jencks
c/o Goodfellow Brothers, Inc.
P.O. Box 220
Kīhei, Hawai'i 96753
Telephone: (808) 879-5205
Fax: (808) 879-2557

1.3 ENVIRONMENTAL CONSULTANT

The environmental planning consultant is PBR HAWAII.

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

1.4 ACCEPTING AUTHORITY

The accepting authority is the Maui Planning Department/Maui Planning Commission.

Contact: Jeff Hunt, Director
County of Maui
Planning Department
250 South High Street
Wailuku, Hawai'i 96793
Telephone: (808) 270-7735
Fax: (808) 270-7634

1.5 COMPLIANCE WITH STATE OF HAWAII AND COUNTY OF MAUI ENVIRONMENTAL LAWS

This EIS has been prepared in accordance with the provisions of Chapter 343, HRS, (Environmental Impact Statement Law) and Title 11, Chapter 200, HAR, Environmental Impact Statement Rules.

Section 343-5, HRS, establishes nine "triggers" that require the preparation of an Environmental Assessment (EA) or EIS. The triggers for Honua'ula include, without limitation, the following:

- Extending Pi'ilani Highway from Wailea Ike Drive to Kaukahi Street, a portion of which will be on right-of-way (ROW) owned by the State of Hawaii; and
- Possible development of an on-site wastewater reclamation facility.

In addition, creation of Honua'ula may involve or impact State and/or County lands or funds relating to infrastructure improvements for public facilities, roadways, water, sewer, utility, drainage, or other facilities. While the specific nature of each improvement is not known at this time, this EIS is intended to address all current and future instances involving the use of State and/or County lands and funds relating to Honua'ula.

This Draft EIS was preceded by the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). The Maui County Planning Department submitted the EISPN to the State of Hawaii Office of Environmental Quality Control (OEQC) on February 23, 2009. Notice of the availability of the EISPN was published in the March 8, 2009 edition of the OEQC's *The Environmental Notice*. Copies of the EISPN were provided to appropriate government agencies and other organizations (See Chapter 8). The public comment period for the EISPN began March 8, 2009 and ended April, 7, 2009. Comments and responses on the EISPN received during the public comment period are incorporated in this EIS and the letters are provided in Chapter 10.

Following the EISPN public comment period, Honua'ula Partners, LLC consulted with the Office of Environmental Quality Control (OEQC) to ensure that all applicable statutory

and regulatory requirements were fulfilled. Regarding the EISPN dated March 2009, notice of which was published in the March 8, 2009 edition of the OEQC's *The Environmental Notice*, the OEQC Director stated: "...the published document fulfills all the requirements and components [of] an environmental assessment." Pursuant to the instructions of the OEQC Director, the Maui County Planning Department subsequently submitted an Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN) to OEQC on September 18, 2009. Notice of the availability of the EA/EISPN was published in the October 8, 2009 edition of the OEQC's *The Environmental Notice*. The EA/EISPN was available on the OEQC website and copies of the EA/EISPN were provided to all organizations and individuals who had requested to be a consulted party during the March 8, 2009 to April, 7, 2009 public comment period. The public comment period on the EA/EISPN was from October 8, 2009 to November 7, 2009, however comments were accepted up until November 17, 2009 to allow all consulted parties ample time to provide comments. Comments and responses on the EA/EISPN received during the public comment period are incorporated in this EIS and the letters are provided in Chapter 10.

1.6 SCOPE OF THIS EIS

This EIS covers potential impacts relating to Honua'ula, "the Property" (TMK (2) 2-1-08:056 and (2) 2-1-08:71) and potential off-site improvements, including:

- Extending Pi'ilani Highway from Wailea Ike Drive to Kaukahi Street. (TMK (2)2-1-08: 999 (portion));
- Wastewater transmission line alignment for possible connection to the Mākena Resort Wastewater Reclamation Facility (WWRF), which is located approximately one mile south of Honua'ula (TMK (2)2-1-08: 090 (portion)); (TMK (2)2-1-08: 108 (portion));
- Off-site wells, storage tanks, and transmission lines (TMK (2)2-2-02: 050 (portion)); (TMK (2)2-2-02: 054 (portion)) (TMK (2)2-1-08: 054 (portion)); (TMK (2)2-1-08: 001 (portion)); and
- Possible expansion of the Maui Electric Company (MECO) electrical substation located within the Honua'ula property (TMK (2)2-1-08: 043).

1.7 STUDIES CONTRIBUTING TO THIS EIS

A number of specific technical studies have been prepared for this EIS, and the full reports are included as appendices. These studies include:

- Ground Water Resources Assessment;
- Marine Water Quality Assessment;
- Marine Environmental Assessment;
- Golf Course Best Management Practices;
- Botanical Surveys;
- Conservation & Stewardship Plan (including an Animal Management Plan);

- Wildlife Survey;
- Archaeological Inventory Survey;
- Cultural Impact Assessment;
- Cultural Resources Preservation Plan (including an Archaeological Preservation/Mitigation Plan);
- Traffic Impact Analysis Report;
- Transportation Management Plans;
- Acoustic Study;
- Air Quality Study;
- Preliminary Engineering Report;
- Market Study;
- Economic Impact Analysis; and
- Public Costs/Benefits Assessment.

1.8 EXECUTIVE SUMMARY

1.8.1 Honua'ula

Honua'ula, located in the Kīhei-Mākena region of Maui adjacent to Wailea Resort, will be a master-planned community embracing “smart growth” principles such as diverse residential opportunities, commercial and retail mixed uses, on-site recreational amenities, integrated bicycle and pedestrian networks, parks, and open space (Figure 1). Honua'ula will also feature an 18-hole homeowner's golf course and related facilities, as well as a Native Plant Preservation Area and other areas dedicated to the preservation of native plants and archaeological features.

Honua'ula will provide homes priced for a range of consumer groups, including workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). Honua'ula will reflect community values and feature distinctive architecture to create a unique and compelling community in context with the Kīhei-Mākena region. This cohesive approach will integrate natural and human-made boundaries and landmarks to craft a sense of place within a defined community. In addition, a principal design and planning goal is to preserve defining features of Honua'ula, such as the topography and views, as much as possible.

Honua'ula's integration of mixed land uses is a critical component of creating a true community. By locating commercial and retail establishments within the community, alternatives to driving such as walking or biking once again become viable. The mixed uses and economic diversity will foster neighborly interaction, greater local economic activity, and increased quality of life. Likewise, Honua'ula's open space, parks, conservation areas, bicycle and pedestrian network, and golf course will provide for significant recreational benefits, protection of important habitat and natural features, and an overall setting of enhanced environmental quality and community health.

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- Integrate a golf course and other recreational amenities with the different uses within Honua'ula;
- Integrate community-oriented parks with pedestrian and bicycle recreation ways;
- Incorporate buffer zones between residential areas and the Pi'ilani Highway extension corridor; and
- Provide a site for future public use in anticipation of need.

1.8.2 Summary of Potential Impacts and Proposed Mitigation Measures

The creation of Honua'ula will transform the vacant open land of the Property into a vibrant, mixed-use community. Appropriate mitigation measures have been incorporated into overall community planning. For areas of particular concern, the following summarizes potential impacts and mitigation measures recommended or planned to minimize or mitigate potential adverse impacts.

Groundwater Resources – An assessment of the potential impacts on groundwater resources of Honua'ula concludes that the creation of Honua'ula will not impair Wailea Resort's golf course irrigation wells, with the possible exception of a salinity increase in Wailea Resort's Well 2, which is directly downgradient of Honua'ula's on-site wells. Decreased pumping of Honua'ula's on-site wells would alleviate this potential impact. With respect to Honua'ula's off-site wells, an estimated six active downgradient irrigation wells may be impacted by a potential increase in salinity due to reduced flowrate, which current calculations indicate may be on the order of five percent. It is not known if the increase in salinity would materially impair the utility of the wells; however if the utility of the wells is materially impaired, additional wells (pumping the same combined amount of water) in the area north of Maui Meadows would distribute the draft over a greater area and would alleviate the impact downgradient. All existing on- and off-site wells are fully permitted by the State Commission on Water Resource Management (CWRM). All new wells will be developed in compliance with all requirements of Chapter 174C, HRS (State Water Code) and HAR, Chapters 13-167 to 13-171, as applicable, pertaining to CWRM and administration of the State Water Code. Section 3.5.1 (Groundwater) contains the full discussion.

Nearshore Marine Environment – The results of a nearshore water quality assessment and further evaluation of the potential changes to groundwater composition indicate that there is little or no potential for alteration of the marine environment or negative impacts to marine waters due to Honua'ula. The assessment concludes that: “the estimates of changes to groundwater and surface water would result in a decrease in nutrient and sediment loading to the ocean relative to the existing condition. With such a scenario, it is evident that there would be no expected impacts to the nearshore marine ecosystem owing to development of Honua'ula.” Section 3.5.2 contains the full discussion.

Botanical Resources – No Federal or State of Hawai'i listed threatened or endangered plant species were identified on the Property. However, a candidate endangered species, 'āwikiwiki (*Canavalia pubescens*), was identified. To protect and conserve the area that contains the highest density of representative native plant species, a Native Plant Preservation Area will be established in perpetuity under a conservation easement and additional native plant conservation and protection areas also will be established. In total, approximately 143 acres will be set aside as Native Plant Areas to ensure the long-term genetic viability and survival of native plants. Further, a *Conservation and Stewardship Plan* sets forth proactive stewardship actions to manage the Native Plant Areas. Section 3.6 (Botanical Resources) contains the full discussion.

Wildlife Resources – Honua'ula is not expected to significantly impact any endangered species. Several wildlife surveys of the Property have been conducted since 1988, with the most recent completed in 2009. Evidence of the endangered Blackburn's sphinx moth (*Manduca blackburni*) was found within the Property in the most recent survey (although not in previous surveys), and a single endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*) was sighted overflying the Property. No other Federal or State of Hawai'i listed threatened or endangered animal species have been identified on the Property. To protect the Blackburn's sphinx moth and the Hawaiian hoary bat (as well as the candidate endangered 'āwikiwiki plant), a multi-species Habitat Conservation Plan is being prepared under Section 10(a)(1)(B) of the Endangered Species Act and in collaboration with DLNR and USFWS. Several other mitigation measures are also proposed for the protection of wildlife resources. Section 3.7 (Wildlife Resources) contains the full discussion.

Archaeological and Historic Resources – A total of 40 archaeological sites comprised of 60 component features have been recorded within the Property. No burials or human remains have been found. Permanent *in situ* preservation is recommended for 15 sites. Data recovery is recommended for 18 sites. No further work is recommended for seven sites. A Cultural Resources Preservation Plan (CRPP) has been prepared setting forth (among other things) selection criteria for sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate, for each site to be preserved. The CRPP was prepared in consultation with interested and concerned parties, cultural advisors, Nā Kūpuna O Maui, the Maui County Cultural Resources Commission, the Maui/Lāna'i Island Burial Council, SHPD, DLNR Nā Ala Hele,

OHA and various knowledgeable individuals. Section 4.1 (Archaeological and Historic Resources) contains the full discussion.

Cultural Resources – A cultural impact assessment was prepared for the Honua'ula Property to identify traditional customary practices within the Property and in the vicinity of the Property. Based on consultation with interviewees, the cultural impact assessment report concludes that there are no known gathering practices or access concerns. However, the cultural impact assessment report recommends that representative existing cultural sites be incorporated into Honua'ula and native plants be kept intact as much as possible to retain the unique identity of the area. The cultural impact assessment report also recommends that the *ala i ke kai* (pathway to the ocean) and the *ala i ke kula* (pathway to the uplands) be recognized as part of the law decreeing that one should respect Hawai'i's gathering rights (passage to fishing at the ocean and streams or gathering native plants in the mountain). Native plants will be preserved within the Native Plant Areas. Mauka-makai trails will be incorporated throughout the Property following natural mauka-to-makai gulches. The CRPP (discussed above) incorporates the findings of the cultural impact assessment report and the Archaeological Inventory Survey. Section 4.2 (Cultural Resources) contains the full discussion.

Trails and Access – The creation of Honua'ula will make the Property much more accessible relative to the current limited access. Honua'ula will include over 12 miles of pedestrian and bike trails along the community's roadways, gulches, and drainage ways. This secondary circulation system of linked pedestrian/bike trails will connect residential areas to the village mixed use areas, neighborhood parks, the golf course clubhouse, and other areas, and will provide residents a meaningful alternative to driving for traveling within the community. A scenic trail along portions of the golf course will link to several other trail segments and is expected to provide sweeping views, both mauka and makai, while a Nature/Cultural trail will border the Native Plant Preservation Area and traverse the adjacent Native Plant Conservation Areas. As recommended by the cultural impact assessment report, traditional native Hawaiian mauka-makai access trails will be incorporated throughout the Property following natural mauka-to-makai gulches. Steppingstone trail segments within the Property, which represent discontinuous remnants of traditional trails, will be preserved *in situ*. Section 4.3 (Trails and Access) contains the full discussion.

Traffic – The Traffic Impact Analysis Report (TIAR) prepared for Honua'ula accounted for traffic impacts due to Honua'ula and additional projects in the Wailea and Mākena region. Traffic on Pi'ilani Highway and other roads is expected to increase even if Honua'ula is not built, and Honua'ula will pay for and build many regional traffic improvements that will address the impacts of general regional traffic growth, as well as impacts specifically related to Honua'ula. Specifically, Honua'ula will be part of the regional traffic solution by (among other improvements): 1) widening Pi'ilani Highway to four lanes from Kilohana Drive to Wailea Ike Drive; 2) modifying the Wailea Alanui/Wailea Ike Drive intersection to add a signalized double right-turn movement from

northbound to eastbound turning traffic and provide two left-turn lanes for southbound traffic from Wailea Ike Drive; 3) signaling the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection and providing an exclusive left-turn lane on Okolani Drive; 4) modifying the Pi'ilani Highway/Kilohana Drive/Mapu Place intersection to provide an exclusive left-turn lane, and the southbound Pi'ilani Highway approach to provide an exclusive right-turn lane into Mapu Place; and 5) providing a contribution of \$5,000 per unit (totaling \$5.75 million) to the County for traffic improvements.

In addition, Transportation Management Plans have been prepared for Honua'ula that propose transportation management strategies to reduce both construction-related traffic and post-construction dependency on individual vehicles. These plans have been submitted to the State and County Departments of Transportation and the County Department of Public Works for review and approval.

Honua'ula is also part of the new "smart growth" planning paradigm that provides an alternative to conventional suburban sprawl, with stores and services as an integral part of the community. This design will help to minimize car trips onto Pi'ilani Highway, since many establishments providing for residents' day-to-day needs will be within walking and biking distance. Therefore, unlike in a conventional subdivision, Honua'ula is designed to be a community with services and facilities to enable residents to meet many of their daily needs without using their cars; thus minimizing trips to outside areas and reducing congestion.

Section 4.4 (Roadways and Traffic) contains the full discussion regarding traffic.

Noise – In the short term, construction of Honua'ula will generate temporary noise impacts. The dominant noise sources during construction will likely be associated with operation of heavy construction machinery, paving equipment, and material transport vehicles. However, noise from construction activities will be short-term and will comply with all Federal and State noise control regulations. The acoustic study prepared for Honua'ula concludes that adverse impacts from construction noise are not expected to affect public health and welfare due to the temporary nature of the work and State regulations limiting noise impacts.

In the long-term, the acoustic study concludes that a substantial change in traffic-generated noise levels (as defined by DOT) will not occur due to the creation of Honua'ula, although the number of residences along Pi'ilani Highway subject to noise levels that exceed DOT residential noise standards is projected to increase from two residences to up to 16 residences by the year 2022—with most of this increase due to regional increases in traffic even if Honua'ula is not built. To mitigate impacts to residences along Pi'ilani Highway subject to noise levels that exceed DOT residential noise standards, sound attenuating walls are recommended in accordance with DOT's traffic noise abatement policy.

Section 4.5 (Noise) contains the full discussion regarding noise impacts.

Air Quality – No State or Federal air quality standards are anticipated to be violated during or after the construction of Honua'ula. In the short term, construction of Honua'ula will likely contribute to air pollutant concentrations due to fugitive dust releases at construction areas. However, mitigation measures, including the implementation of a dust control plan and frequent watering of exposed surfaces, will help to reduce and control such releases, and all construction activities will comply with the provisions of HAR, Chapter 11-60.1, Air Pollution Control, Section 11-60.1-33, "Fugitive Dust."

Over the long-term, the air quality modeling analysis prepared for Honua'ula concludes that: 1) even during worst-case conditions, predicted concentrations of traffic-related pollutants will remain well below State and Federal standards; 2) mitigation measures for traffic-related air quality impacts are unnecessary and unwarranted; and 3) significant long-term impacts on air quality are unlikely due to indirect emissions associated with the community's electrical power and solid waste disposal requirements.

Section 4.6 (Air Quality) contains the full discussion regarding air quality.

Water – Honua'ula will not rely upon or burden any County water system. Instead, Honua'ula Partners, LLC will develop, maintain, and operate a private water system providing both potable and non-potable water for use within Honua'ula. Non-potable water will be used for all irrigation purposes. Honua'ula Partners, LLC is committed to aggressive water conservation strategies to reduce consumption, conserve resources and minimize water demands, and it will implement water conservation recommendations of the County of Maui Department of Water Supply. Section 4.8.1 (Water System) contains the full discussion.

Wastewater – Honua'ula will not rely upon or burden any County wastewater system. Instead, Honua'ula Partners, LLC will either: 1) transport wastewater to the Mākena WWRF for treatment; or 2) develop, maintain, and operate a private on-site WWRF. The preferred alternative is to transport wastewater to the Mākena WWRF, as this provides the benefit of consolidating wastewater services for both Honua'ula and Mākena and allows for economies of scale in the treatment process and consolidated regulatory compliance. Additionally, sufficient golf course land is available within both Honua'ula and the Mākena Resort to reuse 100 percent of the recycled water for irrigation. Section 4.8.2 (Wastewater System) contains the full discussion.

Drainage – Drainage from Honua'ula is not expected to have a significant adverse effect on groundwater, downstream properties, or marine waters. All drainage improvements will be designed so that there will be no increase in the peak rate of storm water runoff leaving the Property compared to existing conditions. Stormwater over Honua'ula will percolate directly into the ground (in natural and landscaped areas), evaporate, or will be collected and managed through a drainage system. The drainage system will include detention basins, drainage pipes, open channels, and roadway culverts. Runoff will be

stored in 26 detention basins located throughout the Property. In addition, the use of detention basins, debris basins, and natural swales or channels will store and filter the stormwater, removing pollutants (via percolation) prior to exiting the Property. Section 4.8.3 (Drainage System) contains the full discussion.

Solid Waste – Honua'ula Partners, LLC is committed to limiting the environmental impact of Honua'ula by reducing solid waste. A solid waste management plan will be coordinated with the County's Department of Environmental Management Solid Waste Division for the disposal of on-site and construction-related waste material, and Honua'ula Partners, LLC will work with contractors to minimize the amount of solid waste generated during the construction. After construction, Honua'ula Partners, LLC will implement strategies from the County of Maui Integrated Solid Waste Management Plan (2009) for diverting solid waste from landfills by providing options for recycling, such as collection systems and bin spaces, and promoting sound recycling practices among residents, guests, and construction and maintenance personnel. Green waste, particularly from the golf course, may be processed on-site and reused. Section 4.8.5 (Solid Waste) contains the full discussion.

Electrical – Honua'ula Partners, LLC is committed to limiting the environmental impact of Honua'ula by reducing energy consumption. All energy systems for all residential units will meet all applicable ENERGY STAR requirements established by the EPA in effect at the time of construction. All homes will be equipped with a primary hot water system at least as energy efficient as a conventional solar panel hot water system and other energy-saving concepts and devices will be encouraged in the design of Honua'ula. Design standards will also specify low-impact lighting and encourage energy-efficient building design and site development practices. The current plans for the Property include an area for the expansion of the existing MECO substation (Figure 1). Section 4.8.6 (Electrical System) contains the full discussion.

Housing – Honua'ula will help to satisfy the housing demand of a growing population by providing homes in the Kihei-Mākena region and will include homes priced for a range of consumer groups, including workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). Honua'ula's market-rate homes will be comparable with Maui's destination communities and are expected to attract purchasers from the same market segments. This inclusionary design provides for a community with social diversity, a mix of ages, and a range of life experiences. The market assessment prepared for Honua'ula concludes that there is sufficient demand for the range of homes within Honua'ula, with the workforce affordable homes being fully sold out within an eight year period and the market-priced homes within 12 years. Section 4.9.3 (Housing) contains the full discussion.

Economy – The creation of Honua'ula will contribute substantial positive economic benefits, including approximately:

- \$1.2 billion of direct capital investment in the Maui economy during the 13-year build-out period;
- 9,537 “worker years¹” of direct on-site employment during the 13-year build-out period;
- \$480 million in employee wages paid out during the 13-year build-out period;
- 518 jobs (382 directly related to on-site activities and 136 related to indirect off-site activities) after the build-out period;
- \$19 million in annual wages from the on and off-site jobs after the build-out period;
- \$513.9 million (nearly \$40 million annually) in discretionary expenditures into the Maui economy by Honua'ula residents and guests during the 13-year build-out period;
- \$77 million annually in discretionary expenditures into the Maui economy by Honua'ula residents and guests after the build-out period;
- \$41.8 million in net tax revenue benefit (taxes less costs) to the County of Maui during the 13 year build-out period;
- \$1.6 million in annual net tax revenue benefit (taxes less costs) to the County of Maui after the build-out period;
- \$97 million in net tax revenue benefit (taxes less costs) to the State of Hawaii during the 13 year build-out period; and
- \$1.5 million in annual net tax revenue benefit (taxes less costs) to the State of Hawaii after the build-out period.

Section 4.9.5 (Economy) contains the full discussion.

Public Services and Facilities – Honua'ula will contribute to increased State and County revenues in the form of increased property taxes, general excise taxes, and increased income taxes from increased employment. Should the State and County choose to allocate these additional tax revenues to fund more services to protect public health, welfare, and safety, any cost to the public that may result will be effectively minimized. Honua'ula will also contribute significantly to the provision of public services by directly providing:

- \$5,000,000 to the County for the development of the South Maui Community Park and a in-lieu cash contribution to satisfy the park assessment requirements under Section 18.16.320, MCC (currently set at \$17,240 per residential unit) in addition to providing parks within Honua'ula that are open to the public but privately maintained;

¹ A “worker year” is defined as the amount of time one full-time worker can work in one year although one worker year (2,080 working hours) may be comprised of many employees involved in specialized tasks of shorter duration.

- \$3,000 per dwelling unit (totaling \$3.45 million) to the Department of Education (DOE) for schools serving the Kīhei-Mākena Community Plan area;
- Two acres of land to the County of Maui for the development of a fire station; and
- \$550,000 to the County for the development of a police station in South Maui.

Section 4.10 (Public Services and Facilities) contains the full discussion.

1.8.3 Relationship to Land Use Policies

State Land Use Law, Chapter 205, Hawai'i Revised Statutes – The State Land Use Law (Chapter 205, HRS), establishes the State Land Use Commission (LUC) and authorizes this body to designate all lands in the State into one of four Districts: Urban, Rural, Agricultural, or Conservation. The Property is in the State Urban District. The proposed uses are consistent with the Urban designation of the Property.

Coastal Zone Management Act, Chapter 205A, Hawai'i Revised Statutes – The Coastal Zone Management (CZM) Area as defined in Chapter 205A, HRS, includes all the lands of the State. As such, the Property is within the CZM Area. Section 5.1.3 (Coastal Zone Management Act, Chapter 205A, HRS) contains a detailed discussion of Honua'ula compliance with the objectives and policies of the CZM Area

Hawai'i State Plan, Chapter 226, Hawai'i Revised Statutes – 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 creation of Honua'ula is relevant to many of the goals, objectives, and policies set forth by the Hawai'i State Plan. Section 5.1.4 (Hawai'i State Plan, Chapter 226, HRS) contains discussion of Honua'ula's compliance.

State Functional Plans – The Hawai'i State Plan directs State agencies to prepare functional plans for their respective program areas. There are 14 state functional plans that serve as the primary implementing vehicle for the goals, objectives, and policies of the Hawai'i State Plan. Section 5.1.5 (State Functional Plans) contains discussion of Honua'ula's compliance.

Countywide Policy Plan – The Countywide Policy Plan was adopted in March 2010 and is a comprehensive policy document for the islands of Maui County to the year 2030. The plan provides broad goals, objectives, policies and implementing actions that portray the desired direction of the County's future. The plan replaces the *General Plan of the County of Maui 1990 Update* and provides the policy framework for the development of the forthcoming Maui Island Plan as well as for updating the nine detailed Community Plans. Section 5.2.1 (Countywide Policy Plan) contains discussion of Honua'ula's compliance.

Kīhei-Mākena Community Plan – The *Kīhei-Mākena Community Plan* is one of nine community plans developed to address the unique aspects of each region. According to

the *Kīhei-Mākena Community Plan* Land Use Map, the Property is designated Project District 9. Section 5.2.2 (*Kīhei-Mākena Community Plan*) contains discussion of Honua'ula's compliance.

County of Maui Zoning – On March 10, 2008, the County of Maui passed Ordinance No. 3554 “A Bill for an Ordinance to Repeal Ordinance No. 2171 (1992) and to Establish *Kīhei-Mākena Project District 9 (Wailea 670) Zoning (Conditional Zoning)*, for Approximately 670 Acres Situated at Paeahu, Palaua, Keauhou, Maui, Hawai'i.” Pursuant to Section 19.510.050, MCC, the zoning granted to the *Kīhei-Mākena Project District 9 (Wailea 670)* is subject to certain conditions. Section 5.2.3 (*County of Maui Zoning*) contains discussion of Honua'ula's compliance.

1.8.4 Required Permits and Approvals

Permit/Approval	Responsible Agency	Status
Chapter 343, HRS Compliance	Maui Planning Department/Planning Commission OEQC	Pending public comments and Planning Commission acceptance.
Project District Phase II	Maui Planning Department	Application submitted to the Planning Department concurrent with the EIS.
Project District Phase III	Maui Planning Department	Application(s) to be submitted after Project District Phase II approval.
Subdivision Approval	Maui Planning Department	Application(s) to be submitted pending Project District Phase II approval.
National Pollutant Discharge Elimination System Permit	State DOH	Application to be submitted prior to Grading/Building Permits.
Grading/Building Permits	Maui Department of Public Works	Application to be filed after Project District Phase II approval.
Grading and Grubbing	Maui Department of Public Works	Application to be filed after Project District Phase III approval.
Drainage Approval	Maui Department of Public Works	Application to be filed after Project District Phase III approval.
Approval for Wastewater Reclamation Facility	State DOH	Application to be filed after Project District Phase II approval.
Permit to Perform Work within a State ROW	State Department of Transportation	Application to be filed after Project District Phase III approval.
Permit to Construct and Operate a Recycled Water Facility	State DOH	Application to be filed after Project District Phase III approval.

1.8.5 Alternatives

The alternatives that have been considered are:

- No Action Alternative
- Residential Lot Subdivision Alternative

- More Workforce Housing Alternative
- Resort/Residential Community with Two Golf Courses Alternative
- Resort Residential Community with One Golf Course Alternative
- Postponing Action Pending Further Study Alternative

Chapter 6 (Alternatives) contains discussion of the alternatives.

1.8.6 Cumulative and Secondary Impacts

Cumulative and secondary impacts are impacts that may result from other reasonably foreseeable actions within the area, regardless of who initiates the action. Cumulative and secondary impacts resulting from Honua'ula, along with other proposed South Maui development projects, include increased population and greater demands on public infrastructure systems and services. However, the population of the Kīhei-Mākena region is projected to grow and the needs of a growing population relating to traffic, infrastructure, public services, and other issues will need to be addressed regardless if some or all of these projects are built. Section 7.2 discusses cumulative and secondary impacts.

1.8.7 Rationale for Proceeding with Honua'ula Notwithstanding Unavoidable Effects

In light of the above-mentioned potential impacts, Honua'ula should proceed because adverse impacts can be mitigated and are offset by substantial positive factors, including:

- Compliance with the *Kīhei-Mākena Community Plan*, which designates the Property as "Project District 9" and the Project District 9 ordinance (Chapter 19.90A, MCC) which provides for a residential community consisting of single-family and multi-family dwellings complemented with village mixed uses, all integrated with an eighteen-hole golf course and other recreational amenities;
- Significant long-term community benefits provided by Honua'ula in compliance with the conditions of zoning under County of Maui Ordinance No. 3554; and
- Significant economic benefits.

Section 7.4.1 (Rationale for Proceeding with Honua'ula Notwithstanding Unavoidable Effects) elaborates on the rationale for proceeding with Honua'ula notwithstanding unavoidable effects.

1.8.8 Unresolved Issue

Wastewater – Honua'ula Partners, LLC, will either transport wastewater to the Mākena WWRF for treatment or provide a WWRF on-site. The preferred alternative is to transport wastewater to the Mākena WWRF. Honua'ula Partners, LLC has had substantive discussions about this alternative with the Mākena WWRF owner, Mākena Wastewater Corporation, and they support the connection; however, formal agreements with Mākena

Wastewater Corporation have not yet been finalized. Section 7.5 (Unresolved Issue) contains additional discussion.

Chapter 2



Honua'ula Description



2 HONUA'ULA DESCRIPTION

2.1 BACKGROUND INFORMATION

2.1.1 Location and Property Description

The Honua'ula Property is located in Kihei-Mākena, Maui on the relatively gentle lower slopes of Haleakalā with Wailea Resort to the west (makai), Mākena Resort to the south, 'Ulupalakua Ranch to the east (mauka), and the Maui Meadows subdivision to the north (Figure 2). The 670-acre Property, identified as TMKs 2-1-008: 056 and 071 (Figure 3), is bisected by a portion of the Pi'ilani Highway ROW previously reserved for a planned extension of Pi'ilani Highway to the Upcountry area. However, the State Department of Transportation (DOT) is no longer planning to use the ROW for the extension of Pi'ilani Highway. Approximately 370 acres of the site are mauka of the ROW and 300 acres are makai.

Historically the Honua'ula Property has been used for cattle grazing on a limited scale since the late 1800s. Limited cultivation of sweet potatoes also occurred on the Property. U.S. Army used the Property and other properties in the area as a training area during World War II. Presently the Property is vacant, except for two existing water wells, a 1.0 million gallon (MG) water tank, and a cellular phone tower in the Southwest corner of the property. The Property is secured by fences and gates.

A MECO substation is located on a separate parcel near the western boundary within the makai portion. Overhead transmission lines lead eastward (mauka) from the substation across the Property and along the makai property line.

Primary access to the Property is from the intersection of Pi'ilani Highway and Wailea Ike Drive. A secondary access is provided from Kaukahi Street.

Elevations across the Property range from approximately 320 to 710 feet above mean sea level. The Property is characterized by generally even slopes of 10 to 12 percent with some variation on some of the knolls and gullies in excess of 14 to 16 percent. Ocean views are available from almost all areas of the Property.

The northern two-thirds of the Property are characterized as *kiawe*-buffelgrass grassland with extensive grassland comprised primarily of *kiawe* (*Prosopis pallida*) and buffelgrass (*Cenchrus ciliaris*). The southern third of the parcel is 'a'ā land dissected by numerous gullies. The southern area is characterized mixed as *kiawe-wiliwili* shrubland that contains remnant native vegetation. Scattered groves of large-stature *wiliwili* (*Erythrina sandwicensis*) and *kiawe* trees co-dominate the upper story. Native shrubs, such as 'ilima and *maiapilo*, and the native vine 'ānunu (*Sicyos pachycarpus*), are represented in the understory. Introduced shrubs (e.g., *koa haole*, lantana, wild basil, and tree tobacco), and introduced grasses (e.g., guinea grass, red natal) and introduced vines and herbaceous species dominate the ground vegetation. Figure 4 contains site photographs.

Current land use designations for the Honua'ula Property are:

- State Land Use: Urban (Figure 5);
- Community Plan: Project District 9 (Figure 6);
- County Zoning: Project District 9; and
- Special Management Area: Not in SMA (Figure 7).

2.1.2 Surrounding Land Uses

Wailea Resort, west and makai of Honua'ula, is a master-planned resort-residential community consisting of hotels, multi-family and single-family residences, a shopping center, a tennis center, golf courses, parks, and open space areas.

Mākena Resort, to the south, comprises over 1,800 acres and includes the 310-room beachfront Maui Prince Hotel, two golf courses, and 1,300 acres of undeveloped land, master-planned to be the site of a large residential community.

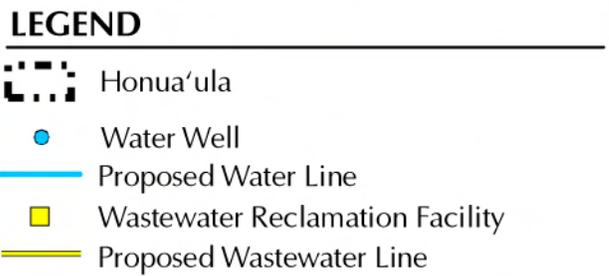
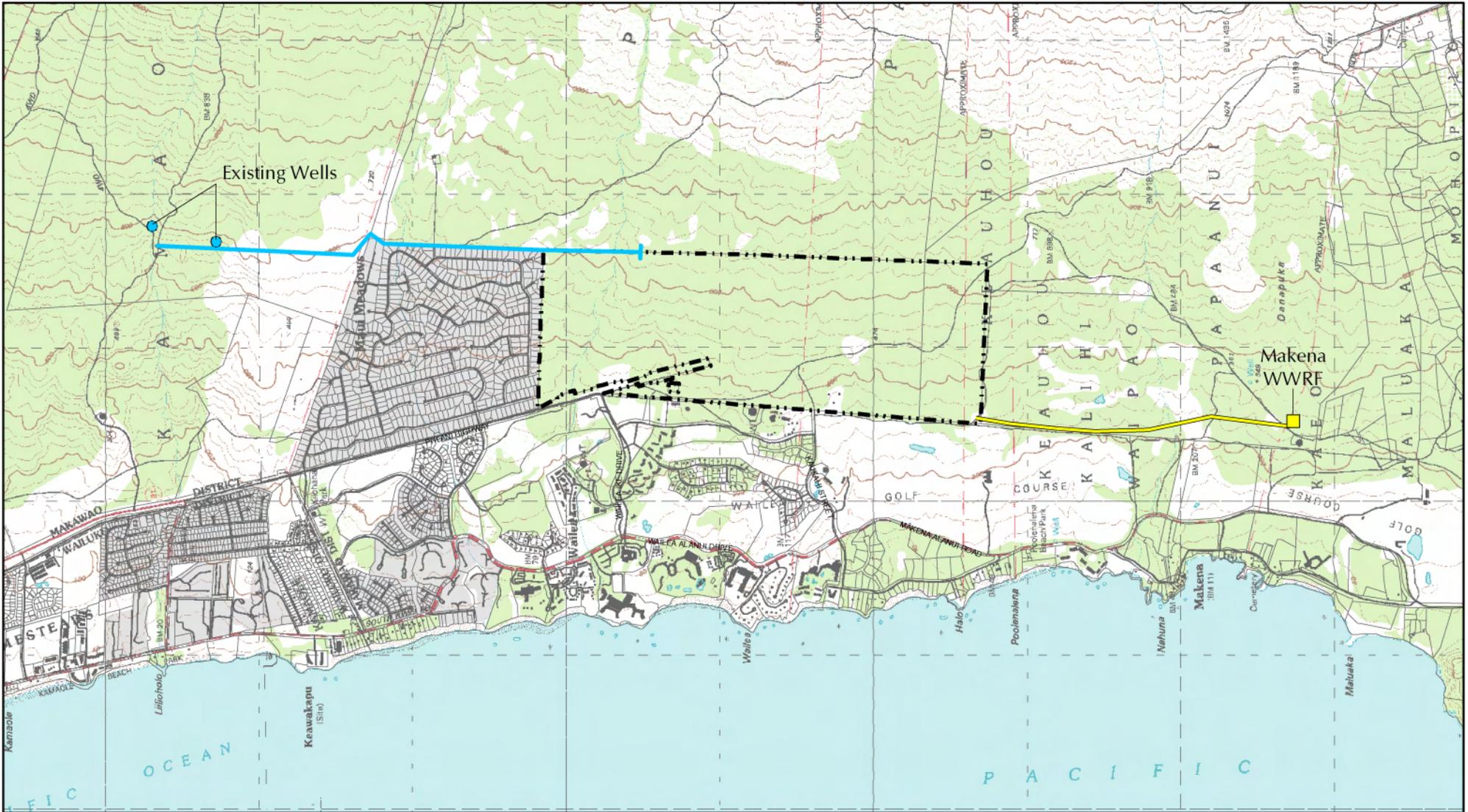
'Ulupalakua Ranch, east and mauka of Honua'ula, is Maui's second largest cattle ranch, sprawling across 20,000 acres of land that begins at the ocean and rises to 6,000 feet elevation. 'Ulupalakua Ranch has Maui's only winery and provides activities on its property such as horseback riding and sporting clay shooting (<http://www.ulupalakuaranch.com/index.htm>).

Maui Meadows subdivision, directly north of Honua'ula, was built in the 1960s and has over 600 home sites. Maui Meadows is largely built out, but new home construction and renovations are ongoing, and a handful of undeveloped lots remain. Homes at Maui Meadows are priced in the \$1.4 to \$2 million range for a completed home (<http://www.4mauimeadows.com/faqs/>).

2.1.3 Regional Land Use History

The Makawao District (previously known as the old district (*moku*) of Honua'ula), is located in the Kīhei-Mākena Community Plan region. There are 19 *ahupua'a* (land division) in this district, mostly narrow except the two at both ends, Paeahu and Kanaio.

Human settlement of the Honua'ula *moku* dates back to pre-historic times and continues today. The Honua'ula *moku* was a fishing and farming region from the beginning of its occupancy in early Hawai'i. A pattern of transience existed between coastal and inland areas (Chapman and Kirch 1979). Upland populations exchanged taro, bananas, and sweet potatoes with the coastal populations for ocean resources (Handy 1940). Trails linked permanent upland habitation areas to coastal areas. Temporary habitation sites, located along the trails were used by travelers from upland residences to the coast to



Source: U.S.G.S.
 Disclaimer: This graphic has been prepared for general planning purposes only.

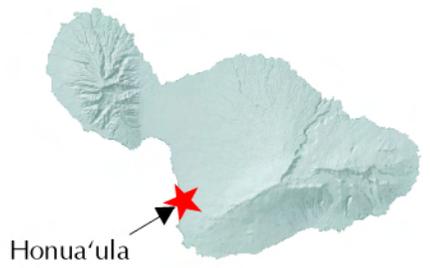
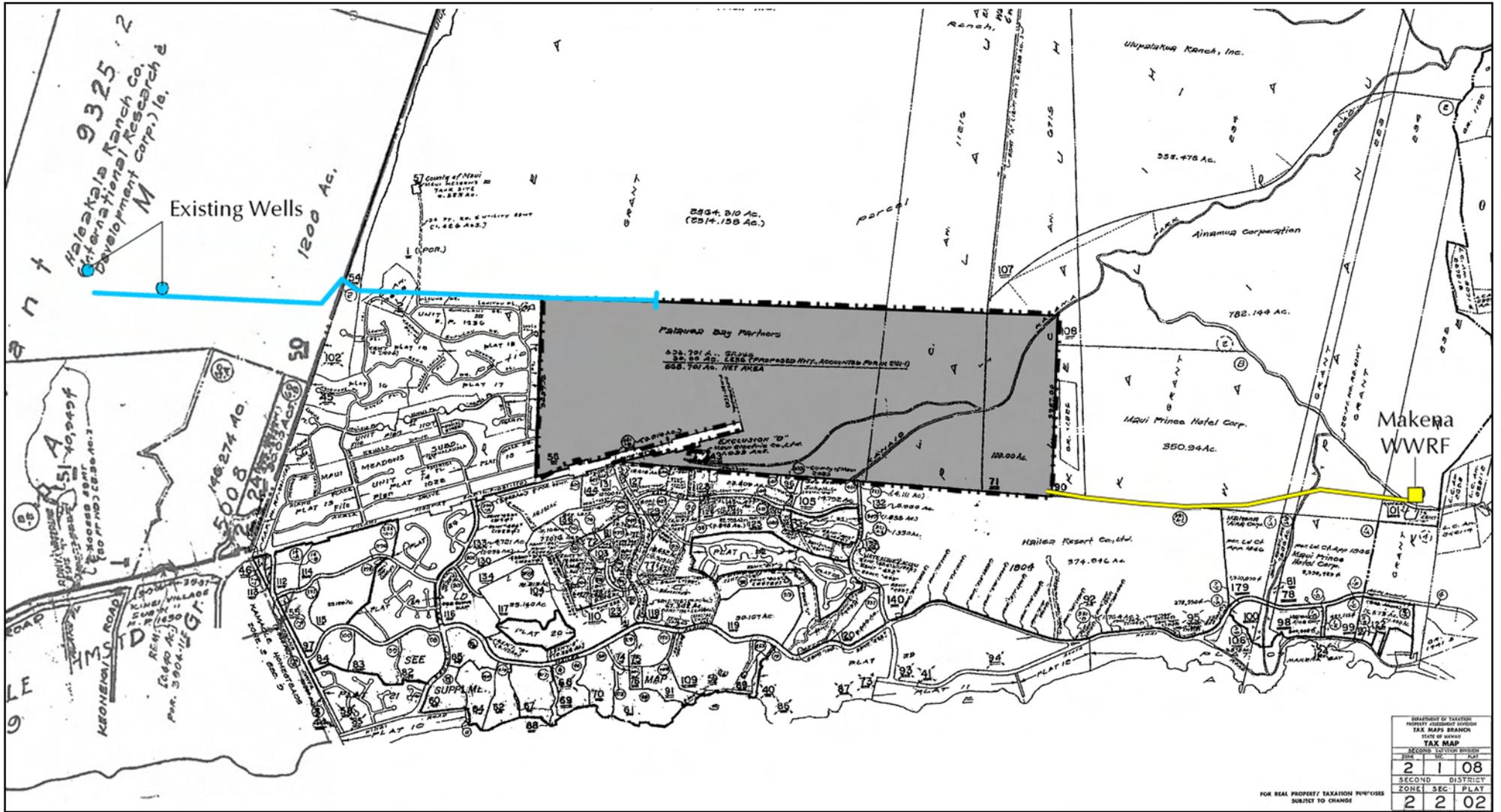


Figure 2
 Regional Location
Honua'ula

Honua'ula Partners, LLC
 NORTH

LINEAR SCALE (FEET)
 0 1,500 3,000 6,000

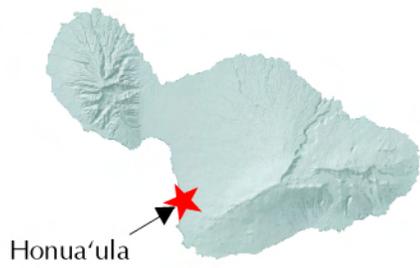
ISLAND OF MAUI
 PBR HAWAII & ASSOCIATES, INC.



DEPARTMENT OF TAXATION		
PROPERTY ASSESSMENT DIVISION		
TAX MAPS BRANCH		
STATE OF HAWAII		
TAX MAP		
ZONE	SEC.	PLAT
2	1	08
SECOND DISTRICT		
ZONE	SEC.	PLAT
2	2	02

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

- LEGEND**
- Honua'ula
 - Water Well
 - Proposed Water Line
 - Wastewater Reclamation Facility
 - Proposed Wastewater Line



Honua'ula

Figure 3
Tax Map Key
Honua'ula

Honua'ula Partners, LLC
NORTH

ISLAND OF MAUI



NOT TO SCALE



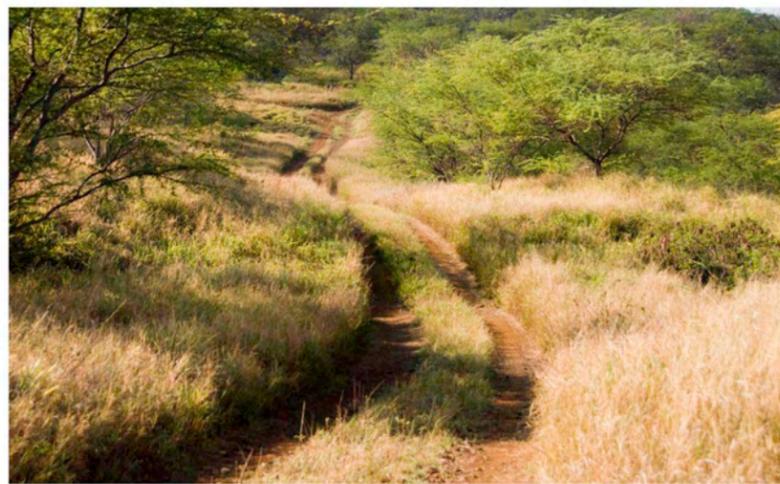
Source: Maui County (2009)
Disclaimer: This graphic has been prepared for general planning purposes only.



1. A view toward the ocean from the Honua'ula property.



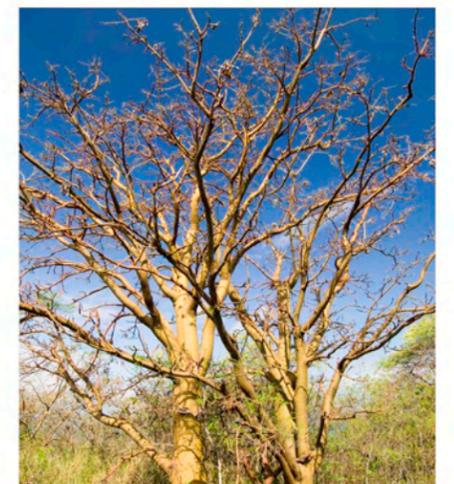
2. Non-native Kiawe trees in the northern part of the property.



3. Numerous jeep trails traverse the property.



4. A view toward Haleakalā.



5. Native Wiliwili trees on the property.



6. A view from the property looking south.



7. A section of the east-west rock wall in the southern portion of the property.



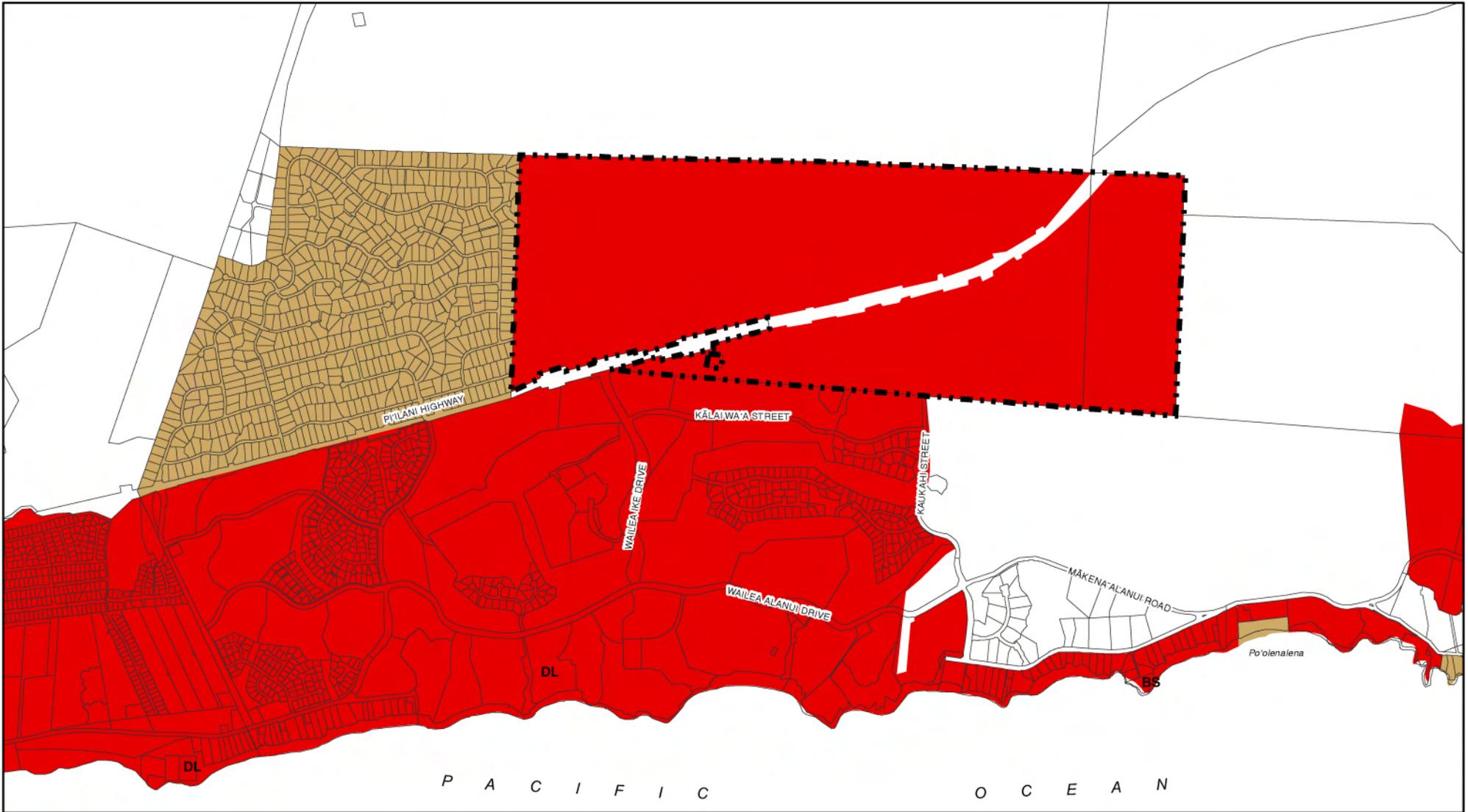
8. A native Maiapilo plant on the property.

Figure 4
Site Photographs
Honua'ula

Honua'ula Partners, LLC

Island of Maui





LEGEND

Honua'ula

State Land Use District

- Agriculture
- Rural
- Urban

Figure 5
State Land Use Districts
Honua'ula

Honua'ula Partners, LLC

NORTH

ISLAND OF MAUI

LINEAR SCALE (FEET)

0 1,000 2,000 4,000

PBR HAWAII & ASSOCIATES, INC.

Source: State Land Use Commission (2008)
Disclaimer: This graphic has been prepared for general planning purposes only.



LEGEND

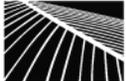
-  Honua'ula
-  Special Management Area

Figure 7
 Special Management Area
Honua'ula

Honua'ula Partners, LLC

NORTH 

LINEAR SCALE (FEET)
 0 1,000 2,000 4,000 

ISLAND OF MAUI 
 PBR HAWAII & ASSOCIATES, INC.

Source: City & County of Honolulu GIS database (2008)
 Disclaimer: This graphic has been prepared for general planning purposes only.

gather seasonal marine resources. Recently, the presence of earlier permanent settlements on the coast has been discovered as well (Donham 1986 and Fredericksen 1999).

During the time of Kamehameha the Great, large quantities of sandalwood were harvested from mauka areas (Kula, Makawao, and Haleakalā). The mountains above Wailea then became grazing land for cattle from 'Ulupalakua Ranch in the 1800s. By the mid-1800s, Kalepolepo (now a tiny park) was a busy trading post, and there were docks at Mā'alaea and Mākena. Mākena Landing became the second busiest port after Lahaina as ranchers on the slopes of Haleakalā drove their cattle down to the shoreline to be loaded onto boats. By 1841, sugar was being produced at 'Ulupalakua for Kamehameha III.

During World War II, the U.S. military lined the beaches with barbed wire and practiced invasions on Kīhei's shore.

Water piped in from Central Maui in the 1970s made it possible for developers to turn the dry and sunny Kīhei coastline into a lush resort. Modern development of Kīhei began in the 1970s, and Kīhei has become one of the State's fastest-growing communities.

2.1.4 Honua'ula Property History

In 1988, the Property's former owner proposed a residential/resort community of more than 2,100 residential units, two 18-hole golf courses, a resort lodge, and six acres of commercial areas. To implement this proposal, the former landowner obtained several State and County land use approvals for the Property, including:

- A Community Plan Amendment of the *Kīhei-Mākena Community Plan* pertaining to Project District 9 (Ordinance No. 2094, effective on April 3, 1992);
- Establishment of Chapter 19.90, Kīhei-Mākena Project District 9 (Wailea 670 Project District) in Title 19, MCC (Ordinance No. 2172, effective on October 5, 1992). Initially, Chapter 19.90 established standards for Project District 9 that were limited to golf courses and recreational uses;
- Project District 9 Zoning (Conditional Zoning) for 402.35 acres of the Property (Ordinance No. 2171, effective on October 5, 1992). This conditional zoning allowed for two golf courses and related facilities on the Property, but no residential uses;
- Project District Phase II and Project Master Plan approval for 402 acres for two 18-hole golf courses, a driving range, a clubhouse, golf maintenance facilities, a park and related improvements (Maui Planning Commission approval on May 3, 1993);
- Project District Phase 3 approval for the golf courses, clubhouse, maintenance facility, park facilities, and related improvements (Maui Planning Department approval dated July 15, 1993); and
- A State Land Use District Boundary Amendment to reclassify the Property from the State Agricultural District to the State Urban District (September 8, 1994).

In the mid-1990s the *Kīhei-Mākena Community Plan* was subject to an extensive community-based revision and update. The County Council and the Mayor adopted the revised plan (Ordinance No. 2641), which became effective on March 6, 1998. The updated *Kīhei-Mākena Community Plan* maintained the Project District 9 designation for the Property. It also reaffirmed the vision—through a community-based process—that Project District 9 should be a residential community complemented with commercial uses and integrated with golf courses and other recreational amenities.

In January of 2000, WCPT/GW Land Associates, LLC acquired the Property, and the new owner proposed a revised plan from what earlier landowners had proposed. The revised plan envisioned a master-planned community with no more than 1,400 homes, one golf course, open space and recreational trails, and village mixed use areas. The revised master plan retained the vision for Project District 9 as envisioned in the *Kīhei-Mākena Community Plan*, but was significantly smaller in scale than the previously accepted 1988 Wailea 670 plan which proposed 2,100 housing units, two 18-hole golf courses, a 480-room resort and lodge, and six acres of commercial property.

In June 2000, applications were submitted to the County for a Change in Zoning and Project District Phase I Approval for the revised master plan. Subsequently, the proposed community name was changed from Wailea 670 to Honua'ula, after the old Honua'ula District (now known as Makawao District) on which the Property lies.

In July 2007, the Property was acquired by Honua'ula Partners, LLC, an entity comprised primarily of the same members as WCPT/GW Land Associates. Honua'ula Partners, LLC did not change the revised master plan and continued to process the applications previously prepared and submitted by WCPT/GW Land Associates.

In April 2008, following Maui County Council approval, the Mayor signed into law Honua'ula's Change in Zoning and Project District Phase I Approval requests in favor of the revised plan. As approved, Project District 9 now includes provisions for 1,400 homes (including affordable workforce homes in conformance with the County's Residential Workforce Housing Policy (Chapter 2.96, MCC), 250 of which will be provided off-site, thus reducing the total number of homes on-site to 1,150), village mixed uses, a single homeowners golf course, and other recreational amenities (Ordinance No. 3553 and No. 3554, approved April 8, 2008). Specific conditions of the approval are provided in Section 5.2.3.

2.2 HONUA'ULA PURPOSE AND NEED

The purpose and intent of Honua'ula is to implement the Project District 9 ordinance (Chapter 19.90A, MCC) governing the Property, which establishes permissible land uses and appropriate standards of development for a residential community consisting of single-family and multi-family dwellings complemented with village mixed uses, all integrated with an 18-hole homeowner's golf course and other recreational amenities.

Honua'ula also implements State and County planning policies for the Property that have been thought-out, studied, and advanced for over 20 years. Honua'ula realizes and supports decisions regarding the use of the Property for residential, recreational, and commercial uses made by the State LUC, the Maui Planning Commission, and the Maui County Council, which were affirmed through a community-based process during the course of the most recent update of the *Kihei-Mākena Community Plan*. Honua'ula is also within the "urban growth boundary" of the current Directed Growth Maps of: 1) the Planning Department; 2) the Maui Planning Commission; and 3) the General Plan Advisory Committee. As such, Honua'ula realizes the vision for the Property that has been formulated and refined over the course of more than two decades.

It is stated in the *Kihei-Mākena Community Plan* (1998) that Project District 9 should:

...provide a mix of single-family and multi-family housing types for a range of consumer groups with an emphasis on community development consisting of single-family, zero lot line, and multi-family units, complemented with village mix uses and commercial uses primarily serving the residents of the community, all integrated with two 18-hole golf courses and other recreational amenities. Public amenities should include community-oriented parks integrated with pedestrian bicycle recreation ways and buffer zones between residential areas and the proposed Pi'ilani Highway extension. A site for future public use should be provided in anticipation of need. (County of Maui 1998)

As planned, Honua'ula is consistent with the residential, recreational, and commercial uses envisioned in the *Kihei-Mākena Community Plan* and under Chapter 19.90A, MCC regarding Project District 9.

Honua'ula is needed to help fulfill the substantial unmet demand for housing, including workforce housing, in the Kihei-Mākena region over the coming two decades. It is projected that demand for new residential units in the Kihei-Mākena region will range from 7,000 to over 10,000 units over the next 22 years. Excluding Honua'ula, a total of approximately 5,160 units are either currently unsold or planned in the region, resulting in a projected regional shortfall of 1,840 to 5,686 units. Therefore, Honua'ula, with its housing units priced for a range of consumer groups, will serve to satisfy the unmet demand for housing in the Kihei-Mākena region (Hallstrom 2009).

Honua'ula is also needed for the significant economic benefits it will provide, which will contribute toward Maui's long-term prosperity. Honua'ula is expected to infuse more than one billion dollars in capital investment into the Maui economy and create thousands of jobs during the projected 13-year construction and build-out period. After construction, Honua'ula will provide hundreds of permanent jobs and contribute over seven million dollars in annual property tax revenue to the County of Maui (Hallstrom 2009).

2.2.1 Statement of Objectives

The objectives of Honua'ula are rooted in the desire of Honua'ula Partners, LLC to implement the *Kihei-Mākena Community Plan* and create an appealing master-planned community with a variety of housing opportunities, village mixed uses, and abundant recreational amenities. Honua'ula will also foster preservation of natural and cultural resources while contributing to Maui's social fabric and economic diversity.

The objectives of Honua'ula are to:

- Reflect community values to create a unique and compelling community in context with the Kihei-Mākena region;
- Emphasize community development and create a complete and vibrant community with a range of housing types, including single-family, multifamily, and workforce housing, complemented with village mixed uses primarily serving the residents of the community;
- Integrate the golf course and recreational amenities with the different uses comprising the community;
- Preserve the inherent beauty of the Property by incorporating a Native Plant Preservation Area, Native Plant Conservation Areas, parks, and open space, as well as through excellence in landscaping and design;
- Make walking and biking meaningful alternatives to driving by locating commercial and retail establishments convenient to residential areas and integrating bicycle/pedestrian recreation ways throughout the community;
- Include buffer zones between residential areas and Pi'ilani Highway;
- Integrate natural and human-made boundaries and landmarks to craft a sense of place within a defined community;
- Incorporate and preserve natural and cultural resources to maintain the physical and historic character of the Property, thereby creating a distinctive community for generations;
- Provide homes near regional employment centers, thereby decreasing commuting and increasing quality of life and environmental stewardship; and
- Incorporate sustainability by design.

2.3 HONUA'ULA DESCRIPTION

Honua'ula will be a master-planned community embracing "smart growth" principles such as diverse residential opportunities, village mixed uses, on-site recreational amenities, and integrated bicycle and pedestrian networks. Honua'ula will also foster preservation of natural and cultural resources while contributing to Maui's social fabric and economic diversity.

Honua'ula will reflect community values and feature distinctive architecture to create a unique and compelling community in context with the Kihei-Mākena region. This

cohesive approach will integrate natural and human-made boundaries and landmarks to craft a sense of place within a defined community. Incorporation of unique elements and natural and cultural resources will provide Honua'ula residents with a distinctive home for generations. In addition, the topography is a key defining feature of Honua'ula, and one of the principal design and planning goals is to preserve and utilize this topography as much as possible.

Honua'ula's integration of mixed land uses is a critical component of creating a true community. By locating commercial and retail establishments convenient to residential areas, alternatives to driving, such as walking or biking, once again become viable. This also provides a concentrated population base to support public transit alternatives and stations in the future. The mixed uses and economic diversity will foster neighborly interaction, greater local economic activity, and increased quality of life. Likewise, Honua'ula's open space, parks, conservation areas, bicycle and pedestrian network, and golf course will provide for significant recreational benefits, protection of important habitat and natural features, and an overall setting of enhanced environmental quality and community health.

Located in the Kīhei-Mākena region of Maui, on the slopes of Haleakalā and adjacent to Wailea Resort, the Honua'ula Property is comprised of two parcels totaling 670 acres designated as Project District 9 in the *Kīhei-Mākena Community Plan*. The Property is also zoned Project District 9 under Chapter 19.90A, MCC.

In compliance with the *Kīhei-Mākena Community Plan* and Chapter 19.90A, MCC, Honua'ula will:

- Provide a mix of single- and multi-family housing types for a range of consumer groups;
- Emphasize community development with single- and multi-family units complemented with village mixed uses and commercial uses primarily serving the residents of the community;
- Integrate a golf course and other recreational amenities with the different uses within Honua'ula;
- Integrate community-oriented parks with pedestrian and bicycle recreation ways;
- Incorporate buffer zones between residential areas and the Pi'ilani Highway extension corridor; and
- Provide a site for future public use in anticipation of need.

In compliance with Chapter 19.90A, MCC, Honua'ula will contain Single- and Multi-Family Residential, Village Mixed Use, and Recreation and Open Space/Utility sub-districts.

2.3.1 Single- and Multi-Family Residential Sub-districts

The Single- and Multi- Family Residential sub-districts will contain Honua'ula's residential neighborhoods. Honua'ula will include homes priced for a wide range of consumer groups, including workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). The number of residences that may be constructed in Honua'ula, together with any associated off-site residential workforce housing units, will not exceed 1,400. As required by County of Maui Ordinance No. 3554 (Condition 5), 250 of the required workforce affordable homes will be provided off-site at the Ka'ono'ulu Light Industrial Subdivision, thus reducing the total number of homes on-site to 1,150.

Because of the Property's elevations and topography, many homes will have golf course and/or ocean views.

Approximately 40 percent of homes will be single-family. The average density of the Single-Family Residential sub-district will be 2.5 units per acre or less, with a minimum lot area of 7,500 square feet.

Approximately 60 percent of the homes will be multi-family. The average density of the Multi-Family Residential sub-district will be 10 units per acre or less, with a minimum lot area of 10,000 square feet.

2.3.2 Village Mixed Use Sub-district

The Village Mixed Use sub-district is envisioned as a community center comprised of a mix of residential, commercial, and recreational and community facilities serving the needs of Honua'ula residents and guests.

The intent of the Village Mixed Use sub-district is to create a community identity and character with landmark buildings and grouping of services within a central core that includes a mix of uses. Permitted uses in the Village Mixed Use sub-district include: retail food and beverage establishments; grocery stores; retail shops; offices; business services; minor medical offices; religious institutions; and public facilities.

The total floor area of all commercial and retail uses within the Village Mixed Use sub-district will not exceed 100,000 square feet. The total land area of the Village Mixed Use sub-district will not exceed 53 acres.

Appendix A includes a conceptual site plan of the proposed VMX Town Center. The Town Center is currently proposed to contain approximately 75,000 square feet of commercial and retail uses. Approximately 25,000 square feet of additional commercial and retail uses are currently proposed within the golf clubhouse complex area (see below), which is also part of the Village Mixed Use sub-district.

2.3.3 Recreation and Open Space/Utility Sub-district

The Recreation and Open Space/Utility sub-district will be an integral part of Honua'ula and will include: the golf course and golf driving range; community and recreation centers; parks and playgrounds; a Native Plant Preservation Area and Native Plant Conservation Areas; landscaped common or open space areas; trails and bike-pedestrian ways; drainage, utility, and erosion control systems; wells and reservoirs; and greenhouses and nurseries for the propagation of plants. The total land area of the Recreation and Open Space/Utility sub-district will not exceed 350 acres, including the golf course.

Open space in the Recreation and Open Space/Utility sub-district will include landscaped buffers, drainage ways, and steep topographic features. One of the major buffer zones will be located between Maui Meadows and Honua'ula. This buffer area will be at least 100 feet wide, consisting of a 50-foot wide landscape buffer and a landscaped roadway. Other major buffer areas will include areas bordering Pi'ilani Highway.

2.3.4 Native Plant Areas

To protect native plants, the Recreation and Open Space/Utility sub-district will include a Native Plant Preservation Area, which contains the highest density of representative native and indigenous plants found within Honua'ula. No development will be allowed within the Native Plant Preservation Area other than erecting fences, enhancing trails, and constructing structures for maintenance of the area. Additional native plant conservation and protection areas also will be established. In total, approximately 143 acres will be set aside as Native Plant Areas to ensure the long-term genetic viability and survival of native plants. Section 3.6 (Botanical Resources) provides more details regarding the Native Plant Preservation Area and Native Plant Areas.

2.3.5 Golf Course and Clubhouse

The 18-hole homeowner's golf course will include: a driving range; clubhouse facility with a restaurant; pro-shop; spa; and indoor and outdoor recreational amenities. The golf course and driving range will be part of the Recreation and Open Space/Utility sub-district, while the clubhouse complex will be within the Village Mixed Use sub-district. In addition to housing a golf pro shop, the clubhouse complex will offer dining options and other commercial and retail uses, a full-service spa, and a wide range of recreational amenities. Appendix A contains a conceptual site plan of the golf clubhouse complex. Approximately 25,000 square feet of commercial and retail uses are currently proposed within this clubhouse complex area.

The defining characteristic of the golf course will be spectacular ocean views from virtually every hole. Occupying approximately 110 acres, the golf course layout is carefully routed to minimize impacts to the land, incorporate existing lava formations, and preserve and provide areas for native plants. Vertical rock walls and lava will provide a backdrop to many of the holes. The golf course turf will be the latest variety of Paspalum,

which is drought tolerant, can be irrigated with brackish water, and requires very few pesticides or herbicides.

2.3.6 Design Guidelines

To ensure an overall architectural theme as well as other design standards are established for Honua'ula, design guidelines have been prepared. The design guidelines cover various aspects of Honua'ula design with the overall goal of providing a framework so that a consistent character is achieved. Guiding principles and design objectives for Honua'ula within the design guidelines include:

- Adhering to the adopted Project District ordinance (Chapter 19.90A, MCC) and zoning requirements (Ordinance 3554 (2008)) and related development standards;
- Encouraging building forms that respect and maintain both the unique topographic and landscape character of each individual building site;
- Encouraging building designs that de-emphasize the scale and size of the structures where possible, expressed as a grouping of individual "pavilions" linked together by interior or exterior passages;
- Creating buildings that are appropriate to the climate, solar orientation, prevailing winds, and island lifestyle;
- Encouraging buildings that respect the view corridors of the buildings above them;
- Creating buildings composed of materials, textures, and finishes that exist naturally in the environment;
- Encouraging building designs that are simple, timeless, and permanent in execution;
- Encouraging buildings that respect local traditions, history, and culture; and
- Encouraging design sites and buildings that are sustainable and utilize "green" building strategies, where practical.

Appendix A contains the complete Honua'ula Design Guidelines. Appendix A also contains: 1) conceptual site plans of the proposed VMX town center and golf clubhouse facility; and 2) typical architectural renderings and elevations of proposed Honua'ula structures.

2.3.7 Circulation and Roadways

Pi'ilani Highway will provide primary access to Honua'ula from the intersection of Pi'ilani Highway/Wailea Ike Drive. At or before the completion of 50 percent of Honua'ula, Pi'ilani Highway will be extended south into the Property with two lanes from Wailea Ike Drive to connect with Kaukahi Street. Section 4.4 (Roadways and Traffic) provides more information on circulation and roadways.

Honua'ula will include a system of pedestrian and bike trails along the community's roadways, gulches, and drainage ways. This secondary circulation system of linked pedestrian/bike trails will connect residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas and will provide residents a meaningful alternative to driving for traveling within the community. Section 4.3 (Trails and Access) provides more information on trail systems.

2.3.8 Water System

Honua'ula will not rely upon or burden any County water system or facilities. Instead, Honua'ula Partners, LLC will develop, maintain, and operate a private water system providing both potable and non-potable water for use within Honua'ula. Non-potable water will be used for all irrigation purposes. Section 4.8.1 (Water System) provides more information on the water system.

2.3.9 Wastewater Treatment

Honua'ula will not rely upon or burden any County wastewater system. Instead, Honua'ula Partners, LLC will either connect to the private Mākena WWRF approximately one mile south of Honua'ula or build a private on-site WWRF. Section 4.8.2 (Wastewater System) provides more information on the proposed wastewater system.

2.3.10 Off-Site Roadway Improvements

As a condition of the County of Maui Ordinance No. 3554 (Condition 2), Honua'ula Partners, LLC will contribute to significant off-site roadway improvements in the vicinity of Honua'ula. These off-site roadway improvements include:

- Upgrade Pi'ilani Highway, from Kilohana Drive to Wailea Ike Drive, to four lanes of traffic. The improvements will be completed prior to the commencement of any construction on the site, with the exception of grading;
- Extend Pi'ilani Highway for two lanes of traffic from Wailea Ike Drive to Kaukahi Street. The improvement will be constructed at or prior to the completion for 50 percent of Honua'ula and will be maintained by Honua'ula Partners, LLC, its successors and permitted assigns;
- Signalize the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection and provide an exclusive left-turn lane on Okolani Drive prior to occupancy of the first unit in Honua'ula (Kīhei-Mākena Project District 9);
- Modify the Pi'ilani Highway/Wailea Ike Drive intersection into a signalized intersection and provide a free right-turn lane from Pi'ilani Highway to Wailea Ike Drive and a second right-turn lane from Wailea Ike Drive to northbound Pi'ilani Highway prior to occupancy of the first unit in Honua'ula (Kīhei-Mākena Project District 9);

- Modify the Wailea Alanui/Wailea Ike Drive intersection to add a signalized double right-turn movement from northbound to eastbound turning traffic and provide two left-turn lanes for southbound traffic from Wailea Ike Drive prior to occupancy of the first unit in Honua'ula (Kīhei-Mākena Project District 9);
- Modify the Pi'ilani Highway/Kilohana Drive/Mapu Place intersection to provide an exclusive left-turn lane, and the southbound Pi'ilani Highway approach to provide an exclusive right-turn lane into Mapu Place prior to occupancy of the first unit in Honua'ula (Kīhei-Mākena Project District 9);
- Signalize the Wailea Ike Drive/Kālai Wa'a Street intersection in coordination with Wailea Resort and Mākena Resort when warranted; and
- Signalize the Wailea/Kaukahi Drive/Kaukahi Street intersection in coordination with Wailea Resort and Mākena Resort when warranted.

2.4 HONUA'ULA SCHEDULE

The creation of Honua'ula is expected to commence after Project District Phase II and III applications are approved. Full build-out is currently expected within 13 years. Based upon current forecasts, the initial period of building and occupancy of Honua'ula is expected to extend to 2016. By 2018 two-thirds of the community is expected to be built and occupied, and by 2022 Honua'ula is expected to be fully built-out.

2.5 ENVIRONMENTALLY-RESPONSIBLE PLANNING AND DESIGN

2.5.1 OEQC's Sustainable Building Design Guidelines

The OEQC issued *Guidelines for Sustainable Building Design in Hawai'i: A Planner's Checklist* (OEQC 1999) and has requested that consideration be made in applying sustainable building techniques to projects. The OEQC Guidelines state:

A sustainable building is built to minimize energy use, expense, waste and impact on the environment. It seeks to improve the region's sustainability by meeting the needs of Hawai'i's residents and visitors today without compromising the needs of future generations. Compared to conventional projects, a resource-efficient building project will:

1. *Use less energy for operation and maintenance.*
2. *Contain less embodied energy (e.g. locally produced building products often contain less embodied energy than imported products because they require less energy-consuming transportation).*
3. *Protect the environment by preserving/conserving water and other natural resources and by minimizing impact on the site and ecosystems.*
4. *Minimize health risks to those who construct, maintain, and occupy the building.*
5. *Minimize construction waste.*
6. *Recycle and reuse generated construction wastes.*
7. *Use resource-efficient building materials (e.g. materials with recycled content and low embodied energy, and materials that are recyclable, renewable,*

environmentally benign, non-toxic, low VOC (Volatile Organic Compound) emitting, durable, and that give high life cycle value for the cost.)

8. *Provide the highest quality product practical at competitive (affordable) first and life cycle costs.*

Where appropriate, Honua'ula will include sustainable design features described in the *Guidelines for Sustainable Building Design in Hawai'i*. These may include:

- Identification of eco-efficient goals and ensuring goals are met;
- A community design that includes a mix of residential, commercial, public uses, parks, open space, a neighborhood school, biking and walking paths combining to form a community that encourages residents to build relationships with each other, rely less on cars for transportation, walk and bicycle more often, enjoy outdoor surroundings, and actively engage in civic life;
- The existing resources and natural features of the Property will be preserved;
- Buildings will be sited to take advantage of natural features and maximize their beneficial effects where practical;
- Bike racks will be provided for bicycle commuters in commercial areas and other suitable locations;
- The streets within the community will be designed to maximize pedestrian use;
- Natural cooling such as street trees that shade buildings and paved areas will be included within the community;
- Use renewable energy. Use solar water heaters and consider the use of photovoltaics and Building Integrated Photovoltaics;
- Energy consumption will be minimized through the use of solar design features such as solar water heaters;
- Where feasible, landscaping will include:
 - Use of locally made soil amendments and compost for plant nourishment, improved water absorption and holding capacity;
 - Use of drought tolerant and/or slow growing hardy grasses, native and indigenous plants, shrubs, ground covers, trees, appropriate for local conditions, to minimize the need for irrigation;
 - Use of mulches to minimize evaporation, reduce weed growth, and retard erosion; and
 - Use of non-potable water or reclaimed water for common areas, fire system, and recreational fields.
- Recycling and waste diversion strategies will be employed during construction and during occupancy;
- Homes will include water conserving, low flow fixtures as required by Uniform Plumbing Code;
- Provide an Integrated Pest Management approach. The use of products such as Termi-mesh, Basaltic Termite Barrier and the Sentricon "bait" system can provide long term protection from termite damage and reduce environmental pollution;

- For termite protection, use non-toxic alternatives to pesticides and herbicides, such as Borate treated lumber, Basaltic Termite Barrier, stainless steel termite barrier mesh, and termite resistant materials; and
- Specifications for building materials will encourage use of products with high recycled content, low or non-toxic materials, which are locally produced.

2.5.2 Energy Efficiency

EPA Energy Star Program

Honua'ula Partners, LLC will design and construct energy systems for all residential units to meet all applicable ENERGY STAR requirements established by the United States Environmental Protection Agency (EPA) in effect at the time of construction. Energy systems will include all hot water systems, roof and attic areas, outside walls, windows, air cooling systems, and heating systems.

The ENERGY STAR program was established in 1992 for energy-efficient computers. Now a joint program under the EPA and the U.S. Department of Energy, the ENERGY STAR program has grown to encompass more than 35 energy-efficient product categories for homes and workplace.

Homes that earn the ENERGY STAR designation must meet guidelines for energy efficiency set by the EPA. ENERGY STAR qualified homes can include a variety of energy-efficient features, such as effective insulation, high performance windows, tight construction and ducts, efficient heating and cooling equipment, and ENERGY STAR qualified lighting and appliances.

These EPA standards for the ENERGY STAR program can be found at the following website: <http://www.energystar.gov>.

Hot Water Systems

All residential units will be equipped with a primary hot water system at least as energy efficient as a conventional solar panel hot water system, sized to meet at least 80 percent of the hot water demand for the unit.

Heating and Air Cooling

All air cooling systems and all heating systems for laundry facilities, swimming pools, and spa areas will make maximum use of energy-efficient construction and technology.

Chapter 3



Description of the Natural Environment,
Potential Impacts & Mitigation Measures



3 DESCRIPTION OF THE NATURAL ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

This section describes existing conditions of the physical or natural environment, preliminary potential impacts of Honua'ula, and preliminary mitigation measures to minimize any impacts.

3.1 CLIMATE

Honua'ula is located in one of the drier areas of Maui. The Kīhei-Mākena coast is generally, sunny, warm, and dry year-round. Annual temperatures in the region average from about 63°F to 86°F. Average rainfall distribution for the region varies from under 10 inches per year along the coastline to more than 20 inches per year in higher elevations. Rainfall in the Kīhei-Mākena region is highly seasonal, with most of the precipitation occurring during winter months (Maui County Data Book, 2008).

Northeast tradewinds prevail approximately 80 to 85 percent of the time. Tradewinds originating from the northeast average 10 to 15 miles per hour (mph) during afternoons, with slightly lighter winds during mornings and nights. Between October and April, the southerly winds of Kona storms may be experienced (Maui County Data Book, 2008)

POTENTIAL IMPACTS AND MITIGATION MEASURES

No significant impacts to the region's climate are anticipated. Modification of the Property's specific microclimate may occur from the planting of shade trees and other landscape elements.

3.2 GEOLOGY AND TOPOGRAPHY

The general geology of the Property is dominated by the Hāna Volcanic lava flows of the Kula Volcanic Series. More recent lava flows overlie the southern (approximately 170 acres) portion of the site. The Kula Volcanic Series is early Pleistocene in age. Hāna Volcanic lavas are late Pleistocene to recent lava flows, the last of which near the Property (La Perouse Bay) occurred around 1750. The lava flows are predominantly 'a'ā basaltic lavas inter-layered with clinker gravel.

Because of the relatively dry climatic conditions, weathering and erosion of the surface clinker and basalt on the Kula lava flows have resulted in the formation of only a thin layer of residual clayey and sandy gravelly silts. The residual soils normally overlie less weathered clinker and massive 'a'ā basalt. The clinkery material is generally unconsolidated and loose to medium dense in its natural condition. Exposures of massive 'a'ā basalt lava inter-bedded with clinker zones are visible along the side walls of several of the major gullies found in the upper portions of the site.

Because the Hāna lava flows are derived from younger volcanic eruptions than the Kula Series, less weathering and erosion of the surface clinker has taken place in areas with Hāna flows. Little to no soil cover is present over a major portion of the southern part of the Property.

The Property is crossed by numerous small ephemeral dry gulches that define drainage areas and convey on-site and off-site storm water run-off during storms. Modifications to gulches are constrained by flood hazards and drainage improvements previously installed downstream within Wailea. The gulches are inundated infrequently during periods of unusually heavy and prolonged rainfall. Because of the ephemeral nature of the gulches, Honua'ula Partners, LLC's biological consultant, SWCA Environmental Consultants, concludes that the gulches are not considered traditional navigable waters.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Grading will be necessary to accommodate Honua'ula; however adverse impacts to topography and landforms are not anticipated. The topography is a key defining feature of Honua'ula, and one of the principal design and planning goals is to preserve and utilize this topography as much as possible. To the extent practicable, improvements will conform to the contours of the land to retain the existing rolling topography and natural drainageways and limit the need for extensive grading of the Property. Appropriate engineering, design, and construction measures will be undertaken to minimize potential erosion of soils during construction (see Section 3.4 below). All ground-altering activity will be conducted in accordance with Chapter 20.08, MCC (Soil Erosion and Sedimentation Control). Grading plans will attempt to balance excavation and embankment quantities to the extent practicable.

3.3 SOILS

There are three soil suitability studies prepared for lands in Hawai'i whose principal focus has been to describe the physical attributes of land and the relative productivity of different land types for agricultural production; these are: 1) the U.S. Department of Agriculture (USDA) Soil Conservation Service (SCS) Soil Survey; 2) the University of Hawai'i Land Study Bureau (LSB) Detailed Land Classification; and 3) the State Department of Agriculture's Agricultural Lands of Importance to the State of Hawai'i (ALISH).

3.3.1 USDA Soil Conservation Service Soil Survey

The USDA-SCS rated the on-site soils as generally unsuited for agricultural purposes, with low shrink/swell potential, low erodibility, good permeability, shallow depths to bedrock and fair to good suitability for road fill and other structural work. The USDA-SCS *Natural Resources Conservation Service, Soil Survey of the Islands of Kaua'i, O'ahu, Maui, Moloka'i, and Lāna'i* classifies the soils at the Property area into four soil types of two soils associations: Keawakapu-Mākena association and Kama'ole-Oanapuka association. The

USDA-SCS designates the four on-site soil types as: 1) Oanapuka, very stony loam (OAD); 2) Very Stony Land (rVS); 3) Mākena Loam, stony complex (MXC); and 4) Keawakapu, extremely stony silty clay loam (KNXD) (Figure 8).

Mākena Loam, stony complex, 3 to 15 percent slopes (MXC) occurs on the lower leeward slopes of Haleakalā, between Mākena and Kama'ole. It consists of Mākena Loam and Stony Land. Stony Land occurs on low ridges and makes up 30 to 60 percent of the complex. Mākena Loam occurs as gently sloping areas between the low ridges of Stony Land. On the Mākena part of the complex, permeability is moderately slow, runoff is slow to medium, and the erosion hazard is slight to moderate. The available water capacity is about 1.8 inches per foot of soil. On the Stony Land part, permeability is very rapid and there is no erosion hazard. Mākena part is in capability classification VIs, nonirrigated; stony land part is in capability classification VIIs, nonirrigated.

Keawakapu, extremely stony silty clay loam (KNXD) occurs on low uplands. This soil series consists of well-drained, extremely stony soils. These soils developed in volcanic ash. Permeability is moderate. Runoff is slow to medium, and the erosion hazard is slight to moderate. Capability classification is VIs, nonirrigated.

Oanapuka very stony silt loam, 7 to 25 percent slopes (OAD) occurs on the lower uplands. This soil series consists of well-drained, very stony soils. These soils developed in volcanic ash and material derived from cinders. Permeability is moderately rapid. Runoff is slow, and the erosion hazard is slight to moderate. Capability classification is VIs, nonirrigated.

Very Stony Land (rVS) consists of young 'a'ā lava that has a thin covering of volcanic ash that locally extends deep into cracks and depressions. The slope ranges from 7 to 30 percent and occurs in very steep gulches. Capability classification is VIIs, nonirrigated.

3.3.2 LSB Detailed Land Classification

The LSB's *Detailed Land Classification, Island of Hawai'i* (1965) classifies non-urban land by a five-class productivity rating system, using the letters A, B, C, D and E, where "A" represents the highest class of productivity and "E" the lowest.

The Detailed Land Classification, Island of Maui, prepared by the LSB, classifies the lands as "E" (Figure 9). The "E" classification signifies land that is very poorly suited for agriculture; it is the lowest productivity rating used by the LSB system.

3.3.3 Agricultural Lands of Importance to the State of Hawai'i

The site is not classified under the State of Hawai'i Department of Agriculture's ALISH system (Figure 10). This means that soils at the site are not considered "prime agricultural land," "unique agricultural land," or "other important agricultural land."

POTENTIAL IMPACTS AND MITIGATION MEASURES

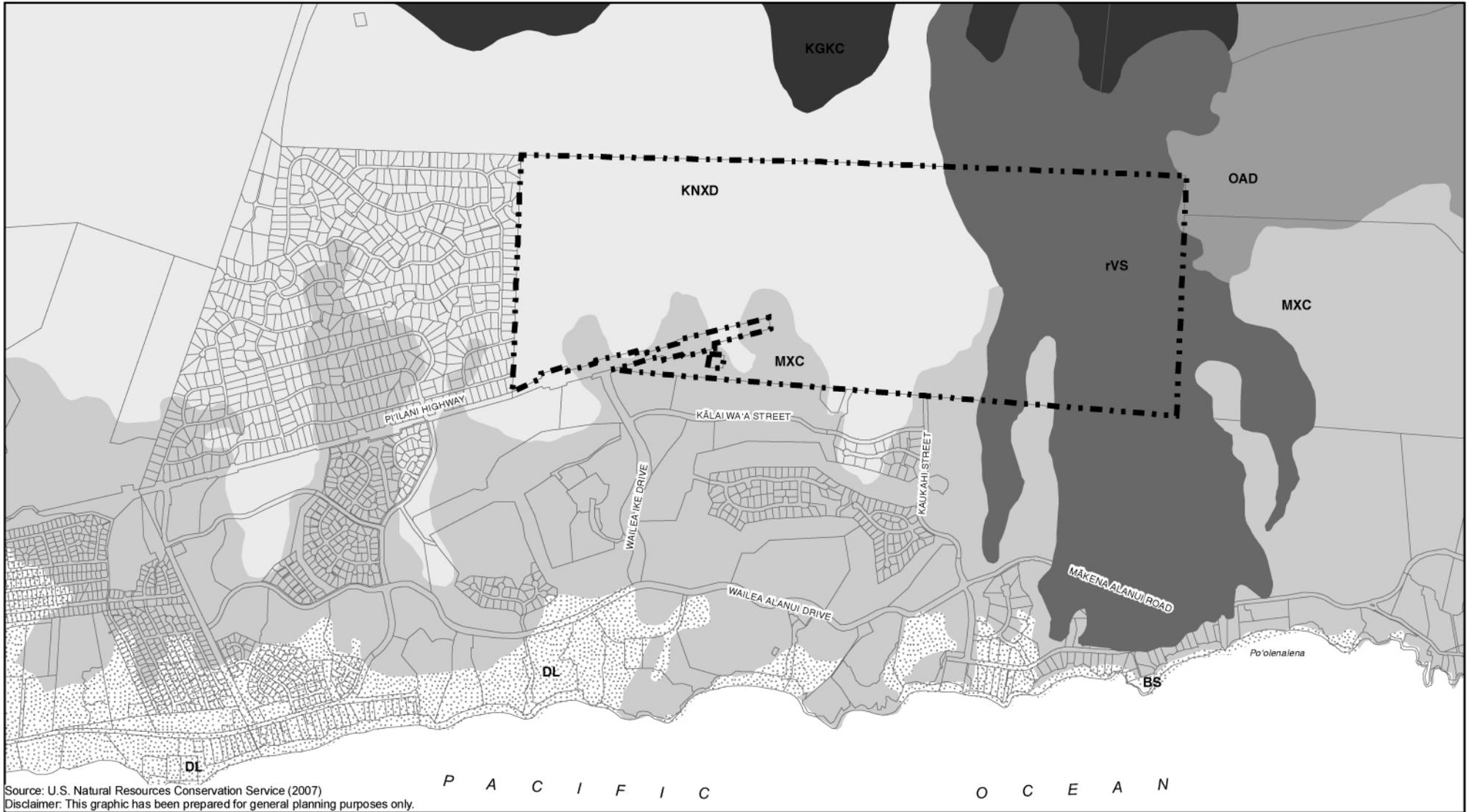
Honua'ula will not reduce the inventory of agriculturally significant lands. The Property has a SCS Land Capability classification of VIs and VIIs, meaning it has very severe limitations because of stoniness or unfavorable texture. The soils are classified as: 1) very stony; 2) very rocky; 3) extremely stony; or 4) extremely rocky, and therefore would not be suitable for commercial plant growth or agriculture. The Property is rated "E" and unclassified on the LSB classification, and not classified under the ALISH system, indicating that the Property is not agriculturally significant.

The creation of Honua'ula will cause some land disturbance, including removal of existing vegetation (clearing and grubbing) and grading. Impacts to the soils include the potential for soil erosion and the generation of dust during construction. Clearing and grubbing activities will temporarily disturb the soil retention values of the existing vegetation and expose soils to erosional forces. Some wind erosion of soils could occur without a proper watering and re-grassing program. Heavy rainfall could also cause erosion of soils within disturbed areas of land.

All construction activities will comply with all applicable Federal, State, and County regulations and rules for erosion control. Appropriate engineering, design, and construction measures will be undertaken to minimize potential erosion due to grading of soils during construction. To minimize potential impacts, necessary grading will be segmented and exposed areas will be immediately grassed or landscaped before commencement of grading in the next phase, in compliance with Chapter 20.08, MCC (Soil Erosion and Sedimentation Control). Measures to control erosion during the site development period will include:

- Minimizing the time of construction;
- Retaining existing ground cover as long as possible;
- Constructing drainage control features early;
- Using temporary area sprinklers in non-active construction areas when ground cover is removed;
- Providing a water truck on site during the construction period to provide for immediate sprinkling, as needed;
- Using temporary berms and cut-off ditches, where needed, for control of erosion;
- Watering graded areas when construction activity for each day has ceased;
- Grassing or planting all cut and fill slopes immediately after grading work has been completed; and
- Installing silt screens, where appropriate.

As typically required for projects on land greater than one acre in size, a National Pollutant Discharge Elimination System (NPDES) Notice of General Permit Coverage for storm water associated with construction activity will be necessary. Before issuance of a



LEGEND

Honua'ula Boundary

Soil Classification

- rVS: Very stony land
- KGKC: Kamaole extremely stony silt loam 3-15% slopes
- KNXD: Keawakapu extremely stony silty clay loam, 3-25% slopes
- OAD: Oanapuka very stony silt loam, 7-25% slopes
- MXC: Makena loam, stony complex 3-15% slopes
- BS; DL: Sandy soils

Figure 8

Soil Classification
Honua'ula

Honua'ula Partners, LLC

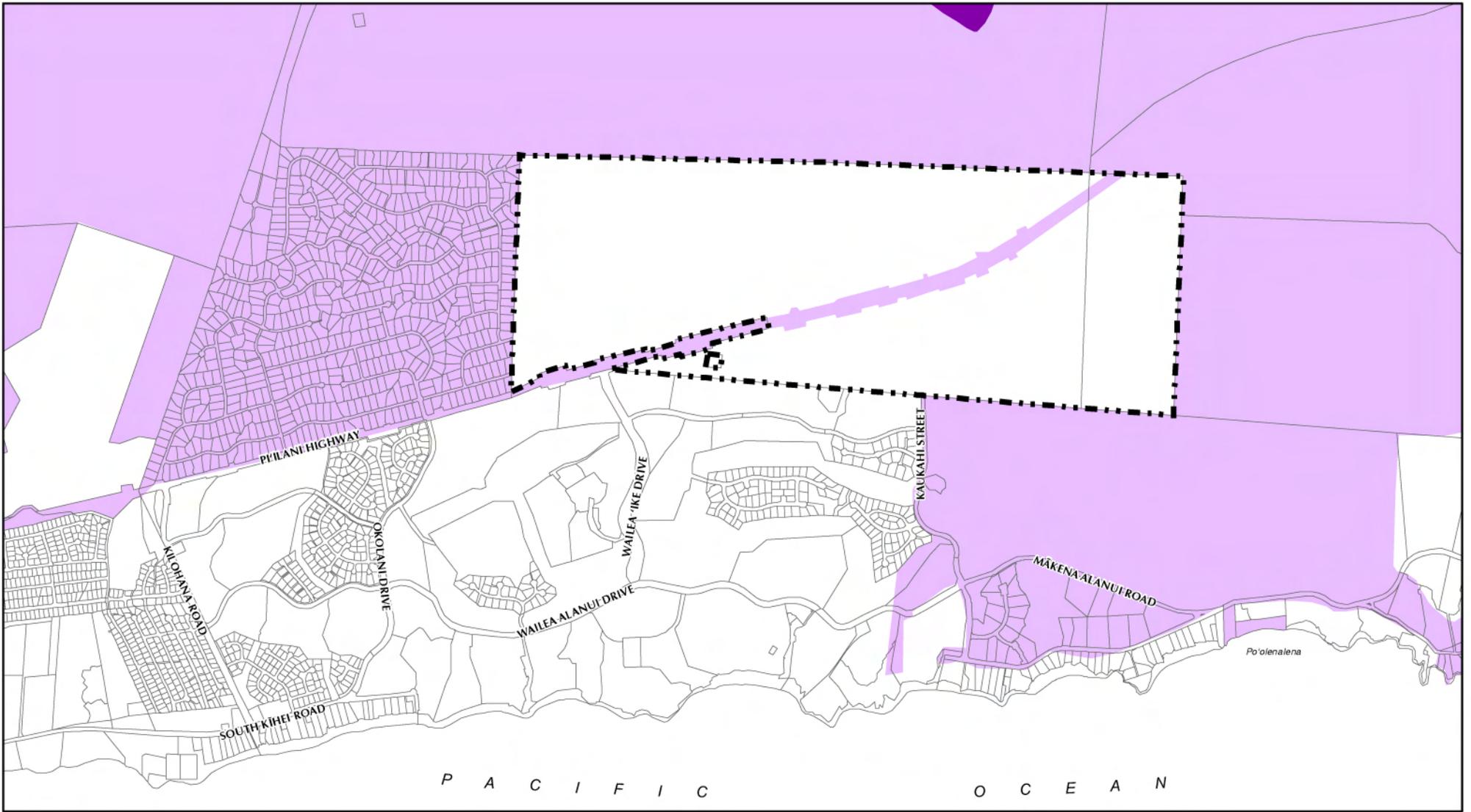
NORTH

LINEAR SCALE (FEET)

0 1,000 2,000 4,000

ISLAND OF MAUI

PBR HAWAII & ASSOCIATES, INC.



LEGEND

Honua'ula

Classification

- D: Poor
- E: Very Poor
- N: Not Classified

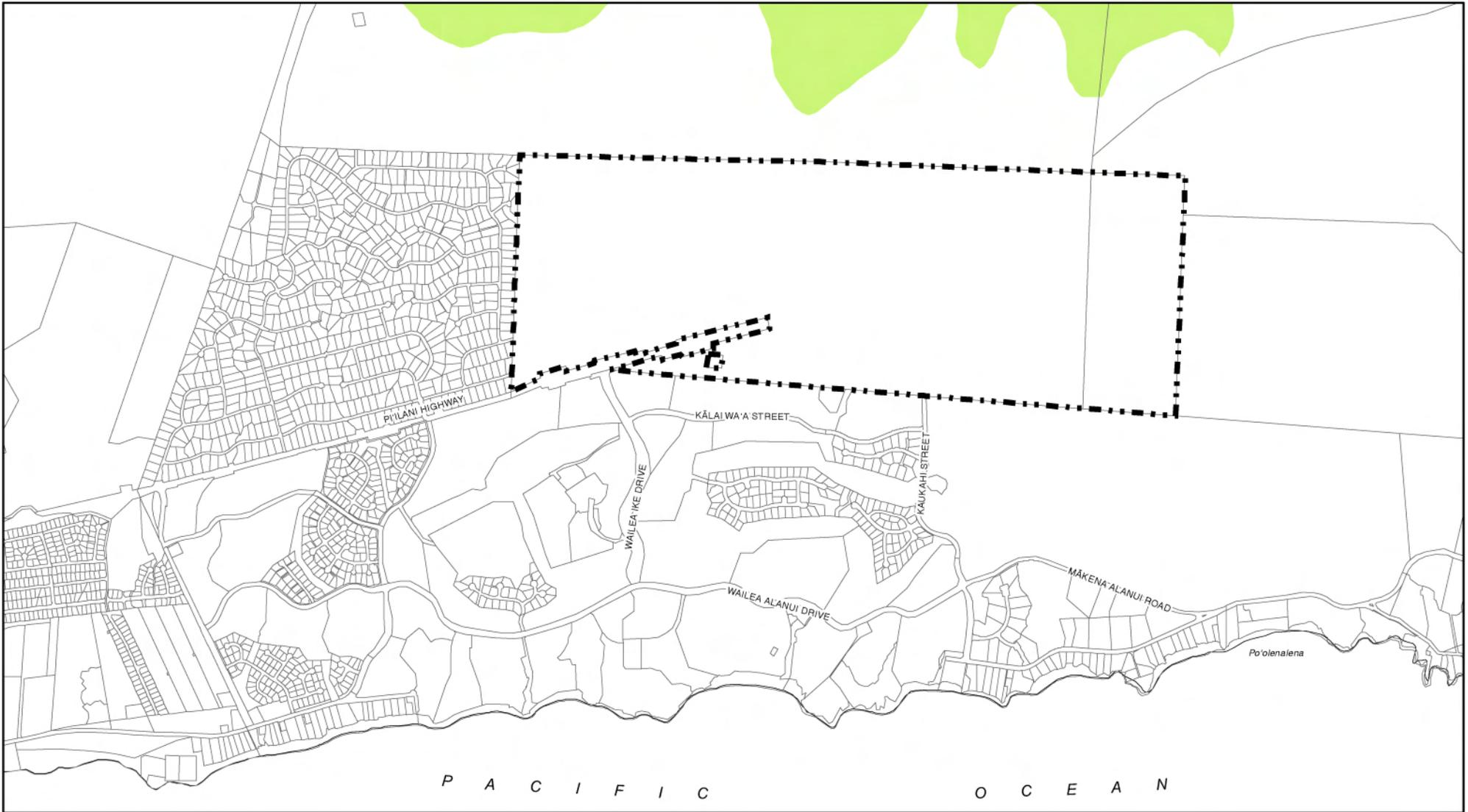
Figure 9
Detailed Land Classification
Honua'ula

Honua'ula Partners, LLC ISLAND OF MAUI

NORTH LINEAR SCALE (FEET)

PBR HAWAII & ASSOCIATES, INC.

Source: Office of Planning (1998)
Disclaimer: This graphic has been prepared for general planning purposes only.



LEGEND

Honua'ula

ALISH Classification

Other ALISH Land

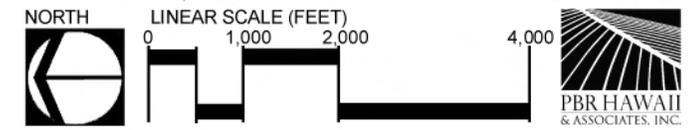
Unclassified Land

Figure 10
Agricultural Lands of Importance to the State of Hawai'i (ALISH)

Honua'ula

Honua'ula Partners, LLC

ISLAND OF MAUI



Source: State of Hawaii Dept of Agriculture (1977)
Disclaimer: This graphic has been prepared for general planning purposes only.

grading permit by the County of Maui, the final erosion control plan and Best Management Practices (BMPs) required for the NPDES permit will be completed and submitted. BMPs to minimize erosion and the discharge of other pollutants may include use of silt fences, sediment traps, and diversion swales. After construction, the establishment of permanent landscaping will provide long-term erosion control.

In complying with Chapter 20.08, MCC (Soil Erosion and Sedimentation Control) and the provisions of the NPDES permit, Honua'ula Partners, LLC will also be in compliance with County of Maui Ordinance No. 3554 (Condition 18i) which requires compliance with Condition 12 of the State DOH's "12 Conditions Applicable to All New Golf Course Development" concerning soil runoff during construction, consultation with the USDA-SCS, and obtaining a NPDES permit.

3.4 NATURAL HAZARDS

Maui is susceptible to potential natural hazards, such as flooding, tsunami inundation, hurricanes, earthquakes, and wildfires. The State of Hawai'i Department of Defense, Office of Civil Defense operates a system of civil defense sirens throughout the state to alert the public of emergencies and natural hazards, particularly tsunamis and hurricanes. The closest siren to the Property is to the west and makai of Wailea Alanui Drive next to the Four Seasons Resort. Another existing siren is southwest of the Property on Mākena Road near the Wailea Golf Course. The range of these sirens does not reach to the area of the Property.

3.4.1 Flood

According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency, National Flood Insurance Program, a majority of the Property is located in Zone C, which is outside of the 500-year flood plain in an area of minimal flooding (Figure 11).

3.4.2 Tsunami

Honua'ula is located outside of the tsunami inundation zone.

3.4.3 Hurricane

Records show that strong wind storms have struck all major islands in the Hawaiian Island chain since the beginning of history. The first officially recognized hurricane in Hawaiian waters was Hurricane Hiki in August of 1950. Since 1980, two hurricanes have had a devastating effect on Hawai'i: Hurricane 'Iwa in 1982 and Hurricane 'Iniki in 1992.

3.4.4 Earthquake

In Hawai'i, most earthquakes are linked to volcanic activity, unlike other areas where a shift in tectonic plates is the cause of an earthquake. Each year, thousands of earthquakes occur in Hawai'i, the vast majority of which are so small they are detectable only with highly sensitive instruments. However, moderate and disastrous earthquakes have occurred in the islands.

A recent series of earthquakes, with magnitudes of 6.7 and 6.0, occurred at Kīholo Bay (Hawai'i Island) on October 15, 2006. On Maui these earthquakes caused a closure of the Pa'īhi Bridge between Kīpahulu and Hāna, as well as a rockslide over the highway between Kīpahulu and Kaupō, cutting utility lines and undermining sections of the narrow roadway. The road between Kīpahulu and Kaupō was shut down in December 2006 and not re-opened until October 2008.

3.4.5 Wildfires

Currently, vegetation on the Property includes kiawe/buffel grass non-native kiawe trees (*Prosopis pallid*), native wiliwili trees (*Erythrina sandwicensis*), and a dense understory of native 'ilima shrubs (*Sida fallax*). Kiawe/buffel grass, which is the most common grass on the Property, can easily carry fire. Human carelessness is the number one cause of fires in Hawai'i. In Maui County the number of wildfires has increased from 118 in 2000 to 271 in 2003

POTENTIAL IMPACTS AND MITIGATION MEASURES

The occurrence of natural hazards cannot be predicted, and should one occur, it could pose a risk to life and property. Honua'ula, however, will neither exacerbate any natural hazard conditions nor increase the Property's susceptibility or exposure to any natural hazards.

Due to its location and elevation, the probability of the Property being affected by flooding or tsunami is minimal. However, to protect against natural hazards, including earthquakes, all structures at Honua'ula will be constructed in compliance with requirements of the Uniform Building Code (UBC), and other County, State, and Federal standards.

The creation of Honua'ula will mitigate the potential for wildfires on the Property through its landscape design and plant palette. In large part, vegetative fuel for fires, such as non-native kiawe trees and buffel grass, will be replaced by buildings and landscaping of the community. Honua'ula Partners, LLC will implement a fire control program in coordination with the Maui County Department of Fire and Public Safety and resource agencies, which will include firebreaks to help protect native plant preservation and conservation areas (see Section 3.6, Botanical Resources) to insure the success of plant propagation and conservation efforts. Buffer areas between Honua'ula and Maui Meadows

and along Pi'ilani Highway will also act as fire breaks, as will the golf course. Other fire mitigation measures include the use of lava rock and other non-flammable materials in building and landscaping, and creating a trail system, which will act as a fire break.

Impacts from natural hazards can be further mitigated by adherence to appropriate civil defense evacuation procedures. Honua'ula will coordinate with the State of Hawai'i Department of Defense, Office of Civil Defense and the County of Maui Civil Defense Agency regarding civil defense measures, such as sirens, necessary to serve Honua'ula.

3.5 GROUNDWATER RESOURCES AND WATER QUALITY

3.5.1 Groundwater

Tom Nance Water Resource Engineering (TNWRE) conducted an assessment of the potential impact on groundwater resources from the creation of Honua'ula. Information and conclusions from the assessment are summarized below. The complete assessment report is included in Appendix B.

The Property and the wells that will supply the Property are located in the Kama'ole Aquifer System. The system comprises a triangular-shaped area of approximately 89 square miles, with its apex at the top of Haleakala and its base along the 11-mile length of shoreline from Waiakoa Gulch on the north to Cape Kīna'u on the south. The Waiakoa Gulch boundary of the aquifer is coincident with the Wailuku-Makawao district boundary, but is otherwise of no known hydrologic significance. The southern boundary of the aquifer is the southwest rift zone of Haleakala, which is likely to be a barrier to groundwater flow. Groundwater in the Kama'ole Aquifer exists as a basal lens from the shoreline as far inland as the 1,700-foot contour.

The Property, located toward the western and southern end of the Kama'ole Aquifer, is generally semi-arid, with rainfall averaging about 18 inches per year. Because of the relatively dry conditions on and above the Property, there are no perennial streams on the Property or in the vicinity. Runoff occurs in the mauka-to-makai gulches which cross the Property only during, and for a short time following, intense rainfall events.

In 1990, the CWRM set the sustainable yield of the Kama'ole Aquifer at 11 million gallons per day (MGD). This was based on a computed groundwater recharge of 25 MGD and the assumption that 44 percent of the recharge could be withdrawn by wells without adversely impacting the integrity of aquifer. However, several far more detailed and sophisticated studies on the aquifer's recharge have been completed since then (USGS 1999; Waimea Water Services Inc. 2004; USGS 2007). These studies indicate that the recharge amount on which the CWRM's sustainable yield is based is substantially underestimated; the actual sustainable yield of the aquifer may be as much as 50 percent greater than the 1990 CWRM estimate. The most recent of these studies—which is considered to be the most reliable—estimates the groundwater flowrate to be 3.4 MGD per mile, which is the rate used by TNWRE in analyzing impacts to groundwater (TNWRE

2010). Current actual aquifer pumpage is estimated to be approximately 4.0 MGD (TNWRE 2010).

The Underground Injection Control Line², as established by the State DOH, is located approximately along the 600-foot elevation contour, above the majority of the Property.

Currently, Honua'ula has four brackish wells. Two of these are on the Property (Wailea 670 1 and 2). The other two are off-site (Kama'ole 1 and 2) in an area north of Maui Meadows and on land owned by Haleakalā Ranch. The total safe yield of the four wells, with one as standby, is 1.3 MGD (TNWRE 2010). All of the wells are within the Kama'ole Aquifer System and are fully permitted by CWRM.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Water Resources

Four aspects of Honua'ula have the potential to impact water resources: 1) use of groundwater for potable consumption and landscape irrigation; 2) generation, treatment, and reuse of domestic wastewater; 3) increase in surface water runoff; and 4) percolation of excess landscape irrigation to groundwater. Potential impacts to groundwater may occur in two geographically distinct areas: 1) beneath and downgradient of the Property itself; and 2) downgradient of Honua'ula's off-site wells.

Use of Groundwater – Honua'ula's potable and irrigation water supply will be provided by brackish wells. As noted above, four of these wells have already been developed: two are on the Property (Wailea 670 Wells 1 and 2); and the other two are off-site (Kama'ole Wells 1 and 2) in an area north of Maui Meadows. All of the wells are fully permitted by CWRM. Honua'ula's total average groundwater use at full build-out is projected to be approximately 1.7 MGD. To provide for summertime maximum use periods and to have standby capacity, two more wells will be needed. Depending on actual water use rates that materialize, a third new well may or may not be needed as Honua'ula approaches build-out. For more information on Honua'ula's water system, see Section 4.8.1 (Water System).

Honua'ula spans a 1.9-mile length of coastline mauka of the shoreline. Assuming a lateral dispersion on the order of 10 degrees, Honua'ula's potential impacts on groundwater may occur across a 2.3-mile section of the shoreline. The existing groundwater flowrate discharging into the marine environment in this area is estimated to be on the order of 7.8 MGD.

² Underground Injection Control Line (UIC) means the line on the DOH Underground Injection Control maps which separates exempted aquifers and underground sources of drinking water (Section 11-23-03, HAR).

Five of Wailea Resort's nine golf course irrigation wells are within this downgradient and lateral zone. According to CWRM records, the draft of these wells is approximately 1.4 MGD as a year-round average. However, because Wailea Resort's Well 2 (No. 4126-02) is nearly directly downgradient from Honua'ula's on-site wells, it is the only well in which there may be a potential increase in salinity due to the potential decrease of groundwater flow being taken up by the Honua'ula wells. Decreased pumping of Honua'ula's on-site wells would alleviate this potential impact.

Honua'ula's well system, with on-site and off-site wells, was specifically engineered to minimize impacts to Wailea Resort's golf course irrigation wells. Honua'ula's two on-site wells are fully permitted by CWRM and have been in place for nearly 20 years; however they cannot supply all water needed for Honua'ula. Rather than drill additional wells on-site, which could lead to potentially adverse impacts to Wailea Resort's downgradient wells, Honua'ula's off-site wells will draw from groundwater flows removed from Wailea Resort's wells, in an area north of Maui Meadows that has far less downgradient water withdrawals. The use of this off-site water within Honua'ula lessens the need for groundwater withdrawals from on-site Honua'ula wells, thus preserving more groundwater flow to the downgradient Wailea Resort wells.

Honua'ula's off-site wells, located north of Maui Meadows, and potential new wells in the same area, span an 0.8-mile long length at about the 580-foot elevation and have the potential to impact groundwater flow along an approximate 1.4-mile long shoreline segment. The existing groundwater flow rate discharging into the marine environment in this area is estimated to be on the order of 4.8 MGD. Use of Honua'ula's off-site wells is calculated to reduce this flow rate by approximately 27 percent.

Based on CWRM records, there are 20 wells in this downgradient and lateral zone. Most of these wells are more than 50 years old and are no longer in use. However, at least six are relatively recent (installed since the 1990s) and were developed to provide brackish landscape irrigation water for condominium parcels. The total draft of these wells is likely to be in the range of 0.12 to 0.30 MGD as a year round average. With the use of Honua'ula's off-site wells, the active downgradient irrigation wells may be impacted by a potential increase in salinity due to reduced flowrate, which current calculations indicate may be on the order of five percent. If the actual impact materially impairs the utility of the downgradient landscape irrigation wells, additional wells (pumping the same combined amount of water) in the area north of Maui Meadows to distribute the draft over a greater area would alleviate the impact so that the utility of downgradient wells is not materially impaired.

Wastewater Generation, Treatment, and Reuse – Two alternatives are being considered for treatment of Honua'ula's wastewater: 1) develop, maintain, and operate a private on-site WWRF; or 2) transport wastewater to the Mākena WWRF for treatment and return the treated effluent to Honua'ula for irrigation use. With either alternative, wastewater will be treated to R-1 quality and used for golf course irrigation. Potential impacts related to use of R-1 water for irrigation are discussed in the discussions below regarding percolation to

groundwater and summary of impacts. For more information on Honua'ula's wastewater system see Section 4.8.2 (Wastewater System).

Collection and Detention of Rainfall Runoff – Honua'ula will use detention basins so that there will be no increase in the peak rate of storm water runoff leaving the Property compared to existing conditions. Of the 18 inches of average annual rainfall received on the Property, it is assumed that one-third of the rainfall percolates to groundwater and the remaining two-thirds evaporates to the atmosphere or becomes runoff.

Runoff will be stored in 26 detention basins located on the Property in low lying areas, within the golf course, or along the makai Property boundary. Each of the detention basins will have a drainage outlet consisting, in part, of a vertical perforated pipe within a gravel mound which will act as a filter. In addition to reducing the peak runoff rate by detention storage, this configuration will also capture floatables and suspended solids in the basin, thus reducing sediments in the water released from the detention basins. With the use of detention basins, the peak rate of runoff leaving the Property will not increase over current conditions and seepage of water into the ground from the detention basins will actually increase the amount of percolation to groundwater. Potential impacts regarding percolation to groundwater are discussed below. For more information on Honua'ula's drainage system see Section 4.8.3 (Drainage System).

Percolation to Groundwater – Irrigation water used within Honua'ula will be a combination of: 1) brackish water from wells; 2) R-1 quality recycled water from either the on-site WWRF or the Mākena WWRF; and 3) concentrate from reverse osmosis (RO) treatment of the potable supply.³

To calculate potential changes to groundwater, the groundwater assessment study made the following assumptions:

- The salinity of water from the brackish well water will be 0.95 parts per thousand (ppt);
- The R-1 water from the on-site WWRF or the Mākena WWRF will have 775 µM (micromoles)(10.85 milligrams per liter (mg/l) nitrogen and 165 µM (2.00 mg/l) phosphorus;
- Essentially all of the nitrogen and phosphorus in the brackish well water that is run through the RO treatment process will be contained in the concentrate that is used for irrigation;
- Rainwater percolating to groundwater will have an increase in nitrogen of 20 µM and an increase in phosphorus of 2.0 µM over existing conditions;

³ Brackish well water will be treated by RO to produce potable water for Honua'ula. The RO process generates brine concentrate in the course of producing potable water. However, by diluting the brine water with other non-potable water (brackish and R-1), the salt content will be reduced to a degree that it can be used for irrigation, thus avoiding the use of injection wells to dispose of the brine. See Section 4.8.1 (Water System) for more details.

- Fertilizer applications in landscaped areas will be at three pounds per 1,000 square feet per year for nitrogen and at 0.5 pounds per 1,000 square feet per year for phosphorus; of these applications 10 percent of the applied nitrogen and two percent of the applied phosphorus will be carried in the percolate below the root zone.
- Percolation of excess applied irrigation water will occur from irrigating: 1) the golf course and driving range; 2) landscaping along roadways and in buffer areas; 3) parks and other landscaped public areas; and 4) residential parcels. It is assumed that 10 percent of the applied irrigation water on the golf course percolates to groundwater and 15 percent of applied irrigation water on other irrigated landscaped areas percolates to groundwater. At build-out, the total percolation to groundwater of excess applied irrigation is estimated to be 0.206 MGD.
- For all the irrigation water, it is assumed that the portion percolating through the root zone will have a salinity increase of 10 percent and a 50 percent reduction of nitrogen and phosphorus concentrations as a result of plant uptake and processes in the soil; and
- In the hundreds of feet of travel by the percolate through the vadose zone (the unsaturated lavas between the ground surface and groundwater) and the thousands of feet of travel for groundwater to discharge at the shoreline, natural processes will remove 80 percent of dissolved nitrogen and 95 percent of dissolved phosphorus.

The net potential change is calculated to be: a 2.9 percent reduction in flowrate; a 0.6 percent increase in salinity; a reduction in nitrogen loading of 4.3 percent; and a reduction in phosphorus of 4.8 percent.

The net decrease in nitrogen and phosphorus is due to several compounding reasons; 1) existing groundwater is already high in nitrogen and phosphorus due to naturally occurring processes upgradient of the Honua'ula wells; 2) pumping of the two on-site Honua'ula wells will thus decrease nitrogen and phosphorus in groundwater flowing to the ocean because of the reduced groundwater flow; 3) the total amount of groundwater withdrawn from the Honua'ula wells will not all percolate to groundwater, as some will be absorbed by plants, evaporate, or be captured as runoff in the detention basins; 4) for the water that does percolate to groundwater or flow from detention basins, natural processes will remove 80 percent of dissolved nitrogen and 95 percent of dissolved phosphorus in the hundreds of feet of travel by the percolate through the vadose zone (the unsaturated lavas between the ground surface and groundwater) and the thousands of feet of travel for groundwater to discharge at the shoreline.

Summary of Potential Impacts – Table 1 below presents a compilation of potential changes to groundwater in the area downgradient of Honua'ula after full build-out incorporating the assumptions noted in the previous discussions.

Table 1. Compilation of Potential Changes to Groundwater in the Area Downgradient of Honua'ula After Full Build-Out

Component Flow	Flowrate (MGD)	Salinity (PPT)	Nitrogen (lbs/day)	Phosphorus (lbs/day)
Pre-Development Groundwater	7.8	1.00	228.3	5.217
Withdrawal by On-site Wells (No. 4125-01 and -02)	0.43	0.95	12.59	0.288
Percolation From the Project Site to Groundwater				
• Percolating Rainfall	No Change	No Change	0.14	0.0077
• Percolation From the Golf Course				
• RO Concentrate	0.0203	2.651	0.170	0.0010
• WWRF Effluent	0.0274	0.440	0.248	0.0114
• Brackish Water	0.0240	1.045	0.070	0.0004
• Applied Fertilizer Dissolved in Percolate	--	--	0.788	0.0066
• Percolation From Other Landscaped Areas				
• Brackish Water	0.1336	1.045	0.391	0.0022
• Applied Fertilizer Dissolved in Percolate	--	--	0.981	0.0082
Post-Development Groundwater				
• Amounts	7.5753	1.0062	218.498	4.9665
• Change Compared to Pre-Development Flowrate	-2.9%	+0.62%	-4.3%	-4.8%

As shown on Table 1 the computed changes to groundwater in the area downgradient of Honua'ula are: 1) a relatively small 2.9 percent reduction in flow rate discharging into the marine environment; 2) a relatively insignificant 0.6 percent increase in salinity; 3) a reduction in nitrogen loading of 4.3 percent (a positive impact regarding ocean water quality); and 4) a reduction in phosphorus of 4.8 percent (a positive impact regarding ocean water quality). The largest factor contributing to these results is that most of the groundwater supply (about 75 percent) will come from the off-site Kama'ole wells; the use of this off-site water will: 1) lessen the need for groundwater withdrawals from on-site Honua'ula wells, thus preserving more groundwater flow to downgradient wells; and 2) contribute to groundwater recharge flowing toward the downgradient wells.

Based on these results, the hydrologic assessment concludes that the creation of Honua'ula will not impair Wailea Resort's golf course irrigation wells, with the possible exception of a salinity increase in Wailea Resort's Well 2 (No. 4126-02), which is directly downgradient of Honua'ula's two on-site wells. Decreased pumping of Honua'ula's on-site wells would alleviate this potential impact.

An estimated six active downgradient wells may be impacted by a potential increase in salinity due to reduced flowrate resulting from Honua'ula's off-site wells, which current calculations indicate may be on the order of five percent. These downgradient brackish wells were developed to provide landscape irrigation for individual condominium parcels, and the combined draft of all of these wells is relatively small (in the range of 0.12 to 0.30 MGD as a year round average). It is not known if the increase in salinity would materially

impair the utility of the wells; however if the utility of the wells is materially impaired, additional wells (pumping the same combined amount of water) in the area north of Maui Meadows would distribute the draft over a greater area and would alleviate the impact downgradient.

All existing on- and off-site wells are fully permitted by CWRM. All new wells will be developed in compliance with all requirements of Chapter 174C, HRS (State Water Code) and HAR, Chapters 13-167 to 13-171, as applicable, pertaining to CWRM and administration of the State Water Code. The CWRM application process for water use permits entails: 1) the preparation of an extensive application that includes analysis of: a) the public interest; b) the rights of the Department of Hawaiian Home Lands; c) any interference with any existing legal uses; and d) alternatives; 2) a thorough public and agency review process; 3) public hearing(s); and 4) a formal decision from CWRM. Well construction/pump installation permits also have an extensive application process that includes thorough review. Therefore, there will be extensive analysis, review, and evaluation of potential impacts of any new wells.

Golf Course

To ensure that Honua'ula's golf course is developed and operated in an environmentally responsible manner and potential impacts to water resources are mitigated, Environmental & Turf Services, Inc., prepared a comprehensive Best Management Practices (BMPs) document adhering to the DOH's "Golf Course Best Management Practices" guidelines (DOH 2005). The BMPs also satisfy all previous DOH recommendations regarding golf courses, including, "Guidelines Applicable to Golf Courses in Hawaii" (Version 6, DOH 2002) and "Twelve Conditions Applicable to all New Golf Course Development" ("12 conditions;" Version 4, DOH 1992). The BMPs further satisfy specific conditions of County of Maui Ordinance No. 3554 that require compliance with several of the DOH's "12 Conditions." Sections of the BMP document relative to groundwater protection are summarized below. Appendix C contains the complete BMP document.

The overall goal of the Honua'ula BMPs is to reduce the turf chemical and water inputs required to manage the 18-hole golf course and to minimize waste generation. The most important BMP is the use of Seashore paspalum grass throughout the golf course. Traditionally, Hawaii golf courses have used bermudagrass, which presents an excellent playing surface under typical Hawaii conditions. However, the new varieties of Seashore paspalum rival bermudagrass in turf quality and have many additional environmental attributes, including tolerance of alternative water sources and high sodium and salt levels, the potential to substantially reduce fertilizer requirements (including a two-thirds reduction in nitrogen requirements) and minimal need for herbicides and fungicides.

Groundwater Monitoring – Two monitoring wells are tentatively proposed for installation on-site. An existing irrigation well will also be sampled. Baseline sampling and semi-annual operational phase sampling will be done. Analytes will include pesticides and relevant key metabolites, standard field parameters (such as pH and temperature), nitrate,

phosphorus, and inorganic substances relevant to the ongoing nearshore monitoring program (see Section 3.5.2 (Nearshore Marine Environment)). A contingency plan is proposed that would trigger pesticide use restrictions or bans if pesticides are detected at predetermined concentrations. The groundwater monitoring program and protocol will be prepared in accordance with the DOH's Golf Course BMPs (DOH 2005) and will continue until DOH certifies that no further monitoring is required based on review of the data.

In providing and executing the groundwater monitoring program, Honua'ula Partners, LLC will also be in compliance with County of Maui Ordinance No. 3554:

- Condition 18a, which requires compliance with Condition 1 of DOH's "12 Conditions," which relates to establishing baseline groundwater/vadose zone and nearshore water quality (see Section 3.5.2 (Nearshore Marine Environment)) data and reporting findings to DOH; and
- Condition 18b, which requires compliance with Condition 2 and 3 of DOH's "12 Conditions;" specifically:
 - Condition 2 of DOH's "12 Conditions" relates to establishing a groundwater monitoring program; and
 - Condition 3 of DOH's "12 Conditions" requires immediate action if data from the monitoring system indicates increased levels of a contaminate that poses, or may pose, a threat to public health and the environment.

Water Conservation – Water conservation is central to the functioning of the golf course. While non-potable water will be used for all golf course irrigation, the golf course will also include a modern irrigation system designed to use non-potable water efficiently. The key component of the irrigation system will be a central computer to store information for every sprinkler, including the type of sprinkler, nozzle sizes, location, soil type, slope, infiltration, exposure, etc., so that the exact amount of water needed is applied (i.e., not just turning on sprinklers for a set duration). Cycle/soak features will prevent runoff when heavy irrigation is needed. Flow management features will ensure optimum pressure and amount to every sprinkler.

Records of irrigation procedures will be maintained for each management zone. Each management zone will be treated independently; the highest priority zones (greens, tees, fairways) will receive the highest amounts of water, while lower priority zones (secondary roughs, natural areas) will receive less water. These priority designations will help to efficiently manage overall water use on the golf course, providing the highest level of playability and aesthetics while incorporating water conservation and environmentally sustainable management practices.

In designing and implementing a detailed and efficient irrigation system, Honua'ula Partners, LLC will also be in compliance with County of Maui Ordinance No. 3554 Condition 18d, which requires compliance with Condition 5 of DOH's "12 Conditions,"

which relates to use of treated wastewater for golf course irrigation (see section 4.8.2 (Wastewater System) and the need for an irrigation plan.

Golf Course Maintenance Center – The golf course maintenance center is expected to be located near the Kaukahi Street entrance. It will be a modern, carefully designed, fenced and secured, state-of-the-art complex containing offices, a maintenance shop, and equipment and material storage. It will be designed to achieve these objectives: operational efficiency; worker health and safety; environmental protection (i.e., containment and management of chemicals and fuels so that the surrounding environment will not be impacted); and compliance with all Federal, State, and County regulations. The golf maintenance center is located in an area sufficiently distanced from residential uses and will be designed to further lessen noise to surrounding uses.

The maintenance center site will be graded, and curbs will be erected, so that parking lot drainage cannot flow directly into drainage features. Catch basins will capture contaminated stormwater runoff and any spills and will be tied to a drainage system that terminates in a treatment system to remove sediments, floating debris, and petroleum contaminants. The system will be designed with consideration that runoff from the maintenance facility complex may include soil, sand, grass clippings, petroleum products (small amounts of oil and gasoline), fertilizers, and other typical hard surface runoff substances. There should be minimal to no presence of pesticides in runoff water due to the use of closed-loop recirculating systems and special containment pads.

The maintenance center will include a recycling wash water system for turfgrass equipment. The system will be capable of capturing grass clippings, oil and grease, and trace organics and will include a closed-loop wash/recycle wash-down water system independent of the storm water drainage system.

Fuel storage will be within a split, above-ground fuel tank. One tank will be used for gasoline, and one for diesel. Both tanks will have double walls with vehicle barriers for accident prevention. The tanks will conform to the Uniform Fire Code and National Fire Protection Association regulations for above-ground tanks and will be designed to meet above-ground regulatory storage requirements in the State of Hawaii.

Pesticide/biocide storage will be in a pre-fabricated building specifically designed for pesticide storage to be ventilated, fire resistant, vapor explosion resistant, vandalism protected, spill self-contained, and climate controlled. The building will be designated and posted as a pesticide storage area (as required by law) with a list of all chemicals contained in storage on file in the superintendent's office. Fertilizer and other dry bulk material typically contained in bag form will be stored in a separate building with masonry walls to prevent corrosion caused by fertilizer salts.

A self-contained concrete mixing/loading pad, enclosed on three sides, will be designed to safely contain any spill, or emergency release of materials and prevent release of any chemicals or spray mix other than proper application to the turf.

Golf course maintenance equipment and vehicles used on-site will be stored in a paved area of the maintenance center. The floor of the equipment storage area will be hard surfaced, allowing easy clean-up of oil leaks, spills, or other fluids that might come from the equipment. Proper absorbent materials throughout the storage area will allow for quick clean up of spills. No fluids will be allowed to escape this area. Floor drains will not be allowed.

In providing a state-of-the-art golf course maintenance center, Honua'ula Partners, LLC will also be in compliance with County of Maui Ordinance No. 3554:

- Condition 18e, which requires compliance with Condition 6 of DOH's "12 Conditions," which relates to storage of petroleum products for fueling golf carts, maintenance vehicles, and emergency power generators that pose potential risk to groundwater;
- Condition 18f, which requires compliance with Conditions 7, 8, and 11 of DOH's "12 Conditions;" specifically:
 - Condition 7 of DOH's "12 Conditions" relates to buildings designed to house fertilizers and biocides;
 - Condition 8 of the DOH's "12 Conditions" relates to a golf course maintenance plan and program and is discussed below;
 - Condition 11 of the DOH's "12 Conditions" relates to: 1) fugitive dust during construction, which is addressed in Section 4.6 (Air Quality) and 2) application of pesticides and chemicals, which is discussed below; and
- Condition 18g, which requires compliance with Condition 9 of DOH's "12 Conditions," which relates to minimizing noise from golf course maintenance activities.

Integrated Pest Management – Integrated Pest Management (IPM) is an interdisciplinary program that manages pest control tactics in a single system to prevent unacceptable levels of pest damage. IPM uses the least toxic control approach to address pest problems, using chemical controls only when other strategies are not effective. Appropriate control methods are generally not designed to eradicate pest populations but to manage turf grass in the most economical way with the least effect possible on people, property, and the environment.

The use of IPM avoids the conventional spray approach to pest management and is likely to reduce pesticide use by 30 percent or more. This approach ultimately develops hardier turf grass and increases the population of beneficial organisms and natural enemies to pests. Control tactics are implemented based on pest populations and not by spray intervals and calendar dates.

There is no single pest control method that provides complete control of turf grass pathogens (pathogens cause disease), but the multifaceted IPM approach provides the best and most economical control of pests. Golf courses, like other agricultural commodities,

are susceptible to occasional attacks from a rather complex list of pests. These pests and causal agents may be observed during various climatic conditions and life cycles. They may be controlled by a variety of methods. With the IPM approach, pest populations are monitored such that an appropriate treatment is implemented when pest pressure exceeds the action tolerance level of damage to turf. A threshold is a level of damage or potential damage such as the number of insects or weeds per square foot of turf. The treatment may be one of a variety of pest control measures (e.g., mechanical removal, biorational products, chemical treatments, etc.). The IPM approach will work on every defined management area but must be tailored for each tee, green, fairway, and rough.

Monitoring control systems will provide the basis for developing thresholds and determining any actions necessary for control. The system should be simple, accurate, and part of the daily regimen for turfgrass management. Pests may be defined as bacteria, plant pathogenic fungi, insects, nematodes, rodents, viruses, weeds, etc. The information obtained through monitoring will provide site specific educational knowledge and limit the levels of predictable loss to turf grass. Pest occupancy is very weather-dependent; therefore it is necessary to observe pest populations for several years to have a good idea about the range of pest problems.

A fertilizer/nutrient management plan will provide site-specific guidelines and plant requirements to maintain healthy turf grass, avoiding the over-application of nutrients resulting in transportation of dissolved nutrients off-site. Approximately half of the nitrogen fertilizer applied to turf grass is incorporated into the plant; the other half can be found stored in the soil and lost to the atmosphere. Thus there is limited fertilizer nitrogen remaining that can leach into ground water or be transported as runoff into surface water (Petrovic 1990; Cohen 1999). Golf courses can be managed so nitrogen from fertilizers does not contaminate ground water supplies (Petrovic 1990; Cohen 1999).

Biorational/organic products (fungi, bacteria, viruses, nematodes, and non-target insects) will be used whenever it is feasible, and there is a scientific basis to support their use. Biorational products can provide an effective and efficient method of eradicating disease and other pest pressures. Additional methods, such as applying composts containing microorganisms as top dressing and the use of compost teas may also suppress diseases before they harm turfed areas. EKO Compost, located in Pu'unēnē, manufactures and sells compost and compost-based mixtures. When applied as top dressing, EKO compost has been shown to improve yellowing areas on tees and fairways (Burgett 2006; EKO 2006). Chemical treatments will only be used when a pest is present at significant levels to cause damage and should only be applied when the pest is most vulnerable to the pesticide (i.e., in juvenile stages of development) and when the environment is best suited to manage the application (e.g., not when soil is saturated, or during windy or rainy weather to prevent the amount of potential drift and surface water runoff). If the pest infestation is limited in scope, spot treatments may be possible. When applying chemical controls it is important that equipment is properly calibrated and adequately maintained. Pesticide will be rotated (alternative chemicals, or alternative pest control methods and cultivation controls) to

reduce the possibility of pests becoming resistant to the applied chemicals, and also to reduce the frequency of chemical applications.

In implementing an Integrated Pest Management program, Honua'ula Partners, LLC will also be in compliance with County of Maui Ordinance No. 3554 Condition 18f, which requires compliance with Conditions 7, 8, and 11 of DOH's "12 Conditions;" specifically:

- Condition 7 of DOH's "12 Conditions" relates to buildings designed to house fertilizers and biocides and was discussed above;
- Condition 8 of DOH's "12 Conditions" relates to a golf course maintenance plan and program in regard to: 1) use of fertilizers and biocides which is discussed above; and 2) irrigation, which was discussed above;
- Condition 11 of DOH's "12 Conditions" relates, to 1) fugitive dust during construction which is addressed in Section 4.6 (Air Quality) and 2) application of pesticides and chemicals, which is discussed above.

3.5.2 Nearshore Marine Environment

Marine Water Quality

Although Honua'ula is not located along the shoreline, Marine Research Consultants, Inc., (MRC) conducted nearshore water quality monitoring studies in 2005, 2006, 2008, and 2009 specifically regarding Honua'ula to obtain pre-construction baseline data. The most recent study was conducted in September 2009. The subsequent nearshore water quality assessment report (MRC 2010a) includes data from the previous Honua'ula studies, with particular emphasis on the most recent data. Information and conclusions from the most recent assessment (MRC 2010a), as well as other relevant information, are summarized below. Appendix D contains the complete assessment report.

The nearshore waters downstream of the Property, as are nearly all the waters along the west-facing shoreline of Maui, are classified as "A" by the State DOH. According to DOH water quality standards, "It is the objective of Class A waters that their use for recreational purposes and aesthetic enjoyment be protected." (HAR §11-54-03(c)(2)).

The *2006 State of Hawaii Water Quality Monitoring and Assessment Report*⁴ ("Integrated Report") (DOH 2008) lists two areas of nearshore receiving waters downstream from Honua'ula as "impaired," meaning State ocean water quality standards for specific criteria were not attained; specifically, state ocean water quality standards for open coastal waters were not attained at: 1) Uluu Beach Park for turbidity and chlorophyll a (Chl a); and 2) Wailea Beach Park for turbidity. Because these State ocean water quality standards were

⁴ The complete title is: *2006 State of Hawaii Water Quality Monitoring and Assessment Report: Integrated Report to the U.S. Environmental Protection Agency and the U.S. Congress Pursuant to Sections §303(D) and §305(B), Clean Water Act (P.L. 97-117)*. The report was prepared by the Hawaii State Department of Health and is dated January 11, 2008.

not attained, the Clean Water Act requires that Total Maximum Daily Loads (TMDLs)⁵ be established for the specific criteria that do not meet the standards. DOH is the State agency responsible for developing TMDLs; however DOH has not developed any TMDL criteria for any marine areas off the coast of Maui (DOH 2010). In addition, the Integrated Report states that at Ulua Beach Park and Wailea Beach Park there is a “low priority for initiating TMDL development with the current monitoring and assessment cycle (through April 15, 2008), based on the prioritization data established in the Integrated Report and on current and projected resource availability for completing the TMDL development process.”

Data for the 2006 Integrated Report was collected in 2006 and before. The current Honua'ula nearshore water quality monitoring study (MRC 2010a) included water quality sampling from the same locations downstream from Honua'ula as the 2006 Integrated Report (see below regarding sampling locations). In contrast to the 2006 Integrated Report results, the results of the current nearshore water quality monitoring study do not show turbidity levels that exceed DOH standards at either Ulua Beach Park or Wailea Beach Park (MRC 2010a). Current measured levels of chlorophyll a (Chl a) at these locations do exceed DOH standards; however it should be noted that measures of chlorophyll a (Chl a) exceeded DOH standards at all sampling sites, including the control site off the 'Āhihi-Kīna'u Natural Area Reserve, indicating that the exceedance of chlorophyll a (Chl a) is not the result of input from land. DOH anticipates publishing an update of the 2006 Integrated Report in 2010.

Comparison of data from the 2006 Integrated Report and the current Honua'ula nearshore water quality monitoring study (MRC 2010a) shows that water quality results can vary over time. It is important to note that Honua'ula is not yet built, so any current exceedances of State water quality standards are not the result of Honua'ula. The purpose of the Honua'ula nearshore water quality monitoring studies is to establish baseline water quality data regarding existing conditions without Honua'ula. Honua'ula water quality monitoring studies will continue during construction and after Honua'ula is built, so that any changes can be compared to the the baseline data to determine if Honua'ula has an impact on water quality. If there is an impact from Honua'ula, corrective actions will be taken.

For each of the Honua'ula nearshore water quality monitoring studies, sixty ocean water samples were collected in accordance with DOH water quality standards on four transects spaced along the length of coastline makai of and downstream from Honua'ula and one transect located outside of the downstream area as a control, as follows:

- Site 1 – Off the southern boundary of Wailea Resort Gold Golf Course;
- Site 2 – Off the southern end of Palauea Beach downstream from the southern Property boundary;

⁵ A Total Maximum Daily Load, or TMDL, is a calculation of the maximum amount of a pollutant that a waterbody can receive and still safely meet water quality standards (<http://www.epa.gov/OWOW/tmdl/>).

- Site 3 – Off the southern end of Wailea Beach downstream from the center of the Property;
- Site 4 – Off the northern end of Ulua Beach downstream from the northern Property boundary; and
- Site 5 (control) – Off the 'Āhihi-Kīna'u Natural Area Reserve approximately two miles south of the Property.

For all transects, ocean water samples were collected at five locations along each transect extending from the highest wash of the waves to approximately 150 meters offshore. This sampling scheme spans the greatest range of salinity with respect to groundwater/surface water flowing out from the shoreline. Sampling was more concentrated in the nearshore zone because this area is most likely to show the effects of shoreline modification. With the exception of the two locations closest to the shoreline, which are in shallow waters, samples were collected at two depths; a surface sample within approximately 10 centimeters of the ocean surface, and a bottom sample collected within one meter of the ocean floor.

In addition to ocean water samples, water samples were collected from seven irrigation wells and a golf course reservoir in the Wailea area upslope of the ocean water sampling area to provide data on composition of groundwater flowing under the Property. This data has been incorporated into the findings of the study of assessment of the potential impact on groundwater resources (TNWRE 2010) discussed in Section 3.5.1 (Groundwater).

Ocean water samples were analyzed for water quality criteria specified by DOH water quality standards for Class A open coastal waters (Section 11-54-06, HAR), as well as several additional criteria. These criteria include: total nitrogen (TN), which is defined as inorganic nitrogen plus dissolved organic nitrogen; nitrate + nitrite nitrogen (NO_3^-); ammonium (NH_4^+); total phosphorus (TN), which is defined as inorganic phosphorus plus dissolved organic phosphorus; chlorophyll a (Chl a), turbidity, temperature, pH, and salinity. In addition, orthophosphate phosphorus (PO_4^{-3}) (an indicator of biological activity) and silica (Si) (an indicator of the degree of groundwater mixing) were reported.

The results of the assessment of marine water chemistry are summarized below.

- Water chemistry constituents that occur in high concentration in groundwater (silica (Si), nitrate + nitrate nitrogen (NO_3^-), and total nitrogen (TN)) typically displayed steeply sloping horizontal gradients with highest concentrations nearest to shore and decreasing concentrations moving seaward; meaning the highest concentrations of these constituents occur near the shore and decrease with distance from the shoreline. Salinity showed the opposite trend, with lowest values closest to shore, and increasing values with distance seaward; meaning salinity increases with distance from the shore. Gradients were steepest within 10 meters of the shoreline, but often continued across the entire length of all transects. The steep nearshore gradients had the greatest magnitude of constituents (i.e., highest

concentrations at the shoreline) at Sites 1 and 2. The steep horizontal gradients signify mixing of low salinity/high nutrient groundwater that discharges to the ocean at the shoreline and high salinity/low nutrient ocean water further from shore.

- Vertical stratification (layering) of the water column was clearly evident at all sites for the chemical constituents that occur in high concentrations in groundwater relative to ocean water. Vertical stratification indicates that physical mixing processes generated by wind, waves, and currents were often not sufficient to completely break down the density differences between the buoyant low salinity surface layer and denser underlying water.
- Most water chemistry constituents that do not occur in high concentrations in groundwater (ammonium (NH_4^+), dissolved organic phosphorus (TOP), dissolved organic nitrogen (TON), chlorophyll a (Chl a), turbidity) did not display distinct horizontal or vertical trends.
- Scaling nutrient concentrations to salinity indicates that during the September 2009 survey there was no apparent subsidy of nitrate + nitrate nitrogen (NO_3^-) to the nearshore ocean at any of the sites. During previous surveys, substantial subsidies of nitrate + nitrate nitrogen (NO_3^-) at some locations had been evident. The likely cause of the subsidies of nitrate + nitrate nitrogen (NO_3^-) in past surveys was either leaching of golf course or landscaping fertilizers to groundwater that flows under the Wailea golf courses, or possibly leakage from old septic systems or cesspools that served residences in the vicinity of Site 1.
- Comparing water chemistry parameters to DOH standards revealed numerous measurements of nitrate + nitrate nitrogen (NO_3^-) that exceeded the DOH “not to exceed more than 10 percent of the time” criteria for open coastal waters. Numerous values of nitrate + nitrate nitrogen (NO_3^-), ammonium (NH_4^+), total nitrogen (TN), chlorophyll a (Chl a), and to a lesser extent total phosphorus (TP), and turbidity, exceeded specified limits for geometric means. Such exceedances occurred at all survey sites, including the control site (Site 5) which is not influenced by the golf courses or other large-scale land uses. These results indicate that the exceedances of the geometric mean water quality standards are not solely associated with golf course operation or other anthropogenic land uses. Rather, natural groundwater discharge (which contains elevated nutrient concentrations relative to open coastal water) can cause water chemistry characteristics to exceed DOH standards, which do not include consideration of such natural factors.
- Comparison of survey results from the nearshore water quality monitoring assessments from 2005, 2006, 2008, and 2009 reveals that there are no statistically significant increases or decreases in the concentrations of nutrients at any of the survey sites. This indicates that there has been no consistent change in nutrient input from land to groundwater that enters the ocean from 2005 to 2009.

Marine Environment

Although Honua'ula is not located along the shoreline, MRC conducted a preliminary assessment of the marine community structure of the nearshore waters downstream from the Property (MRC 2010b). The assessment describes the results of a baseline survey of the nearshore marine communities to provide a basis for estimating alteration of community structure as a result of modifying land uses mauka of the shoreline. Information and conclusions from the marine community structure assessment report are summarized below. Appendix D contains the complete report.

Marine community structure can be defined as the abundance, diversity, and distribution of stony and soft corals, motile benthos such as echinoderms, and pelagic species such as reef fish. It is important to note that while no work has been initiated for Honua'ula, the Property is separated from the ocean by the Wailea Resort, which has been in existence for several decades. Hence, marine communities downslope from Honua'ula have been influenced by land uses of the Wailea Resort, and do not represent "pristine" conditions.

For the assessment, the biotic structure of benthic (bottom-dwelling) communities inhabiting the reef environment was evaluated by establishing a descriptive and quantitative baseline between the shoreline and the 20 meter (~60 foot) depth contour. First, qualitative reconnaissance surveys were conducted that covered the area off Wailea from the shoreline out to the limits of coral reef formation. Then, two quantitative transect sites were selected offshore of Wailea: Survey Site 1 was located downstream from the northern Honua'ula boundary between Polo and Palauea Beaches; Survey Site 2 was located between Ulua and Wailea Beaches. At each site, transect surveys were conducted, one in each of the dominant reef zones. Quantitative benthic surveys were then conducted by evaluating reef community composition in accordance with the Coral Reef Assessment and Monitoring Program protocols used by the Department of Land and Natural Resources (DLNR).

The main structural feature of the shoreline and nearshore areas downstream from Honua'ula are a series of crescent shaped white sand beaches separated by basaltic rocky headlands that extend up to several hundred meters offshore. Sand plains extend from the beach shorelines continuously to a depth of approximately 60 feet. The rocky headlands generally consist of extended fingers of exposed rock with sharply angled edges that form the shorelines of these features. Because of the vertical faces, there are essentially no well-defined intertidal platforms or extensive tide pools along the shoreline.

The seaward extensions of the rocky headlands that separate the beaches provide the major habitats for marine biota. The intertidal ranges of the submerged headlands are colonized by bands of the seaweeds *Anhfeltia concinna* and *Ulva fasciata*. Submerged portions of the rock surfaces are lined with various forms of encrusting red algae, and contain numerous urchins of the species *Echinometra matheai*, *Echinostrephus aciculatus*, and *Colobocentrotus atratus*, as well as numerous juvenile reef fish. As the headlands extend seaward, the top surfaces flatten out into dome-shaped fingers. At the seaward

termini, the headlands grade into the sandy bottom, often with a distinct boundary between the rock-rubble platform and the sand bottom, generally at a depth of approximately 25-30 feet.

The coral reef communities that occur on the hard-bottom areas off the Wailea area consist of abundant and diverse assemblages of common Hawaiian marine life. The predominant taxon of macrobenthos (bottom-dwellers) throughout the reef zones are Scleractinian (reef-building) corals. Corals, primarily of the species *Pocillopora meandrina* and *Porites lobata* were by far the two most abundant forms. Other common corals observed were *Montipora capitata*, *M. flabellata*, and *M. patula*, *Porites compressa* and *Pavona varians*. Of note is that the richest communities in terms of both species number and bottom cover occur on the rocky outcrops that are elevated above the sand bottom. This is likely in response to lessened stress from abrasion from sand scour during periods when wave action is sufficient to re-suspend sand off the bottom.

At Site 1, the basaltic extension the rock headland was relatively narrow and steep-sided. Coral cover was greatest on the sloping sides of the rock finger, with total coral cover in the range of 50-75 percent of bottom cover. In addition to substantial coral cover, the top of the finger was also occupied by abundant slate-pencil sea urchins (*Heterocentrotus mammilatus*). Of particular note is that throughout the rocky finger reefs, there were no observations of any species of frondose macro-algae. This observation is of interest as extensive growth of several species of macro-algae in several shoreline areas of Maui have been the subject of considerable concern, particularly with respect to interactions between algal abundance and human activities.

At the seaward end of the rock-outcrop finger, coral abundance is reduced considerably, with the reef consisting primarily of a rock-rubble surface that ends at the juncture of the sand flats. While no macro-algae were observed in this zone, most of the rock/rubble bottom was covered with a thin veneer of micro-algal turf. Numerous boulders at the base of the finger outcrop were colonized by numerous small colonies of *Pocillopora meandrina*. This coral has been recognized as a "pioneering" species, in that it is often the first to colonize newly cleared substrata. In addition, it also has "determinate" growth, in that colonies grow to a certain size, or age, and then die. As a result, colonies of this species never reach a size larger than approximately one foot in diameter. Such a growth form does not occur for the other major genera found on Hawaiian reefs (*Porites*), which has an "indeterminate" growth form where colony life span is not limited by either size or age. The significance of the abundant small colonies of *Pocillopora meandrina* at the deeper regions of Site 1 may be that it is an indication that a new year class is taking hold, or that re-colonization is beginning in an area where corals were removed by some factor. In either case, the occurrence of abundant recruiting colonies indicates that the present conditions are suitable for coral growth.

The physical structure of the reef at Site 2 is slightly different than at Site 1 in that the top of the outcrop is flatter and wider. Coral cover, consisting of the same common species as Site 1 (*Pocillopora meandrina* and *Porites lobata*), was somewhat greater on the flat reef of

Site 2, with nearly complete coverage of the rocky substratum. As at Site 1, there were no observations of frondose macro-algae. The deeper seaward extension of the rocky headland at Site 2 was also different than at Site 1: while a relatively barren rock/rubble shelf occurred at the terminus of the reef at Site 1, corals, particularly mats of the branching finger coral *Porites compressa* extended to the sand floor at Site 2. Numerous large coral-covered boulders also extended onto the sand flats at the seaward end of the reef at Site 2.

Other than corals, the dominant group of macroinvertebrates inhabiting the reef surface off the survey sites are sea urchins. The most common urchins are the small species that bore into the rock surface (*Echinometra matheai*, *Echinostrephus aciculatus*) which occurred in all reef zones. The larger species, including the collector urchin *Tripneustes gratilla* and *Heterocentrotus mammillatus* were also abundant on the tops and sides of the rocky finger reefs. Sea cucumbers (Holothurians) or starfish (Asteroidea) were not commonly observed during the survey. No crown-of-thorns starfish (*Acanthaster planci*) were observed feeding on coral colonies, nor were there observations of recently bleached coral skeletons as a result of *Acanthaster* predation. The green conical-shaped sponge *Iotrocha protea* was observed on the sandy flats at the seaward ends of the reefs. The only commonly occurring mollusk was the oyster *Pinctata* spp.

While frondose benthic algae were conspicuously absent on the survey reefs, encrusting red calcareous algae (*Porolithon* spp., *Peysonellia rubra*, *Hydrolithon* spp.) were abundant on rocky surfaces throughout the study area. These algae were abundant on bared limestone surfaces, and on the nonliving parts of coral colonies.

Reef fish community structure was largely determined by the topography and composition of reef structure. Fish were most abundant on the edges of the rocky outcrops and in areas of highest relief. Fish were abundant, but were small in size. Overall, fish community structure in the waters off Wailea is fairly typical of the assemblages found in undisturbed Hawaiian reef environments. The lack of abundance of food fish indicates that the area has been subjected to moderate amounts of fishing pressure.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Marine Water Quality

The results of the nearshore water quality assessment (MRC 2010a) and further evaluation of the potential changes to groundwater composition (discussed in Section 3.5.1 above) indicate that there is little or no potential for alteration of the marine environment or negative impacts to marine waters due to Honua'ula. With potable water supplied by RO brackish well water and irrigation water supplied from brackish well water and R-1 recycled water, the nearshore water quality assessment concludes: "there will be no adverse affect to groundwater resources in areas in the vicinity of the project." Regarding runoff, the assessment concludes that the detention basins will: 1) ensure that the peak rate of runoff leaving the Property will not increase over current conditions; and 2) capture

floatables and suspended solids in the basins, thus reducing sediment loads discharging to the marine environment at the shoreline. Similarly, the assessment concludes that “there is little potential for any significant input of sediment to the marine environment resulting from [construction of] the proposed project” due to permit regulations and the predominant direction of wind. The assessment further concludes that: “the estimates of changes to groundwater and surface water would result in a decrease in nutrient and sediment loading to the ocean relative to the existing condition. With such a scenario, it is evident that there would be no expected impacts to the nearshore marine ecosystem owing to development of Honua’ula.” The assessment states that: “All of these considerations indicate that the proposed Honua’ula project will not have any significant negative effect on water quality in the coastal ocean offshore of the property.”

In compliance with County of Maui Ordinance No. 3554 Condition 20:

- The Honua’ula nearshore water quality monitoring assessments conducted in 2005, 2006, 2008, and 2009 provide pre-Honua’ula baseline data and an assessment of existing conditions of coastal water resources (groundwater and surface water) that receive surface or groundwater discharges from the hydrological unit where Honua’ula is located; Honua’ula nearshore water quality monitoring assessments will continue during construction and after Honua’ula is built;
- Current and future nearshore water quality monitoring assessments provide, and will provide, water quality data necessary to assess compliance with Section 11-54-06, HAR (Open Coastal Waters of the DOH Water Quality Standards);
- Current and future Honua’ula nearshore water quality monitoring assessments were done, and will continue to be done, in accordance with the current (and as may be amended) DOH methodology for Clean Water Act Section 305(b) water quality assessment, including the use of approved analytical methods and quality control/quality assurance measures; and
- After construction commences water quality data will be submitted annually to DOH for use in future Hawaii Water Quality Monitoring and Assessment Reports prepared under Clean Water Act Sections 303(d) and 305(b) (i.e., Integrated Reports).

In further compliance with County of Maui Ordinance No. 3554 Condition 20, it is noted that the 2006 Integrated Report (DOH 2008) lists two areas of nearshore receiving waters downstream from Honua’ula as “impaired,” meaning State ocean water quality standards for specific criteria were not attained based on data collected in 2006 or before. The Clean Water Act requires that TMDLs be established for specific criteria that do not meet the standards; however, DOH, the State agency responsible for developing TMDLs, has not developed any TMDL criteria for any marine areas off the coast of Maui (DOH 2010). Honua’ula is not yet built, and thus is not currently contributing to any downstream water quality impacts. Comparison of data from the 2006 Integrated Report and the current Honua’ula nearshore water quality monitoring study (MRC 2010a) shows that water quality results can vary over time. DOH anticipates publishing an update of the 2006 Integrated Report in 2010, and, in light of the recent test results from the Honua’ula study,

it is possible that the 2010 update will find a lesser degree of impairment than the 2006 Integrated Report. If the State's Integrated Report lists the receiving waters downstream from Honua'ula as "impaired" after construction of Honua'ula commences, and if by that time, DOH has developed TMDL criteria for receiving waters downstream from Honua'ula, then the Honua'ula nearshore water quality monitoring program will be amended to evaluate land-based pollutants, including: 1) monitoring of surface water and groundwater quality for the pollutants indentified as the source of impairment; and 2) providing estimates of total mass discharge of those pollutants on a daily and annual basis from all sources, including infiltration, injection, and runoff. The results of the land-based pollution water quality monitoring and loading estimates will be submitted to DOH Environmental Planning Office, TMDL Program.

In preparing the nearshore water quality monitoring assessment (which provides pre-construction baseline data) Honua'ula Partners, LLC is in compliance with County of Maui Ordinance No. 3554 Condition 18a, which requires compliance with Condition 1 of DOH's "12 Conditions," relating to establishing baseline groundwater/vadose zone (see Section 3.5.1 (Groundwater)) and nearshore water quality data and reporting findings to DOH.

Marine Environment

Results of the preliminary assessment of the marine community structure of the nearshore waters downstream from Honua'ula (MRC 2010b) do not reveal any substantial effects to marine community structure from human activities along the shoreline (with the possible exception of overfishing). Aggregations of nuisance algae do not occur in the area.

The creation of Honua'ula will not involve alteration of the shoreline or offshore environments, as Honua'ula is separated from the shoreline by the existing Wailea Resort. The marine community structure assessment report (MRC 2010b) concludes: 1) potential changes to water chemistry as a result of the alteration of groundwater flow and composition (see Section 3.5.1 (Groundwater)) will not change the existing character of the marine environment to an extent that will alter biotic community structure; 2) Honua'ula does not appear to present the potential for alteration of the offshore environment; and 3) none of the activities necessary for the creation of Honua'ula has the potential to induce large changes in physico-chemical properties that could affect biotic community structure.

In compliance with County of Maui Ordinance No. 3554 Condition 20:

- In addition to water quality monitoring, baseline ecological monitoring (i.e. marine community structure assessment) has been conducted in accordance with the Coral Reef Assessment and Monitoring Program protocols used by DLNR; and
- Marine community structure assessment surveys (i.e. ecological monitoring) will be done annually and the annual results will be reported to the Aquatic Resources Division, DLNR.

3.6 BOTANICAL RESOURCES

Several botanical surveys of the Property have been conducted since 1988 (Char and Linney 1988; Char 1993, 2004; SWCA 2006; Altenberg 2007, and SWCA 2010a). In all, 146 plants species have been identified within the Property, 26 of which are native; 14 of these native species are endemic to Hawai'i. The remaining 120 species are introduced non-native species.

None of the surveys identified any Federal or State of Hawai'i listed threatened or endangered plant species on the Property. However, five individual plants of the candidate endangered species, 'āwikiwiki (*Canavalia pubescens*), have been documented by SWCA (2010a) within the Property. The Property is not located within or immediately adjacent to critical habitat or recovery management units designated by the U.S. Fish and Wildlife Service (USFWS). There have been no efforts by any Federal, State, or local government agency, or non-governmental conservation organizations to acquire and protect any portion of the Honua'ula Property. The non-native tree tobacco (*Nicotiana glauca*) has been found at various locations throughout the Property and often appears quickly following grading, mowing, or related land disturbances. While insignificant as an introduced weedy plant species, it is a recognized host plant for the Federally-listed endangered Blackburn's sphinx moth (*Manduca blackburni*) (for information on the Blackburn's sphinx moth see Section 3.7 (Wildlife Resources)).

SWCA completed the most recent botanical survey of the Honua'ula Property in 2008 (SWCA 2010a). To address concerns regarding native plants, SWCA conducted a thorough quantitative assessment of site vegetation to obtain the best possible understanding of vegetation types and plant species present within the Property. Spatially explicit information on the composition and structure of plant communities at Honua'ula was obtained to meet three key study objectives: 1) identify the location(s) of rare plants; 2) develop conservation and management recommendations; and 3) provide support for long-term monitoring and ecological research. Key findings of the SWCA survey are presented below. Appendix E contains the complete survey.

SWCA also completed a botanical survey of the areas of alternative wastewater transmission line alignments for possible connection to the Mākena Resort WWRF, which is located approximately one mile south of Honua'ula. The survey did not observe any Federal or State of Hawai'i listed threatened, endangered, or candidate plant species on any of the alignments; however the non-native tree tobacco (*Nicotiana glauca*) was also observed (SWCA 2009). Since the botanical survey of the areas of the wastewater transmission line alignments was conducted, a decision has been made regarding which alignment to use based upon potential construction impacts, costs, and permitting considerations. For more information see Section 4.8.2 (Wastewater System) and Figure 2 Appendix E contains the complete survey of the alternative wastewater transmission line alignments.

Vegetation Types

Within the Honua'ula Property SWCA (2010a) identified three distinct vegetation types:

Kiawe-Buffelgrass Grassland – About 75 percent of the northern portion of the Property consists of *kiawe*-buffelgrass grasslands. There is scattered evidence of *kiawe* logging activities in this area. In addition to buffelgrass, guinea grass (*Panicum maximum*), natal redtop (*Rhynchelytrum repens*), and sour grass (*Digitaria insularis*) are also scattered throughout the northern portion of the Property. Other plants found in this area include the invasive *koa haole* (*Leucaena leucocephala*), lantana (*Lantana camara*), partridge pea (*Chamaecrista nictitans*) and cow pea (*Macroptilium lathyroides*). The area has been disturbed throughout by numerous jeep trails and unrestricted grazing by axis deer (*Axis axis*). Some open areas that appeared to be heavily grazed were devoid of buffelgrass, but contained the native shrubs 'ilima and hoary abutilon, and the introduced golden crown beard (*Verbesina encelioides*).

Gulch Vegetation – The vast expanse of *kiawe*-buffelgrass in the northern three quarters of the Property is bisected from east to west by several gulches. These intermittent gulches vary in depth and are characterized by patches of exposed bedrock. The gulches are shaded by their steep walls providing relatively cool and moist conditions. Three species of ferns including maiden hair fern, sword fern (*Nephrolepis multiflora*), and the endemic 'iwa'iwa fern (*Doryopteris decipiens*) were found in the shaded rocky outcrops and crevices within the gulches. Native *Pili* grass (*Heteropogon contortus*) was found in more open and sunny locations. Other species found within the gulches include tree tobacco (*Nicotiana glauca*), *wiliwili*, lantana, partridge pea, golden crownbeard, 'ilima, hoary abutilon, *koa haole*, indigo (*Indigofera suffruticosa*), 'uhaloa (*Waltheria indica*) and lion's ear (*Leonotis nepetifolia*).

Mixed Kiawe-Wiliwili Shrubland – The mixed *kiawe-wiliwili* shrubland vegetation area is limited to the southern 'a'ā lava flow in the southern quarter of the Property. Scattered groves of large-stature *wiliwili* (*Erythrina sandwicensis*) and *kiawe* trees co-dominated the upper story. Native shrubs, such as 'ilima and *maiapilo*, and the native vine 'ānunu (*Sicyos pachycarpus*), were represented in the understory. Introduced shrubs (e.g., *koa haole*, lantana, wild basil, and tree tobacco), and introduced grasses (e.g., guinea grass, red natal) and introduced vines and herbaceous species (e.g., bush bean, vining solanum, burbush, and golden crownbeard) dominate the ground vegetation. Lantana found throughout the mixed *kiawe-wiliwili* shrubland showed signs of dieback. Although abundant, the guinea grass found on the site was grazed to stubble, probably by axis deer.

Native Species

All of the native plant species reported on the Property (Char and Linney 1988; Char 1993, 2004; SWCA 2006; Altenberg 2007, and SWCA 2010a) are known to occur elsewhere on Maui and the main Hawaiian Islands. Only the unique leaf form of Rock's *nehe* (*Lipochaeta rockii*) appears to be limited to the Property; however, it is not

recognized as a separate subspecies or variety (Wagner et al. 1999; Herbst, personal communication). One native species, 'āwikiwiki (*Canavalia pubescens*), is considered to be a candidate endangered species by USFWS. Five 'āwikiwiki vines were found within the Property (SWCA 2010a). Currently, the species appears to be limited to five populations on the Island of Maui, which altogether total a little over 200 individuals (USFWS 2009). The USFWS has chosen not to pursue immediate issuance of a proposed listing rule for 'āwikiwiki in lieu of higher priority listing actions, which include other candidate species with lower listing priority numbers (USFWS 2009). Continued status monitoring will be conducted as new information becomes available.

Other native species found on the Property include: *pua kala* (*Argemone glauca*), *alena* (*Boerhavia repens*), *maiapilo* shrubs (*Capparis sandwichiana*), 'a'ali'i shrubs (*Dodonaea viscosa*), 'iwa'iwa ferns (*Doryopteris decipiens*), *Pili* grass (*Heteropogon contortus*), Hawaiian moon flower vines (*Ipomoea tuboides*), *Wiliwili* trees (*Erythrina sandwicensis*) *naio* trees (*Myoporum sandwicense*), *kolomona* trees (*Senna gaudichaudii*); and 'ānunu vines (*Sicyos hispidus*).

The highest concentration of native plants occurs in the southern quarter of the Property, which is the area containing the 'a'ā lava flow and the *kiawe-wiliwili* shrubland vegetation type. The remnant native vegetation in the mixed *kiawe-wiliwili* shrubland represents a highly degraded lowland dry shrubland in which *wiliwili* trees are a natural component (SWCA 2010a). Far from being pristine, this dry shrubland has been degraded by human activities including unrestricted grazing by feral ungulates, periodic cattle grazing, and invasion by invasive plant species, road cutting, *kiawe* logging, and World War II military training maneuvers (SWCA 2010a). Until surveys by SWCA (2006) and Altenberg (2007), there had been no recognition of the mixed *kiawe-wiliwili* shrubland as an area worthy of special recognition.

Wiliwili (*Erythrina sandwicensis*) was the most common native tree species in the southern 'a'ā lava flow area. SWCA (2010a) mapped 2,476 individual trees distributed throughout the *kiawe-wiliwili* shrubland in groves of various sizes. The largest groves tended to be located in the eastern portion of the *kiawe-wiliwili* shrubland. Most *wiliwili* trees showed some form of damage, primarily from the *Erythrina* gall wasp (*Quadrastichus erythrinae* Kim) and the seed eating bruchid beetle (*Specularius impressithorax* Pic). Although *wiliwili* is not a Federal or State of Hawaii listed endangered species, severe damage caused by the *Erythrina* gall wasp has led to uncertainty about the survival of these trees throughout the State. Thus agency resource managers believe it is prudent to protect remaining trees wherever they naturally occur.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Honua'ula will not impact any Federal or State of Hawai'i listed threatened or endangered plant species, as none were identified on the Property. In addition, the possible sewer line connection to the Mākena Resort WWRF will not impact any Federal or State of Hawai'i

listed threatened or endangered plant species, as none were identified on any of the alternative transmission line alignments.

To protect and conserve an area that contains the highest density of representative native plant species within Honua'ula, including the five individual *'āwikiwiki* plants and numerous individual *nehe* plants found on the Property, Honua'ula Partners, LLC will dedicate in perpetuity a conservation easement titled "Native Plant Preservation Area." This area will be dedicated to the conservation of native Hawaiian plants and significant cultural sites (see Section 4.1 (Archaeological and Historical Resources) and Section 4.2 (Cultural Resources) for information on archaeological and cultural resources).

As shown on Figure 1 and Figure 12, the proposed Native Plant Preservation Area is within the portion of the property south of latitude 20°40'15.00"N. It encompasses a contiguous 22-acre area within the *kiawe-wiliwili* shrubland to protect the portion of the remnant native lowland dry shrubland plant community with the highest densities of selected endemic/native plants having high conservation priority. The proposed size and location of the Native Plant Preservation Area are based, in part, upon a vegetation density analysis employed by SWCA (2010a) to aid in defining areas where preservation could be most effective. The size and location of the Native Plant Preservation Area are also based upon scientific research that suggests even small restoration efforts consisting of a few hectares can help provide habitat for native species and can subsequently serve as urgently-needed sources of propagules (Cabin et al. 2000b, Cabin, et al. 2002a). This is reinforced by numerous sources of information on successful propagation of native plants specifically for landscaping (e.g., TNC 1997, Tamimi 1999, Friday 2000, Wong 2003, Bornhorst and Rauch 2003, Lilleeng-Rosenberger and Chapin 2005, CTAHR 2006). The research shows that even small preserves consisting of individual trees are being deemed as appropriate and feasible by USFWS and DLNR when managed in combination with regional preserve areas, such as at La'i'opua on Hawai'i Island (Leonard Bisel Associates, LLC and Geometrician Associates 2008.)

In addition, the Native Plant Preservation Area must be considered in the context of the significant conservation efforts already in existence in South Maui. As previously noted, the remnant native vegetation found on the Property represents a highly degraded lowland dry shrubland, and there have been no efforts by any Federal, State, or local government agency, or non-governmental conservation organizations to acquire and protect any portion of the Property (SWCA 2010b). Instead, government conservation efforts for native dry forest ecosystems on Maui have focused on better examples of relatively intact ecosystems, such as the 'Auwahi (10 acres) and Pu'u o Kali (236 acres) Forest Reserves and the Kanaio (876 acres) and 'Āhihi-Kīna'u (1,238 acres) Natural Area Reserves (SWCA 2010b). In addition, over 12,000 acres in South Maui were recently donated to the Maui Coastal Land Trust—the state's largest conservation easement—representing a significant area of dry forest habitat that will be forever protected. These existing conservation efforts protect substantial habitats that are more intact than those found in Honua'ula and contain a greater diversity of native plant species.



LEGEND

Native Plant Areas		Open Space		Miscellaneous		Preserved Archaeology	
	Native Plant Preservation Area (easement)		Golf Fairways		Lakes		Historic Wall
	Native Plant Conservation Areas		Parks		Drainage/ Detention Basin		Archaeological Sites
	Naturalized Landscape (Existing and/or Enhanced)		Landscape Buffers				
	Natural Gulches						
	Outplanting Areas for Native Plants						

Sub-Total Native Plant Area: +/- 143ac.
Total Preservation, Conservation, and Open Space: +/- 281ac.

Sub-Total Open Space Area: +/- 138ac.
Total Open Space: +/- 281ac.

Figure 12
 Native Plant Plan
Honua'ula

Honua'ula Partners, LLC
 NORTH
 LINEAR SCALE (FEET)
 0 300 600 1,200
 ISLAND OF MAUI
 PBR HAWAII & ASSOCIATES, INC.

Plan By: **VITA**
 PLANNING & LANDSCAPE ARCHITECTURE

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

When considered together with the other conservation measures identified for plants and wildlife (SWCA 2010a, 2010c), including an additional 121 acres of lands at Honua'ula where existing native plants are to be protected, enhanced, and propagated, the 22-acre Native Plant Preservation Area will make an important, valuable, and appropriate contribution to the long-term viability of remnant mixed *kiawe-wiliwili* shrubland associations in southeastern Maui. These conservation measures are subject to concurrence by the State DLNR, the USFWS, and the United States Corps of Engineers. The provision of the Native Plant Preservation Area easement is in conformance with County of Maui Ordinance No. 3554 Condition 27.

The scope of the Native Plant Preservation Area easement will be set forth in an agreement between Honua'ula Partners, LLC and the County of Maui (in conformance with County of Maui Ordinance No. 3554 Conditions 27a – 27d) that will include:

- A commitment from Honua'ula Partners, LLC to protect and preserve the Native Plant Preservation Area for the protection of native Hawaiian plants and significant cultural sites worthy of preservation, restoration, and interpretation for public education and enrichment consistent with a Conservation Plan (see below) approved by the State DLNR, the United States Geological Survey, and the USFWS and with a Cultural Resource Preservation Plan (see Section 4.1 (Archaeological and Historic Resources) and Section 4.2 (Cultural Resources) for information on archaeological and cultural resources), which includes the management and maintenance of the Native Plant Preservation Area (Condition 27a);
- Confining use of the Native Plant Preservation Area to activities consistent with the purpose and intent of the Native Plant Preservation Area (Condition 27b);
- Prohibiting development in the Native Plant Preservation Area other than erecting fences, enhancing trails, and constructing structures for the maintenance needed for the area, in accordance with the Conservation/Preservation Plans (Condition 27c); and
- That title to the Native Plant Preservation Area will be held by Honua'ula Partners, LLC, its successors and permitted assigns, or conveyed to a land trust that holds other conservation easements. Access to the Native Plant Preservation Area will be permitted pursuant to an established schedule to organizations on Maui dedicated to the preservation of native plants to help restore and perpetuate native species, and to engage in needed research activities. These organizations may enter the Native Plant Preservation Area at reasonable times for cultural and education purposes only (Condition 27d).

In addition to the Native Plant Preservation Area, Honua'ula Partners, LLC will also provide additional areas for the protection of native plants (Figure 12). Altogether, 143 acres are proposed for the preservation, conservation, propagation, and management of native plant species at Honua'ula. Included in this area is the 22-acre Native Plant Preservation Area, which will contain the highest density of native and indigenous plants found at Honua'ula. The Native Plant Preservation Area and an additional 23 acres of Native Plant Conservation Areas within the *kiawe-wiliwili* shrubland will remain ungraded

and protected. Further areas specifically designated for native plants include approximately: 1) 53 acres of existing or enhanced natural landscape which may be graded but will be replanted with native dry shrubland species; 2) 28 acres of natural gulch areas; and 3) 17 acres for planting and propagation of native plants. Table 2 identifies conservation sub-areas and the elements unique to each. Combined, these areas will: 1) provide protection for native plants; 2) ensure the long-term genetic viability and survival of the native dry shrubland species; and 3) enhance long-term population growth.

Table 2. Honua'ula Native Plant Areas

Preservation & Conservation Designation	Approximate Area	Management Objective
Native Plant Preservation Area	22 acres	Easement protected in perpetuity and managed exclusively for preservation of the existing <i>kiawe-wiliwili</i> shrubland association
Native Plant Conservation Areas	23 acres	Ungraded conservation areas in which existing native plants will be protected and managed as natural areas
Naturalized Landscape (Existing and Enhanced)	53 acres	Areas for conservation of existing native vegetation
Natural Gulches	28 acres	Natural drainage gulches will be left undisturbed and existing native vegetation will remain intact
Out-planting Areas for Native Plants	17 acres	Areas dedicated to the propagation of native plants
TOTAL AREA	143 acres	Native Plant Areas

To further protect native species, Honua'ula Partners, LLC will:

- Conserve as many of the *wiliwili* trees as possible outside the Native Plant Preservation Area;
- Fence the entire perimeter of the Property, and other areas as appropriate, to exclude feral ungulates from the *kiawe-wiliwili* shrubland. A fence has already been erected, however fencing requirements will be reviewed and updated (for example, to include stronger deer fencing) as establishment of the Native Plant Preservation Area and site construction begins (this is consistent with County of Maui Ordinance No. 3554 Condition 7);
- Implement an ungulate management plan to ensure that goats, deer, pigs, and stray cattle are removed in a humane manner from the Native Plant Preservation Area and the Native Plant Conservation Areas (this is consistent with County of Maui Ordinance No. 3554 Condition 7);

- Employ a Natural Resources Manager to help develop and implement specific conservation programs to insure the protection of native plants and animals within the Native Plant Preservation Area and other Native Plant Areas throughout the Property;
- Implement a program to control and eradicate invasive grasses, weeds, and other non-native plants from the Native Plant Preservation Area with the exception of the non-native tree tobacco (*Nicotiana glauca*), which is a recognized host plant for the endangered Blackburn's sphinx moth (*Manduca blackburni*) (for information on the Blackburn's sphinx moth see Section 3.7(Wildlife Resources));
- Implement a native plant propagation program for landscaping with plants and seeds naturally occurring in on the Property. All plants native to the geographic area will be considered as potential species for use in landscaping;
- Implement a seed predator control program to control rats, mice, and other seed predators;
- Implement a fire control program to help protect the Native Plant Preservation Area and the Native Plant Conservation Areas and ensure the success of plant propagation and conservation efforts;
- Implement an education and outreach program open to the public and sponsor service groups to assist with implementation of the management programs in the Native Plant Preservation Area and other Native Plant Areas;
- Apply for additional program support offered by the State of Hawai'i (Natural Area Partnership Program and Hawaii Forest Stewardship Program) and USFWS to promote sound management of the natural resources within Honua'ula;
- Submit copies of all SWCA reports prepared for Honua'ula, along with the report titled "*Remnant Wiliwili Forest Habitat at Wailea 670, Maui, Hawaii*" (Altenberg 2007), to DLNR, USFWS, U.S. Geological Survey, and U.S. Army Corps of Engineers for review and comment in compliance with County of Maui Ordinance No. 3554 Condition 27);
- Continue long-term vegetation monitoring during wet and dry seasons to evaluate the health of native plants and to support the development of the Conservation and Stewardship Plan for the Native Plant Preservation Area and other Native Plant Areas(see below); and
- Prepare a multi-species Habitat Conservation Plan (to include the candidate endangered 'āwikiwiki) under Section 10(a)(1)(B) of the Endangered Species Act and in collaboration with DLNR and USFWS.

Honua'ula Conservation and Stewardship Plan

To ensure the long-term conservation and stewardship of native plants within Honua'ula, and in conformance with County of Maui Ordinance No. 3554 Condition 27a, SWCA prepared the *Honua'ula Conservation and Stewardship Plan* (2010b). The plan incorporates findings, conclusions, and recommendations from previous botanical surveys, wildlife surveys, and biological assessments of the Property and recommends

proactive stewardship actions to manage the Native Plant Preservation Area and other Native Plant Areas.

The *Honua'ula Conservation and Stewardship Plan* also includes discussion of Hawaiian dry forest ecosystems and their status, an evaluation of the remnant coastal dry shrubland community at Honua'ula, an inventory of dry forest restoration efforts underway statewide (reserves and preserves), and an evaluation of lessons learned that are applicable to the Honua'ula Native Plant Preservation Area and other Native Plant Areas.

In summary, the remnant native vegetation in the Honua'ula mixed *kiawe-wiliwili* shrubland represents a highly degraded lowland dry shrubland. Current conservation efforts for native dry forest ecosystems have been focused on better examples of relatively intact ecosystems such as the Pu'u o Kali, Auwahi, and Kula Forest Reserves and the Kanaio and 'Āhihi-Kīna'u Natural Area Reserves. These projects and other conservation efforts in Hawai'i indicate that even small restoration efforts consisting of a few hectares, and in some cases individual trees, can help provide habitat for rare native dry forest species and can subsequently serve as urgently-needed sources of propagules.

With the lessons learned from other resource protection programs, the overall goal of the *Honua'ula Conservation and Stewardship Plan* is to conserve the native plant resources of Honua'ula. The secondary goals are to cooperate with researchers in furthering the science of native plant propagation, provide education and outreach opportunities, and enhance the natural beauty of Honua'ula. To achieve these goals the *Honua'ula Conservation and Stewardship Plan* sets forth management objectives, which are summarized below (SWCA 2010b). Many of these management objectives mirror the recommendations contained in the botanical survey (SWCA 2010a). Appendix F contains the complete *Honua'ula Conservation and Stewardship Plan*.

- **Management Objective 1: Delineate the Boundaries of the Native Plant Preservation Area and Native Plant Conservation Areas**

Before construction, the boundaries of the Native Plant Preservation Area and Native Plant Conservation Areas will be delineated with orange plastic construction fencing or similar material. This barrier will minimize trampling and damage to native plants during construction activities. Eventually, this fencing will be replaced with stone walls using materials from the Property to delineate the Native Plant Preservation Area and Native Plant Conservation Areas. In addition, a briefing will be conducted with construction personnel before construction activities to emphasize the importance of not entering the fenced areas;

- **Management Objective 2: Fund and Hire a Natural Resources Manager**

A Natural Resources Manager will implement the goals and objectives of the *Honua'ula Conservation and Stewardship Plan*, which includes the *Ungulate Management Plan*. The Natural Resources Manager will be responsible for implementing the management objectives, including conducting public outreach, supporting plant propagation efforts and scientific research, and controlling and

eradicating invasive plant species. The Natural Resources Manager will also work cooperatively with government and non-governmental conservation agencies including the Maui Invasive Species Council, Leeward Haleakalā Watershed Alliance, DLNR, and other organizations;

- **Management Objective 3: Eliminate Browsing, Grazing, and Trampling By Feral Ungulates**

The perimeter of the Property has already been fenced to exclude feral ungulates from the *kiawe-wiliwili* shrubland; however, the fencing is porous. In accordance with DLNR stipulations, the existing fence will be replaced with an ungulate proof fence to exclude non-native deer, goats, and cattle from damaging native plants. The fence is expected to be made of rust resistant, galvanized steel materials and will be approximately eight feet high with a mesh size of no more than six inches. Ungulates trapped within fenced areas will be removed from the Property in a humane manner. A detailed description of the fencing is contained in the *Ungulate Management Plan* which is appended to the *Honua'ula Conservation and Stewardship Plan*;

- **Management Objective 4: Remove and Manage Noxious Invasive Plants**

Honua'ula Partners, LLC will implement a program to control and eradicate invasive grasses, weeds, and other non-native plants from the Native Plant Preservation Area with the exception of the non-native tree tobacco (*Nicotiana glauca*), which is a recognized host plant for the endangered Blackburn's sphinx moth. In addition, the Natural Resources Manager will establish a protocol for avoiding the introduction of new invasive plants or the spread of existing plants. The Natural Resources Manager will also collaborate with the landscape designers for the golf course and the residential areas to ensure that the ornamental plants being used for landscaping are not likely to become invasive within the Native Plant Preservation Area or the Native Plant Conservation Areas;

- **Management Objective 5: Protect and Augment All Native Plants Within the Native Plant Preservation Area**

In addition to building features or physical barriers (stone walls, fences, etc) to protect the Native Plant Preservation Area, Honua'ula Partners, LLC will augment existing native populations by seeding, outplanting nursery grown native plants, or transplanting native plants from un-protected areas on the Property. The Natural Resources Manager will implement a program to relocate scattered rare native plants occurring outside of the Native Plant Preservation Area (e.g. *nehe*) to appropriate areas within the boundaries of the Native Plant Preservation Area. The Natural Resources Manager will be responsible for improving habitat conditions, as needed, to augment the health of plants in the Native Plant Preservation Area and other Native Plant Areas;

- **Management Objective 6: Create a Plant Propagation Effort**

The Natural Resources Manager will work with native plant propagators in the community to facilitate a native plant propagation program. Selective seeds and cuttings will be collected from native plants found within Honua'ula to be stored outside the natural environment (i.e. seed banks) for use in plantings within the Property, as well as at protected areas such as Pu'u O Kali. The success of this effort depends largely on the availability of fresh, viable seeds;

- **Management Objective 7: Attempt Propagation and Outplanting of Native Host Plants for the Blackburn Sphinx Moth**

Despite its importance to the endangered Blackburn's sphinx moth, the non-native tree tobacco (a Blackburn's sphinx moth host plant) is not an ideal species to maintain within the Native Plant Preservation Area because it is a high risk invasive species, due to its prolific seed production, environmental versatility, and toxicity to humans and cattle;

Because the intent of the Native Plant Preservation Area is to protect valuable native plant species, consideration is being given to propagating 'aiea (*Nothocestrum latifolium*) (a Blackburn's sphinx moth host native plant) in this area to replace the non-native tree tobacco. The ultimate outcome of this effort is unknown because the Property is at a lower elevation than the elevation where native 'aiea usually grows. If 'aiea becomes established within the Native Plant Preservation Area and is used by the Blackburn sphinx moth, then non-native tobacco trees will be removed. Removal of non-native tree tobacco will only occur in the season when Blackburn sphinx moths are underground. Precautions will be taken to ensure pupae are not harmed;

- **Management Objective 8: Protect Native Plants and Animals Against Wildland Fires**

Honua'ula Partners, LLC will implement a fire control program to help protect the Native Plant Areas to insure the success of plant propagation and conservation efforts. This program will include the creation of a fire break immediately outside of the perimeter of the Native Plant Preservation Area. The golf course, which will abut portions of the Plant Preservation Area and other Native Plant Areas, will also act as a fire break to protect native plants. In addition, non-native grasses which augment fuel biomass, will be controlled from inside of the areas. The Natural Resources Manager will develop and finalize the fire control plan in coordination with resource agencies and fire department officials;

- **Management Objective 9: Remove and Manage Non-Native Seed Predators**

The Natural Resources Manager will design and implement a predator control program for rats, mice, and other predators within the Native Plant Preservation Area and the Native Plant Conservation Areas that prey on native plant seeds and seedlings. This program may include the use of bait stations, as well as traps. The

program will be developed through coordination with USDA Animal Damage Control and DLNR staff. State DOH BMPs will be implemented;

- **Management Objective 10: Develop and Implement a Scientific Monitoring Program**

The Natural Resources Manager will work with the USFWS, DLNR, and others as appropriate to conduct a detailed scientific inventory and monitoring program. The purpose of the monitoring will be to: 1) establish an accurate baseline to evaluate the efficacy of management activities; 2) determine if the goals of the *Honua'ula Conservation and Stewardship Plan* are being achieved; and 3) identify impending threats to the Native Plant Preservation Area. This program will monitor annual survival rates, natural reproduction, signs of herbivory, abundance of invasive species, and accurately map native species, as appropriate;

- **Management Objective 11: Utilize Appropriate Native Plant Landscaping in Areas Outside the Native Plant Preservation Area and Native Plant Conservation Areas**

Honua'ula Partners, LLC will landscape common areas with native plant species to the maximum extent practicable. Preference will be given to xeric species (i.e. plants that require minimal irrigation and are tolerant of dry conditions); however, all plants native to the geographic area should be considered as potential species for use in landscaping. Honua'ula Partners, LLC will also conserve as many of the *wiliwili* trees as possible outside of the Native Plant Preservation Area and the Native Plant Conservation Areas;

- **Management Objective 12: Manage the Native Plant Preservation Area With the Cooperation of Stakeholders**

Honua'ula Partners, LLC will attempt to involve a wide range of stakeholders in the management of the Native Plant Preservation Area. The Natural Resources Manager will work with the University of Hawai'i, Maui Invasive Species Council, Leeward Haleakalā Watershed Alliance, State DLNR, and others, as appropriate, to conduct detailed scientific inventories and monitoring programs to develop an accurate baseline and ongoing monitoring to evaluate the efficacy of management activities and identify imminent threats to the Native Plant Preservation Area. Honua'ula Partners, LLC will make an effort to continually disseminate useful information to all stakeholders;

- **Management Objective 13: Develop a Public Education and Outreach Program**

Honua'ula Partners, LLC will implement an education and outreach program open to the local community and the general public. This program will be coordinated by the Natural Resources Manager and will involve: 1) sponsoring service trips to assist with management activities; 2) field trips for island students; and 3) developing interpretive signs to encourage public cooperation and discourage trespassing through the Native Plant Preservation Area and other Native Plant Areas; and

- **Management Objective 14: Incorporate Adaptive Management Principals**

To accommodate for uncertainty inherent in natural systems, Honua'ula Partners, LLC will adopt an active adaptive management approach. With this approach, information gathered during the monitoring program will influence and improve future management practices. According to USFWS policy, adaptive management is defined as a formal, structured approach to dealing with uncertainty in natural resources management, using the experience of management and the results of research as an on-going feedback loop for continuous improvement. Adaptive approaches to management recognize that the answers to all management questions are not known and that the information necessary to formulate answers is often unavailable. Adaptive management also includes, by definition, a commitment to change management practices when determined appropriate.

Honua'ula Landscape Master Plan

To ensure a cohesive and visually unified landscape throughout Honua'ula, PBR Hawaii and Associates, Inc, prepared the Honua'ula Landscape Master Plan. The Landscape Master Plan establishes an overall landscape concept and establishes principles to guide the design and implementation of landscape planting within Honua'ula. Key concepts and objectives of the Landscape Master Plan are summarized below. Appendix G contains the complete plan.

The design proposals contained in the Honua'ula Landscape Master Plan are driven by the *Honua'ula Conservation and Stewardship Plan* (SWCA 2010b), which recommends proactive stewardship actions to manage and propagate native plants within Honua'ula. Similarly, the Landscape Master Plan strives to create a naturalized landscape palette, using native plants, which require minimal irrigation and will, after establishment, require minimal maintenance. Consistent with the Maui County Planting Plan, the Honua'ula Landscape Master Plan is responsive to the botanical resources of the area and the need to limit the use of water for irrigation.

The goals of the Landscape Master Plan are to:

- Create an informal, naturalistic community-wide landscape that will allow buildings and other improvements to rest graciously upon the land; in this sense, the landscape will dominate the scene;
- Create a memorable experience at Honua'ula by designing landscapes that respect the site's natural and cultural resources, and embrace this unique Hawaiian landscape;
- Preserve, enhance, and protect native landscape and habitat areas by using native plants, whenever possible, to make seamless transitions between the natural landscape and introduced landscapes;

- Concentrate ornamental landscapes around key amenity areas of the Golf Clubhouse, mixed use village areas, and select higher density residential neighborhoods;
- Rehabilitate existing degraded landscapes and restore all disturbed areas affected by grading and construction for infrastructure and community development; and
- Use plants and irrigation techniques that are sensitive to water conservation.

The Honua'ula Landscape Master Plan draws inspiration from the geographical characteristics and native vegetation found on-site and in the area:

- **Native Plant Palette** – Honua'ula's primary plant palette will reflect the area's mixed *kiawe-wiliwili* shrubland vegetation. The vegetation will consist mainly of native drought-tolerant plants, which will be planted in a manner that will mimic how these plants would grow in their natural state. All planting areas will be irrigated using non-potable water.
- **Lava Flows** – Lava stone found on-site will be incorporated into the landscape as a thematic element. On-site rocks and boulders will be used for grade transitions and will also be incorporated as landscape features.
- **Lava Rock Walls** – Dry stack rock walls similar to the existing historic and ranch era walls found on-site will be incorporated into the landscape as both a functional and aesthetic design element. These walls will be incorporated throughout Honua'ula, becoming an important identity element of the Honua'ula landscape.
- **Gulches** – As much as possible, gulches will remain natural. Transition areas between gulches and built areas will incorporate boulders found on-site with native plantings.

The Honua'ula Landscape Master Plan identifies 13 key landscape areas or components that combine to create the framework for the overall landscape concept. Below is a listing of these areas along with the key design features of each:

1. **Entries/Gateways** – Define entries and gateways with boulders, rock walls, signs, canopy trees and/or vertical palms, specimen trees, native plants, and subtle lighting;
2. **Roadways** – The landscape treatment along roadways and trails will consist primarily of informal clusters of native plants;
3. **Pi'ilani Highway Extension** – With the exception of a few strategically located view corridors, most of the Pi'ilani Highway extension within Honua'ula will be planted with informal clusters of native and/or ornamental plants to create a dense buffer between the highway and adjacent uses;
4. **Golf Course** – Native vegetation will be planted in informal clusters to transition from golf course landscaping to open spaces;
5. **Clubhouse** – A combination of native plants, at the periphery or in low impact areas, and ornamental landscaping, close to the club buildings and in high impact areas, will create a varied yet naturalistic landscape;

6. **Native Plant Preservation Area and Native Plant Conservation Areas** – Protection of existing native plants will be the primary objective for these areas;
7. **'A'ā Lava Flows** – Lava and rocks will surround native plant clusters propagated from the site;
8. **Grass Lands** – Native shrub vegetation will be use to landscape the area;
9. **Maui Meadows Landscape Buffer** – A mixture of medium-sized canopy trees, large native shrubs, and small trees will function as a landscape buffer. In addition, portions of the buffer could be utilized for community parks and gardens;
10. **Utility Buffers** – Canopy trees and dense understory plantings will surround water tanks and utility features to create a dense visual screen;
11. **Gulches** – Re-established native plants will provide natural landscape treatment;
12. **Parks** – Landscape will include turf grass, canopy trees, and native shrubs and groundcovers; and
13. **Village** – Within the higher density village mixed use areas, a more ornamental landscape is appropriate, using canopy trees and shrub massing to mitigate the visual and micro-climate impacts of buildings.

3.7 WILDLIFE RESOURCES

Several wildlife surveys of the Property have been conducted since 1988 (Bruner 1988, 1993, and 2004; SWCA 2010c). SWCA completed the most recent wildlife survey of the Honua'ula Property in 2009 (SWCA 2010c). Specific objectives of the survey included: 1) documenting the presence and relative abundance of birds and mammals with the Property; and 2) determining the presence and abundance of any protected species within the Property, including migratory shorebirds, waterbirds, Federal and State of Hawaii listed endangered or threatened species, and "species of concern." Key findings of the SWCA survey are presented below. Appendix H contains the complete survey.

Endangered Species

Although not detected during previous surveys (Bruner 1988, 1993, and 2004), evidence of endangered Blackburn's sphinx moths (*Manduca blackburni*) was found within the Honua'ula Property during the SWCA (2010c) survey, including frass, cut stems and leaves, and live caterpillars. Evidence was limited to a single species of non-native weed: the tree tobacco (*Nicotiana glauca*). No adult Blackburn's sphinx moths were observed within the Property.

A single endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*) was sighted flying seaward over the Property near the southern boundary. No other bats were observed during the survey. *Kiawe* trees, which are abundant on the Property, have been documented as roost trees for the Hawaiian hoary bat, thus, while not observed, it is possible that Hawaiian hoary bats roost within the Property.

Native Birds

The endemic *pueo* (*Asio flammeus sandwichensis*) (short-eared owl) was the only native bird species observed within the Property. Six *pueo*, 12 barn owls, and six other unidentified owls were sighted in grassland habitat, but no owl nests were found. Grasslands present on the Property are likely to provide good foraging and nesting habitat for owls; however, ground nesting increases vulnerability to predation by rats (*Rattus* spp.), cats (*Felis catus*), and the small Indian mongoose (*Herpestes auropunctatus*), all of which are present in the area.

Native seabirds that may fly over the Honua'ula area during the day include the greater frigate bird or 'iwa (*Fregata minor palmerstoni*) and tropic birds (*Phaethon* spp.). Native seabirds that may fly over the site at night include the endangered Hawaiian petrel (*Pterodroma sandwichensis*) and Newell's shearwater (*Puffinus auricularis newelli*). While seabirds may traverse the area, they do not nest on the Property.

Migratory Birds

A single non-native Northern harrier (*Circus cyaneus*) was observed flying over *wiliwili* trees in the southern portion of Honua'ula (SWCA 2010c). Pacific Golden-Plover or *Kōlea* (*Pluvialis fulva*) have been observed in the vicinity (Bruner 1988 and 2004); however, they were not seen during the course of the SWCA (2010c) survey.

Introduced Birds

SWCA biologists observed 16 species of introduced birds within the Property. The most abundant were: Japanese white-eye (*Zosterops japonicus*), nutmeg manikin (*Lonchura punctulata*), zebra dove (*Geopelia striata*) and northern cardinal (*Cardinalis cardinalis*). Also common were: African silverbills (*Lonchura cantans*) and red-crested cardinals (*Paroaria coronata*). Another survey (Bruner 2004) identified other common birds: house finch (*Carpodacus mexicanus*), black francolin (*Francolinus francolinus*), nutmeg manikin (*Lonchura punctulata*), and northern cardinal (*Cardinalis cardinalis*).

Mammals

The Hawaiian Hoary Bat was the only native mammal observed during the SWCA (2010c) survey. Small herds of axis deer (*Axis axis*) were commonly seen. The small Indian mongoose (*Herpestes javanicus*) was observed, but was uncommon. Cats (*Felis catus*), rats (*Rattus* spp.) and mice (*Mus musculus*), while not observed, are expected to be present within the Property due to its proximity to the Maui Meadows subdivision and the Wailea Resort. While not present during the survey, domestic cattle (*Bos taurus*) are sometimes grazed in the northern portion of the Property.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Honua'ula is not expected to significantly impact any endangered species. Evidence of the endangered Blackburn's sphinx moth (*Manduca blackburni*) was found within the Honua'ula Property and a single endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*) was sighted flying seaward over the Property. No other Federal or State of Hawai'i listed threatened or endangered animal species were identified on the Property. Several mitigation measures will be implemented to protect these endangered species and other animal species.

Endangered Species

While evidence of the Blackburn's sphinx moths (*Manduca blackburni*) was found within the Honua'ula property (frass, cut stems and leaves, and live caterpillars), no adult Blackburn's sphinx moths were observed. To protect Blackburn's sphinx moths, Honua'ula Partners, LLC will:

- Provide habitat for Blackburn sphinx moths within the Native Plant Preservation Area (see Section 3.6, Botanical Resources). While a preserve for native plants, the only non-native species that will be allowed to remain in this area will be the tree tobacco (*Nicotiana glauca*) so as to provide food and habitat for the moths. However, because the intent of the Native Plant Preservation Area is to protect valuable native plant species, consideration is being given to propagating 'aiea (*Nothocestrum latifolium*) (a native Blackburn's sphinx moth host plant) in this area to replace the non-native tree tobacco. The ultimate outcome of this effort is unknown because the Property is at a lower elevation than the elevation where native 'aiea usually grows. If 'aiea becomes established within the Native Plant Preservation Area and is used by the Blackburn sphinx moth, then non-native tobacco trees will be removed. Removal of non-native tree tobacco will only occur in the season when Blackburn sphinx moths are underground. Precautions will be taken to ensure pupae are not harmed;
- Remove non-native tree tobacco from the Property outside the Native Plant Preservation Area prior to construction. This will be done in consultation with biologists from DLNR and the USFWS to prevent accidental take of the Blackburn's sphinx moth caterpillar;
- Ensure against accidental take of Blackburn sphinx moths along the alternative transmission line alignments for possible connection to the Mākena Resort WWRF (see Section 4.8.2, Wastewater and Figure 2) by requiring a qualified wildlife biologist to screen any tree tobacco plants along the selected alignment for signs of moths (frass, cut stems or leaves, caterpillars, pupae, or adults). If any evidence of moths is found, trees will be identified and protected against disturbance, and USFWS and the Maui DLNR office will be consulted;
- Monitor construction operations to prevent accidental take of the various Blackburn's sphinx moth life stages. Should moths be found, host plants will be

marked for protection and not removed until deemed appropriate by DLNR and USFWS biologists;

- Enact restrictions on landscaping and gardening within the completed Honua'ula community to prevent propagation of any plant in the Solenaceae (Night shade) family that may attract Blackburn's sphinx moths;
- Implement a translocation program in consultation with DLNR and the USFWS for Blackburn's sphinx moth caterpillars, particularly for caterpillars found in landscaped areas of Honua'ula; and
- Continue wildlife surveys from November to May during the Honua'ula construction period to look for signs of endangered Blackburn sphinx moths and protect individual moths from destruction.

A single endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*) was sighted flying seaward over the Property but no evidence of roosting or foraging was observed; however definitive conclusions about habitat use cannot be made based on existing evidence. The removal of *kiawe* trees during construction may result in the loss of roosting habitat, but many large stature trees suitable for roosting will be preserved and others will be propagated for landscaping. To further protect Hawaiian hoary bats, and in conformance with County of Maui Ordinance No. 3554 Condition 9, Honua'ula Partners, LLC will:

- Provide a qualified wildlife biologist to monitor for bats during construction. Should bats be found, assistance will be requested from the USFWS;
- Conduct additional bat point count surveys before construction to document any changes in abundance of bats and determine habitat utilization during the wet and dry seasons;
- Monitor clearing of habitat during construction to reduce the potential take of nonviolent juvenile bats; and
- Propagate native tree species for landscaping to provide suitable bat roosting habitat and mitigate for the loss of possible roosting trees during construction.

In addition to the above protection and mitigation measures, a multi-species Habitat Conservation Plan (to include the candidate endangered 'āwikiwiki) will be prepared under Section 10(a)(1)(B) of the Endangered Species Act and in collaboration with DLNR and USFWS.

Native Birds

The endemic *pueo* (*Asio flammeus sandwichensis*) (short-eared owl) was the only native bird species observed within the Property, although no nests were found. Construction within what is currently grassland may potentially disturb roosting and nesting *pueo*. After construction, *pueo* may be permanently displaced from the Property due to the loss of grassland habitat. To minimize potential impacts to native *pueo*, and in conformance with County of Maui Ordinance No. 3554 Condition 9, Honua'ula Partners, LLC will:

- Conduct additional *pueo* surveys before construction to document any changes in abundance of *pueo* and habitat use during the wet and dry seasons; and
- Delay construction around any areas found to contain *pueo* nests until chicks have fledged.

Several species of native seabirds may traverse the area but they do not nest on the Property. To minimize potential impacts to native seabirds Honua'ula Partners, LLC will:

- Shield outdoor lights in compliance with Chapter 20.35 (Outdoor Lighting), MCC, avoid night-time construction, and provide all staff with information regarding seabird fallout.

After construction of the golf course, water features and open fairways may attract a number of endangered bird species that currently are not present. These may include *koloa* (*Anas wyvilliana*), *ae'o* (*Himantopus mexicanus knudseni*), *'alae ke'oke'o* (*Fulica alai*), *'alae 'ula* (*Gallinula chloropus sandvicensis*), and *nēnē* (*Branta sandvicensis*). In addition, there is the potential for lighting to attract threatened Newell's shearwater (*Puffinus auricularis newelli*) and endangered Hawaiian petrel (*Pterodroma sandwichensis*). The native migratory *kōlea*, which was not seen on the Property at the time of the SWCA (2010c) survey, frequently uses roads and open spaces when wintering in Hawai'i and may be displaced if construction occurs during the migratory season. However, it is anticipated that landscaped open spaces, gardens, and lawns and fairways on the Property will provide additional habitat that *kōlea* can use. To minimize potential impacts to other native birds Honua'ula Partners, LLC will:

- Shield outdoor lights in compliance with Chapter 20.35 (Outdoor Lighting), MCC, and avoid night-time construction; and
- Employ a Natural Resources Manager to help develop and implement specific conservation programs to insure the protection of native plants and animals within the Native Plant Preservation Area and other Native Plan Areas throughout the Property.

Mammals

Non-native mammals such as axis deer (*Axis axis*), mongoose (*Herpestes javanicus*), cats (*Felis catus*), rats (*Rattus spp.*) and mice (*Mus musculus*), pose a threat to native plant and animal species within Honua'ula. For example, feral ungulates are known to graze on native plants, degrade and destroy habitat, disrupt topsoil leading to erosion, and facilitate the establishment of non-native plants (SWCA 2010a). To control potential threats from non-native mammals and in conformance with County of Maui Ordinance No. 3554 Conditions 7 and 8, Honua'ula Partners, LLC will:

- Fence the perimeter of the Property, and other areas as appropriate, to exclude feral ungulates from the *kiawe-wiliwili* shrubland. A fence has already been erected,

however fencing requirements will be reviewed and updated as the Native Plant Preservation Area and Native Plant Conservation Areas are established and site construction begins;

- Prepare and implement an Animal Management Plan, including an ungulate management plan, to ensure that goats, deer, pigs, and stray cattle are removed in a humane manner from the Native Plant Preservation Area and the Native Plant Conservation Areas. The Animal Management Plan will be prepared in cooperation with DLNR for submittal during Project District Phase II processing and approved by DLNR prior to submittal of Project District Phase Phase III processing;
- Inform owners within Honua'ula that the area is subject to the intrusion of mammals such as axis deer, pigs, rodents, and the impacts and management plan associated with such intrusions; and
- Employ a Natural Resources Manager to help develop and implement specific conservation programs to insure the protection of native plants and animals within the Native Plant Areas and other Native Plant Areas throughout the Property.

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Chapter 4



Description of the Human Environment,
Potential Impacts & Mitigation Measures



4 DESCRIPTION OF THE HUMAN ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

This section describes the existing conditions of the human environment, preliminary potential impacts of Honua'ula, and preliminary mitigation measures to minimize any impacts.

4.1 ARCHAEOLOGICAL AND HISTORIC RESOURCES

Aki Sinoto Consulting, LLC, completed a revised archaeological inventory survey for the Property in 2008 (Sinoto 2010). The revised archaeological inventory survey report incorporates the results of two previous surveys together with the results of additional fieldwork. In April 2000, Sinoto & Pantaleo conducted an archaeological inventory within the 190-acre southern third of the Property (Sinoto & Pantaleo, 2000). Subsequently, in 2001, Sinoto & Pantaleo conducted an inventory survey of the northern two-thirds of the Property (Sinoto & Pantaleo, 2001). Multiple field sessions were conducted between August 2003 and June 2008 to supplement the two initial surveys. Findings of the survey work are summarized below. Appendix I contains the complete archaeological inventory survey.

Previous to the archaeological work commencing in 2000, four other archaeological surveys were conducted within the Property; one for the proposed Pi'ilani Highway extension project (Walton, 1972); two for the previously proposed Wailea 670 development (Hammatt, 1979; Kennedy, 1988), and one for a cinder haul road paralleling the southern boundary (Sinoto & Pantaleo, 1993).

Settlement Patterns

The earliest prehistoric settlement on Maui is postulated to have occurred between A.D. 300-600 along the windward regions where abundant rainfall and fertile soil supported crop cultivation and human populations (Kirch 1985, Cordy and Athens 1988, Gosser et al. 1997). Population expansion into the drier, leeward areas of Kīhei, Wailea, and Mākena, likely took place by A.D. 1000-1200 (Cordy 1974, Kirch 1985) although localized areas of earlier permanent occupation appear to have been present (Gosser et al. 1997).

The Honua'ula Property is located along the southwestern slopes of Haleakalā, within the *moku* (traditional district) of Honua'ula (currently subsumed into the Makawao District) and includes portions of three *ahupua'a*: Paeahu in the north, Palauea in the middle, and Keauhou in the south.

The inhabitants of Honua'ula *moku* subsisted mainly on fish and sweet potatoes, a common diet of those who lived in the dry leeward areas of Maui (Barrere 1975). The

early French navigator La Perouse noted, while anchored at Keone'ō'io Bay that "This part of the coast was altogether destitute of running water. The inhabitants had no drinking water but a brackish water obtained from shallow wells" (La Perouse 1798). Due to the lack of running water, agricultural production in leeward Maui was limited to dryland taro in the upland areas in pockets of moist soil where rainfall was greater, while sweet potatoes were grown at the lower elevations (Handy 1940).

The general pattern of occupation within the Honua'ula *moku* suggested by previous archaeological research consists of seasonal settlements occurring along the coastal areas to exploit marine resources, while permanent settlements occupied the upland areas to utilize forest products and cultivate agricultural resources. Between these settlements was an arid area used for cultivating sweet potatoes and for transit on mauka-makai trails. Upland populations exchanged taro, bananas, and sweet potatoes with the coastal populations for ocean resources (Handy 1940).

Chapman and Kirch (1979) proposed that a pattern of transience existed between coastal and inland areas. Inhabitants of the upland agricultural region may have utilized the coastal shelters as temporary or seasonal bases for expanding the range of resource exploitation. Trails linked these permanent upland habitation areas to coastal areas. Temporary habitation sites, located along trails linking upland and coastal settlements were used by travelers from upland residences to the coast to gather seasonal marine resources.

The late prehistoric/early historic settlement was characterized by permanent habitation along the coast and limited agricultural expansion into harsher, more ecologically marginal regions (Kirch 1977). Sites over a quarter-mile inland were used for temporary habitation and agriculture, although scattered permanent habitation extended as far as a half-mile inland in certain localities (Schilt 1988). The presence of earlier permanent settlements on the coast has been recently discovered as well (Donham 1986 and Fredericksen 1999).

As the archaeological knowledge base has progressively grown, traditionally held perceptions that the region was marginal and sparsely occupied until the latter phases of the prehistoric period have been changing. Similarly, the interpretation that the "intermediate" zone between the coastal areas and the forested upland zones was barren, used only during transit between the two loci, and lacked any consequential occupation, has also recently come into question. Recent studies of the intermediate zone (Gosser et al. 1993 & 1997, Sinoto & Pantaleo 2008) highlight: 1) the importance of the intermediate zone in specific areas of the region; and 2) a range of site types representing various activities in the intermediate zone.

Identified Sites

A total of 40 archaeological sites comprised of 60 component features have been recorded within the Property. No burials or human remains have been found. The recorded site

types include: small enclosures, modified overhang shelters, modified outcrop platforms and terraces, steppingstone trail segments, long walls, and multiple feature complexes. The majority of the sites/features appear to primarily represent prehistoric-period semi-permanent and temporary habitation functions associated with marginal intermediate inland-zone agricultural pursuits and/or mauka-makai transits between coastal and inland permanent habitation zones. A few sites, such as a complex of meandering free-standing walls, may represent historic period activities, most likely associated with ranching.

Only one site was recorded in the northern two-thirds of the Property. Although there is evidence that the area had previously undergone extensive disturbances, the scarcity of archaeological sites is remarkable especially when compared to the southern third of the Property, which contains 97.5 percent of the recorded sites. A large wall, trending east to west, demarks a physical division between the northern two-thirds of the Property and the southern third. The southern portion of the Property consists of large areas of a'ā flows with intermittent pahoehoe flow ridges. Due to the rough terrain, it appears that earlier historic ranching activities attempted to keep cattle out of this southern area and did not encroach south of the large wall until a later phase of ranching activities.

The presence of a steppingstone trail in the a'ā flows (in the southern third of the Property) and small, isolated features support the argument that this mid-elevation zone was primarily used for temporary transit stops during travel between the coast and inland areas. Based on results of previous research in the region, the dispersed, isolated occurrence of small, crudely constructed, structural features; such as C-shapes, modified outcrops and overhang shelters; can be indicative of temporary habitation. These feature types are well-represented in the neighboring areas and have been interpreted as temporary habitation sites, most with intermediate to late prehistoric period origins. The frequency of platform features as well as two multiple feature complexes—composed of more substantial structural features in terms of variety, size, numbers, and construction—suggest more intensive, if not permanent, occupation in the area. Further work, especially age determinations for specific sites, is needed to clarify the nature of these sites.

Of the 40 total sites recorded, 33 are considered to be significant based on at least one Hawai'i Register criterion: the potential to yield information. Several of the sites—such as the multiple feature complexes, steppingstone trail segments, and the long walls—are considered significant based on multiple criteria. Seven sites are considered no longer significant. For resources to be significant they must possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet one or more of the following criteria:

Criterion A – specifies association with events or broad patterns important to the prehistory or history of a region, island, or Hawaii in general;

Criterion B – reflects association with persons important to the prehistory or history of a region, island, or Hawaii in general;

Criterion C – applies to sites that reflect architectural achievements or are excellent examples of a specific type of site;

Criterion D – specifies that the site has yielded or has the potential to yield information significant to the understanding of traditional culture, prehistory, history, and/or foreign influences on traditional culture and history of a region, island, or Hawaii in general; and

Criterion E – applies to sites or places perceived by the contemporary community as having traditional cultural value.

POTENTIAL IMPACTS AND MITIGATION MEASURES

The archaeological inventory survey recommends placement of the recorded sites on the Property into three categories: *in situ* preservation, data recovery, and no further work. Permanent *in situ* preservation is recommended for 15 sites. Data recovery is recommended for 18 sites. No further work is recommended for seven sites which correspond to those sites which were evaluated to be no longer significant (NLS). Table 3 presents a summary of the significance and treatment for all 40 sites.

Fourteen of the 15 sites recommended for permanent *in situ* preservation are in the southern portion of the Property. Eleven of these are within the Native Plant Preservation Area (4) and the Native Plant Conservation Areas (7), areas that will not be graded or disturbed so that existing native vegetation can be conserved and protected (see Section 3.6 (Botanical Resources)). The three remaining sites recommended for permanent *in situ* preservation in the southern portion of the Property that are not in the Native Plant Preservation Area or the Native Plant Conservation Areas will be preserved as isolates in historic preservation easements. The single site in the northern two-thirds of the Property recommended for permanent preservation will be preserved *in situ* within an existing gulch, which will remain as an open area.

In addition to the 15 sites recommended for permanent *in situ* preservation, there are opportunities to retain additional sites designated for data recovery within the approximately 143 acres of the Native Plant Areas. There are further opportunities to retain sites within golf course areas not requiring grading. In addition, the Native Plant Areas will enhance the natural setting in which archaeological and cultural preservation is implemented.

In compliance with County of Maui Ordinance No. 3554 (Condition 26), Honua'ula Partners, LLC, will provide an archaeological preservation/mitigation plan, pursuant to Chapter 6E, HRS, to the State Historic Preservation Division (SHPD) and the Office of Hawaiian Affairs (OHA) for approval, prior to Project District Phase II approval. In

accordance with SHPD requirements, Honua'ula Partners, LLC, will also provide a data recovery plan to SHPD for review and approval.

Table 3. Archaeological Sites: Significance and Treatment

No.	Type	Features	Period	*SIHP#	Significance	Treatment
1	wall	1	historic?	200	C,D	Preservation
2	complex	5	traditional?	201	A,D	Preservation
3	platform	2	traditional?	204	D	Preservation
4	mod OH	1	traditional?	205	D	Preservation
5	C-shape	1	traditional?	3156	NLS	No further work
6	wall	1	historic?	3157	NLS	No further work
7	wall	1	historic?	3158	NLS	No further work
8	U-shape	1	traditional?	4945	D	Data Recovery
9	C-shape	1	traditional?	4946	D	Data Recovery
10	mod OH	1	traditional?	4947	D	Data Recovery
11	open area	1	historic?	4948	D	Data Recovery
12	mod OH	2	traditional?	4949	D	Data Recovery
13	C-shape	1	traditional?	4950	D	Data Recovery
14	SS trail	1	traditional?	4951	C,D,E	Preservation
15	platform	1	traditional?	4952	D	Preservation
16	walls	3	historic?	4953	NLS	No further work
17	C-shape	1	traditional?	4954	D	Data Recovery
18	mod OH	1	traditional?	4955	D	Data Recovery
19	mod OH	2	traditional?	4956	D	Data Recovery
20	complex	6	traditional?	4957	A,D	Preservation
21	enclosures	2	traditional?	4958	D	Data Recovery
22	SS trail/pits	3	traditional?	4959	C,D,E	Preservation
23	platform	1	traditional?	4960	D	Data Recovery
24	wall seg.	1	historic?	4961	NLS	No further work
25	lava blister	1	traditional?	5110	D	Data Recovery
26	platform	1	traditional?	5111	D	Preservation
27	platform	1	traditional?	5112	D	Preservation
28	cluster	2	traditional?	n/a	D	Data Recovery
**29	OH	1	traditional?	5109	D	Preservation
30	C-shape	1	traditional?	n/a	D	Data Recovery
31	platform	1	traditional?	n/a	D	Data Recovery
32	trail	1	traditional?	n/a	D	Preservation
33	cluster	2	traditional?	n/a	D	Preservation
34	OH	1	traditional?	n/a	D	Data Recovery
35	platform	1	traditional?	n/a	D	Preservation
36	lava tube	1	traditional?	n/a	D	Preservation
37	wall	1	historic?	n/a	NLS	No further work
38	mod outcrop	1	traditional?	n/a	D	Data Recovery
39	OH	1	traditional?	n/a	D	Data Recovery
40	walls	2	historic?	n/a	NLS	No further work

*State Inventory of Historic Places Numbers (Preceded by 50-50-14-)

**Only site in the northern section

Aki Sinoto Consulting, LLC and Hana Pono, LLC prepared a CRPP (see Section 4.2 Cultural Resources and Appendix J) in compliance with County of Maui Ordinance No. 3554 (Condition 13 and Condition 26). The CRPP also serves as the archaeological preservation/mitigation plan discussed above and sets forth (among other things) selection criteria for sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate for each site to be preserved. The CRPP was prepared in consultation with interested and concerned parties, cultural advisors, Nā Kūpuna O Maui, the Maui County Cultural Resources Commission, the Maui/Lāna'i Island Burial Council, the DLNR Nā Ala Hele, SHPD, OHA, and various knowledgeable individuals. In compliance with County of Maui Ordinance No. 3554 (Condition 13) the CRPP will be submitted to SHPD and OHA for review and recommendations. Upon receipt of comments and recommendations from SHPD and OHA, the CRPP will be provided to the Maui County Cultural Resources Commission for review and adoption before Project District Phase II approval.

The CRPP includes short-term and long-term preservation measures for each of the 15 sites slated for *in situ* preservation. While the CRPP provides specific preservation measures for each site, summaries of general short- and long-term preservation measures are provided below.

Short-Term Preservation Measures – The identification and implementation of appropriate short-term or interim site protection measures, including an SHPD approved archaeological monitoring plan, ensure that, during construction, inadvertent damage or other adverse impacts do not befall sites slated to be preserved. These include:

- Prior to construction commencement a meeting shall be held to inform all pertinent parties regarding the locations and buffer zones for all sites slated for preservation in or near areas of potential effect and the authority of the archaeological monitor to temporarily halt work in the vicinity of any inadvertent findings;
- The erection of temporary construction fencing (orange plastic) or other visible markings defining no-encroachment buffer zones around the perimeter of sensitive areas;
- The installation of protective supports or covers to better protect the integrity of fragile or delicate features, if warranted;
- Regular monitoring of preservation sites and construction activities; and
- Ensuring transition to permanent preservation measures following completion of construction.

Long-Term Preservation Measures – The identification and implementation of long-term or permanent site protection measures provide for the continued protection of archaeological and cultural resources. The two typical categories of long-term preservation are passive and active preservation, as described below:

- **Passive Preservation** – Sites in this category do not undergo any interpretive development, occur in areas that can be avoided by development, and are left as is. This category is sometimes referred to as “data banking.” Most sites in this category are not intended to be permanently preserved, but are anticipated to undergo data recovery procedures in the future, presumably when improved data gathering techniques and refined analysis technologies are available or on large tracts of land where development is intended to take place in incremental phases; and
- **Active Preservation** – Sites in this category are chosen for their interpretive potential. Their selection may be based on aesthetic, academic, or cultural representation values. Different levels of interpretive development may be undertaken, including: stabilization, partial or complete restoration, and/or reconstruction. Signs may be involved, and details regarding access and protocols need to be worked out.

In addition to the protections to be instituted through the CRPP, Honua'ula Partners, LLC 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 inadvertently encountered during the construction activities, work will cease immediately in the immediate vicinity of the find and the find will be protected. The contractor shall immediately contact SHPD, which will assess the significance of the find and recommend appropriate mitigation measures, if necessary.

4.2 CULTURAL RESOURCES

Hana Pono, LLC prepared a cultural impact assessment for the Honua'ula Property to identify traditional customary practices within the Property and in the vicinity of the Property. The cultural impact assessment was conducted in accordance with the OEQC Guidelines for Assessing Cultural Impacts and includes archival research and interviews with people knowledgeable of Honua'ula and the surrounding area. Findings of the cultural impact assessment and other relevant information are summarized below. Appendix K contains the complete cultural impact assessment.

4.2.1 Honua'ula Moku

The Honua'ula *moku* was one of 12 ancient districts of Maui Island. The literal meaning of the name is “red earth” or “red land,” which may have been in reference to the distinctive red dust of Haleakalā (Handy et al. 1991). There are a number of alternative explanations for the name. In the cultural impact assessment, Tau'a and Kapahulehua (2009) state that the name connotes sacred earth based on the sacredness of the color red. Sterling (1998), in *Sites of Maui*, includes the following account, by Fornander, of the chief, Mo'ikeha, who brought back companions from his voyage to Tahiti:

His canoes were equipped forthwith under the superintendence of Kamahualele, his astrologer and seer (Kilokilo), and with a goodly company of chiefs, retainers, and relatives, they set sail for Hawaii...The legends differ somewhat to the names of the followers of Mo'ikeha, but they all agree that a number of places in the Hawaiian group were named after such or such companions of Mo'ikeha, who were permitted to land here and there as the fleet coasted along the island shores, and who succeeded in establishing themselves where they landed. Thus were named the district of Honua'ula on Maui.

Two traditional Hawaiian sayings regarding Honua'ula recorded by Mary Kawena Pūku'i (1983) in *'Ōlelo No'eau, Hawaiian Proverbs and Poetical Sayings* speak of the wind of the region and describe the character of the inhabitants as given below:

Honua'ula, e paluku 'ia ana na kahi po'ohiwi e na 'ale o ka Moa'e
Honua'ula whose shoulders are pummeled by the Moa'e wind
(A poetical expression for a person being buffeted by the wind. Honua'ula, Maui, is a windy place.)

Honua'ula kua la'ola'o
Callous-backed Honua'ula
(Said of the people of Honua'ula, Maui, who were hard workers. The loads they carried often caused callouses on their backs.)

There are many historical accounts that specifically mention Honua'ula *moku* in story, chant and oral tradition. One of the earliest accounts that describe the first inhabitants of Honua'ula came from genealogical chant. Between 1100 and 1400 A.D., chants recorded the long voyage of Chief Mo'ikeha from Tahiti to Hawai'i and describe how his travels gradually appropriated the rule over lands in Hawai'i through intermarriage, battles and ritual sacrifices. In his inaugural sail, Chief Mo'ikeha first landed on Hawai'i Island and then on to Maui, where he sailed around the Kaupō coastline until he arrived at the place known today as Honua'ula.

In the years following the Mahele in 1848, various configurations of the 12 *moku* (districts) were implemented and revised. In 1901 and 1932, the current district divisions were established, with Honua'ula incorporated into Makawao. Of these boundary modifications, R. D. King, in Sterling (1998), stated:

Since the advent of legislative government, or from about 1846, many modifications have been made of the ancient district boundaries and there are many instances where other names have been substituted for the old district names. Some of these changes were made for political reasons and others for convenience, but the principal changes in boundaries were caused by movements in population reflecting new uses of the land areas. These new district boundaries did not always conform to the ahupua'a

boundary and there are examples today of an ahupua'a being situated in more than one district where no such condition existed in ancient times

The traditional Honua'ula *moku*, located between Kula to the north and Kahikinui to the east and south, included the following 19 known *ahupua'a* from north to east: Paeahu, Palauea, Keauhou, Kalihi, Waipao, Papa'anui, Ka'eo, Maluaka, Mo'oiki, Mo'oloa, Mo'omuku, Onau, Kanahena, Kualapa, Kalihi, Papaka-kai, Kaunuahane, Kalo'i, and Kanaio. The traditional Honua'ula *moku* crossed several environmental zones that spanned across 18.5 miles of coastline and reached the summit of Haleakalā.

Human settlement of the Honua'ula *moku* dates back to pre-historic times and continues today. The Honua'ula *moku* was a fishing and farming region from the beginning of its occupancy in early Hawai'i. Its shores were rich with an abundance of marine life, which included deep and shoreline fishing of squid, octopus, crab, and shell fish, and an abundance of various seaweeds. The sweet potato or *'uala* was the important agricultural crop of the Honua'ula region and together with the marine resources comprised the staple food of its inhabitants. Handy and Handy (1972) describe the Honua'ula region thus:

On the south coast of East Maui, from Kula to 'Ulupalakua, a consistently dry and lava-strewn country, Mākena and Keone'ō'io were notable for good fishing; this brought many people to live by the shore and inland. There were some patches of upland taro, not irrigated; but this was a notable area for sweet potato, which, combined with the fishing, must have supported a sizable population although it cannot be counted as one of the chief centers.

As explained in Section 4.1 above, previous archaeological research suggests a pattern of transience existed between coastal and inland areas (Chapman and Kirch 1979). Inhabitants of the upland agricultural region may have utilized coastal areas as seasonal bases for expanding the range of resource exploitation. Temporary habitation sites, located along trails linking upland and coastal settlements were used by travelers from upland residences to the coast to gather marine resources. Upland populations exchanged taro, bananas, and sweet potatoes with the coastal populations for ocean resources (Handy 1940).

Kiha-Pi'ilani who reigned in the last half of the 15th century connected the entire island with a network of trails to aide his people in their travels and give the king quick access to all parts of his kingdom. The original trails still exist today from Keone'ō'io to Nu'u. The trails do not intersect the Honua'ula Property; however branching trails extend from the Pi'ilani trail in the Honua'ula *moku*.

During the time of Kamehameha the Great, large quantities of sandalwood were harvested from mauka areas (Kula, Makawao, and Haleakalā) and loaded at Mākena. Kamehameha's invasion of Maui occupied all the shores of Honua'ula to defeat the Maui king Kalanikupule (Sterling 1998). Afterwards, the fishponds of Kalepolepo and Kō'ie'ie were rebuilt. Since Honua'ula did not possess rich waterways from mountain to ocean,

sweet potato, sugar cane, and ranching were key activities of the region. The *maka'ainana* (common people) worked the land under the direction of the *konohiki* and occasionally the *ali'i* would drop by enroute to Kaupō, where most of the activities of the chiefs took place.

In post-contact times, Mākena Landing became the second busiest port after Lahaina since cattle and agricultural products from the mauka lands were brought here to load, and the port received goods for residents throughout Central Maui. By the 1800's, traditional settlement patterns underwent major changes throughout the region and the entire island with: 1) the advent of cattle and commercial agricultural enterprises; 2) the introduction of the western concept of private ownership of land; and 3) the development of cart paths, roadways, and harbors.

Following the overthrow of the Hawaiian monarchy, Handy (1940) reported the following changes in the area due to cattle ranching:

In Honuaula, as in Kaupo and Kahikinui, the forest zone was much lower and rain more abundant before the introduction of cattle. The usual forest-zone plants were cultivated in the lower upland above the inhabited area. Despite two recent (geologically speaking) lava flows which erupted from fissures below the crater and only a few miles inland and which covered many square miles of land, the eastern and coastal portion of Honuaula was thickly populated by Hawaiian planters until recent years. A few houses are still standing at Kanaio where the upper road (travelling eastward) ends but only two are now occupied. A number of Hawaiian families whose men are employed at Ulupalakua Ranch have homes near the ranch house. Above these native homes a little dry taro is cultivated. Formerly, there was much dry taro in the forest zone.

Ranching has been blamed for many of the district's environmental problems. Cattle and goats stripped the land of its native flora while destroying ancient Hawaiian temples and other traditional Hawaiian remains

4.2.2 Ahupua'a within the Honua'ula Property

The Honua'ula Property includes portions of three *ahupua'a*: Paeahu, Palauea, and Keauhou from north to south. Most of the northern two-thirds of the Property is within a section of Paeahu *ahupua'a*. Roughly half of the width of Palauea *ahupua'a* is within the Honua'ula Property, with the remainder extending north. The entire width of Palauea *ahupua'a* is within the Honua'ula Property, primarily within the southern third of the Property. A proportion of the width of Keauhou *ahupua'a* extends from within the southern third of the Property and continues further south.

Paeahu Ahupua'a – The Paeahu *ahupua'a* is significant for many reasons. Literal translation of the name is a “row of heaps” (Pūku'i et al. 1974), the heaps refer to *ahu* (a

stone mound). Paeahu holds multiple meanings, all having to do with the concept of *ahu*. The area is significant for its connection to Kealaikahiki, the pathway to Tahiti and the voyaging of Hawaiian ancestors. Paeahu signifies a place of embarking on a journey or disembarking after a journey. To this day, Paeahu *ahupua'a* is connected with *wa'a*, the outrigger canoe, and the voyages of Hawaiian people. Traditionally, when fishing or on a sea voyage, but within sight of shore, reference points on land were used to determine the off-shore location or maintain a certain course. This worked much like lining up a set of lights to enter a harbor channel today. Natural landmarks were used, but often, *ahu* or stone mounds were constructed for this purpose. *Ahu* were used to guide travelers on land as well.

The Paeahu *ahupua'a* was part of the lands assigned to Moses Kekaiwa, the eldest son of Kekuana'oa, a powerful governor of O'ahu. However, in 1842, it was included with other Honua'ula *moku* lands that were reclaimed by the government (Barrere 1975). The commutation of lands to the government, in lieu of cash tax payments, was a common practice among the chiefs.

At the time of the Mahele, nine kuleana Land Commission Awards (LCA) in Paeahu ranged in size from 0.22 to 11.68 acres and consisted of shoreline parcels, houselots, and agricultural lands. Banana, dryland taro, and sweet potato were listed as the cultivated crops (Stocker et al. 1992). One of the kuleana awards, LCA 10665 to Piopio, appears to have been located close to, but beyond the northern boundary of the current Property area, probably within the existing Maui Meadows subdivision. The locations of the other LCAs, with the exception of 5220 to Koukaina, located at the coast, are unknown. Most likely, the other parcels were located mauka of the current Property area in the inland agricultural zone. Following 1850, portions of Paeahu *ahupua'a* were sold to foreign businessmen and large acreages changed owners often, until in 1864 when 4,445 acres were sold to James McKee, the founder of Rose Ranch in 'Ulupalakua. Much of the lands passed through McKee to 'Ulupalakua Ranch and Alexander and Baldwin, Ltd. (Kleiger et al. 1992).

Palaeua *Ahupua'a* – The Palaeua *ahupua'a* is a large land section. Literally, the name means “lazy” (Pūku'i et al. 1974). One of the oral traditions passed down about this area refers to laziness. The *ahupua'a*, comprising about 2,130 acres (LCA 11216) was awarded to Chiefess Miriam Kekauonohi during the Mahele of 1854, and the current Property area includes a portion of this LCA. Upon her death in 1851, the land passed to her husband, Ha'alelea. In 1862, most of the *ahupua'a* was sold to James McKee through public auction. A total of 14 LCAs and 11 Royal Patent Grants to commoners are listed for Palaeua *ahupua'a*. Four are described as Irish potato plots and three others as houselots. The remaining awards are not described as to land use. Map locations of kuleana are unavailable. However, the narrative descriptions of two of the houselots place them at the coast. The others likely consisted of agricultural lots located in the wetter uplands.

Keauhou Ahupua'a – The Keauhou *ahupua'a* is a large land division of which only a small section lies within the Property. The name literally means “the new era” or “the new current” (Pūku'i et al. 1974). It is connected to the currents that flow around and between the islands, Nā Kai Ewalu, and the channels that carried the ancestors to and from their destinations.

In 1852, LCA 6715 (RP 8213) was awarded to Ho'omanawanui, a member of the *ali'i* class whose father, Kaleilei, was a member of King's (Kamehameha III) court, which included the entire *ahupua'a* of Keauhou 1. The award covered an area of 853 acres. In 1856, Ho'omanawanui and her husband Hikiau II sold Keauhou 1 to James McKee for \$1,000. Eleven commoner awards are listed for all of Keauhou (1 and 2) *ahupua'a*. Although their locations are unknown, based on the descriptions given in the award documents, most appear to be Irish and sweet potato lands or houselots. The potato lands probably were further inland (above the 1200-foot elevation) of the current Property area, while the houselots were most likely located closer to the coast.

4.2.3 Oral History Interviews

Informant interviews with eight local residents were conducted in January 2008 by Keli'i Tau'a and Kimokeo Kapahulehua of Hana Pono LLC as part of the cultural impact assessment. Kimokeo Kapahulehua conducted an additional interview in March 2009. The complete transcript for each interview is appended to the cultural impact assessment provided in Appendix K.

- Douglas “Butch” Wayne Akina was born in 1943. He is the youngest of eight siblings from the Akina family of Kīhei. He currently resides on Maui and has owned and operated a variety of small businesses including school/tourist bus, fishing, airplane, roofer, cesspool extraction, and fishing net companies. He learned of traditions and practices of the families of the land, and was a fisherman in his youth;
- Marie Doreen “MD” Alborano was born in 1935 in Kīhei. Raised from infancy in Kīhei, she grew up working on the family's 56-acre farm near the existing Welakahao Road. She was a student of renowned hula teacher Aunty Emma Sharpe;
- Edward Quai Ying Chang, Jr. was born in 1982 at Wailuku. He moved to Mākena when he was four or five years old. His ancestors have lived in Mākena since 1883 when his great great grandfather John Kukahiko bought the lands from Mākena Surf to Mākena Landing. Mr. Chang has a degree in Biological Science with a minor in Plant Pathology;
- Stanley Ahana Chock was born at Honolulu in 1933 and moved to Kula shortly after he was born. He was raised by his mother's sister, Hattie Kanoho, in Pulehu'iki at Kula and also spent most of his childhood in Kahakuloa;
- Eugene C. “Herman” Clark, Sr. is of Hawaiian ancestry and lived on Maui since 1935. He lived in the Kīhei region on what is now known as Kenolio Road. He

- is knowledgeable of the Honua'ula area and is currently practicing the art of reflexology;
- Jimmy Gomes was born in Pu'unene in 1948. He has been employed by the 'Ulupalakua Ranch for the last six years and is currently the Operations Manager. Aside from his employment activities, he has visited the lands owned by the Ranch for the past 50 years;
 - Kevin Mahealani Kai'okamaile was born in Keokea. He was raised in the Honua'ula region where his family has resided for at least seven generations. He took an interest in botany at a young age and was able to learn from noted local botanists;
 - Ransom Arthur Kahawenui Piltz was born at Wailuku in 1939. He was raised on Maui until moving to Dayton, Ohio where he studied Business Management. He returned to Maui in 1993 to start working for his father's business, Piltz Electric. Mr. Piltz is part of the 130-member Kukahiko family which has roots in the Mākena Landing area. He also served on the Maui Planning Commission and is currently serving on the State LUC; and
 - Mildred Ann Wietecha is a lifelong resident of Kihei. Her mother was Violet Thomson of the Thomson Ranch in Kula. She is related to Douglas "Butch" Wayne Akina of Akina Bus Service.

Summary of the Oral History Interviews

Each of the individuals interviewed had something to contribute about life in the Honua'ula District and the surrounding areas. The three most knowledgeable individuals regarding the region were Edward Chang Jr., Kevin Kai'okamaile, and Ransom Piltz. These three individuals, all related to the Kukahiko family of Mākena, grew up in different time frames, lived separate lifestyles, but all three speak the same language about the land and the ocean of the Honua'ula region. Mr. Eugene Clark interestingly spoke of the relationship between the upland farmers and the coastal fishermen, a traditional pattern of life that continued over centuries in the Honua'ula region.

The concerns raised by the oral interviews were more general in nature, and no cultural concerns were raised that related specifically to the Honua'ula property. These concerns included impact on coastal fishing, the rising property taxes that make it difficult if not near impossible for Hawaiian families to maintain any coastal property in the region, shoreline access in developed areas, gated communities, the loss of traditional Hawaiian place names, the potential loss of good grazing land for cattle, the desecration of Hawaiian culture, and the desire to keep new development out of the region. None of the interviewees shared any proprietary knowledge about specific traditional cultural resources or associated practices within the boundaries of the Property.

POTENTIAL IMPACTS AND MITIGATION MEASURES

The cultural impact assessment report recommends that representative existing cultural sites be incorporated into Honua'ula and native plants be kept intact as much as possible to retain the unique identity of the area. The cultural impact assessment report also recommends that the *ala i ke kai* (pathway to the ocean) and the *ala i ke kula* (pathway to the uplands) be recognized as part of the law decreeing that one should respect Hawai'i's gathering rights (passage to fishing at the ocean and streams or gathering native plants in the mountain). However, based on consultation with interviewees, the cultural impact assessment report concludes that there are no known gathering practices or access concerns.

To preserve cultural resources within Honua'ula, Aki Sinoto Consulting, LLC and Hana Pono, LLC prepared a CRPP in compliance with County of Maui Ordinance No. 3554 (Condition 13). The CRPP seeks to:

- Define cultural parameters that will guide the preservation of archaeological remains and the interpretation of archaeological data;
- Document settlement patterns and timelines for the sites;
- Consult with traditional/cultural practitioners with ties to the Honua'ula region and other interested parties;
- Foster a more traditional and cultural land use perspective for the project site; and
- Ensure long-term consistency and integrity toward preservation efforts within the Property and in the Honua'ula region.

Appendix J contains the complete CRPP.

The CRPP incorporates the findings of the cultural impact assessment report and the Archaeological Inventory Survey. Recommendations of the CRPP regarding archaeological resources are summarized above in Section 4.1. Although archaeological resources comprise part of cultural resources and are more readily identified, quantified, and evaluated, other aspects of cultural resources are sometimes not as apparent and not as easily identified and evaluated. This is especially true of non-material regional resources, such as place names and specialized protocols, since the expertise is only found in persons with intimate or long-term knowledge of the subject region or particular locality.

During the initial planning stages of Honua'ula, several on-site tours and discussions involving archaeological and cultural components were held with various members of the community. An informational presentation was given to the Maui Cultural Resources Commission. Specific input was also sought from key individuals and the Native Hawaiian organization, Nā Kūpuna O Maui, and a number of valuable recommendations resulted

from discussions with an in-house cultural group⁶. Public input was also sought prior to preparation of the CRPP through publication of public notices in the *Honolulu Advertiser*, the *Maui News* and OHAs' Newsletter, *Ka Wai Ola*. Nā Kūpuna O Maui, under the leadership of Mrs. Patty Nishiyama and their regional representative Mr. Kimokeo Kapahulehua, retains the primary role in consulting with the landowner and in interacting with other Hawaiian organizations regarding matters related to cultural preservation, protocols, and practices.

The elements of the CRPP for which community input, especially from Native Hawaiian groups, was sought, include:

- The mode of preservation, passive or active, recommended for specific sites;
- The nature of access to religious, ceremonial, and confirmed burial sites;
- The determination of appropriate traditional protocols and practices;
- The size and types of buffer zones and appropriate protective barriers;
- The need for any stabilization or restoration;
- Whether signs are appropriate and if so, the type, design, and content of the sign;
- The types of native flora to be used for landscaping or barriers; and
- The establishment of educational and community stewardship programs;

Based on the community input received, the CRPP:

- Includes recommendations regarding the mode of preservation—passive or active—for specific sites;
- Notes that at this time, there are no known or identified religious, ceremonial, or burial sites on the Property; however, conditional access for lineal and cultural descendents will be provided if any such sites are identified later;
- Recommends that Nā Kūpuna O Maui, in consultation with other cultural experts, address appropriate protocols and practices throughout the planning and development periods and thereafter;
- Includes recommendations regarding the size and type of buffer areas for specific archaeological sites;
- Concludes that the long rock wall that demarcates the southern third of the Property (Site 200) requires repair and stabilization where deer have caused damage and where sections have been breached;
- Provides sample text for interpretive signs; the material and method of mounting signs will be finalized during subsequent planning phases;
- Recommends that native plants found on the Property should be used for archaeological buffer areas, and suitable plants include: 'a'ali'i (*Dodonaea viscosa*), 'āwīkīwī (*Canavalia galeata*), 'ilima (*Sida fallax*), kolomana (*Senna surrattensis*),

⁶ The in-house cultural group included: Kimokeo Kapahulehua, Clifford Naeole, Hokulani Holt Padilla, Keli'i Tau'a, members of Nā Kūpuna O Maui, Lisa Rotunno-Hazuka, Aki Sinoto, and Charlie Jencks.

maiapilo (*Capparis sandwichiana*), *ma'o* (*Abutilon grandifolium*), and *naio* (*Myoporum sandwicense*); and

- Notes that the nature and implementation of community stewardship and educational programs is currently under consideration by Nā Kūpuna o Maui, Honua'ula Partners, LLC, and other pertinent parties and will be finalized as additional input is received and planning progresses.

In addition to community input received for the specific points noted above, much information regarding traditional place names, protocols, practices, as well as glimpses of daily life were gained from oral interviews conducted in conjunction with both the CRPP and the cultural impact study. Starting from mythology and legends that include references to places in the region, there are well-known stories and folklore recounted for generations by the inhabitants. The compilation of not only this conventional folklore, but the recording of individual stories and experiences of area *kupuna* are invaluable resources that aid in interpreting the unique aspects of the region. The CRPP contains a compilation of not only texts and translations of several *mele* and *oli*, both traditional and contemporary, but also audio recordings of these on a compact disc.

In compliance with County of Maui Ordinance No. 3554 (Condition 13) the CRPP will be submitted to SHPD and OHA for review and recommendations. Upon receipt of comments and recommendations from SHPD and OHA, the CRPP will be provided to the Maui County Cultural Resources Commission for review and adoption before Project District Phase II approval.

4.3 TRAILS AND ACCESS

Honua'ula is accessed directly from the Kihei southern terminus of Pi'ilani Highway, which is a two-lane State highway. There are several unimproved roads on the Property that provide limited access within the site.

Remnant segments of a road referred to as the Kanaio-Kalama roadway are present along a portion of an existing jeep road which was constructed atop the same alignment. The original alignment is not followed by the current jeep road and only a small modified segment of the Kanaio-Kalama roadway exists. Water-worn cobbles and boulders, representing objects foreign to the environment presumably used in the original construction of the Kanaio-Kalama roadway, can be seen on either side of the jeep road in certain locations. Portions of the roadway may also have been modified for use by the military.

Discontinuous segments of steppingstone trails are present within the southern portion of Honua'ula. Researchers such as Chapman and Kirch (1979) proposed that a pattern of transience existed between coastal and inland areas. Foot trails linking upland and coastal settlements were used by travelers from upland areas to gain access to the coast and marine resources.

POTENTIAL IMPACTS AND MITIGATION MEASURES

The creation of Honua'ula will make the Property much more accessible relative to the current limited access. Honua'ula will include a system of pedestrian and bike trails along the community's roadways, gulches, and drainage ways (Figure 13). This secondary circulation system of linked pedestrian/bike trails will connect residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas and will provide residents a meaningful alternative to driving within the community.

A connector loop trail that ranges in width from 6 to 8 feet will be suitable for walking and biking throughout the community. This trail will circle the Property from its northern to southern boundary and connect to the Wailea Ike Drive and Pi'ilani Highway intersection. A minor street path from Kaukahi Street will allow connection from Wailea to trail systems throughout Honua'ula. A proposed scenic trail along portions of the golf course will also link to several other trail segments and is expected to provide sweeping views, both mauka and makai.

The Native Plant Preservation Area contains known archaeological and cultural sites. Therefore, to protect the integrity of these sites and native plants, the Native Plant Preservation Area will remain undisturbed and development will be prohibited, with the exception of a Nature/Cultural trail that will border the Native Plant Preservation Area and traverse the adjacent Native Plant Conservation Area.

As recommended by the Honua'ula cultural impact assessment, Honua'ula will provide traditional native Hawaiian mauka-makai access trails across the Property (*ala i ke kai* (pathway to the ocean) and the *ala i ke kula* (pathway to the uplands)). These trails will follow the Property's natural gulches from mauka to makai.

The steppingstone trail segments within the Property, which represent discontinuous remnants of traditional trails, will be preserved *in situ*. In their current state they are truncated not only by prior disturbances, but also by private land holdings and existing developments that straddle portions of traditional land divisions. Segments beyond the boundaries of Honua'ula are beyond the jurisdiction of Honua'ula Partners, LLC.

In terms of the Kanaio-Kalama road, only a small modified segment still exists, with major segments of the original alignment altered by an existing jeep road. In addition, the integrity of the roadway has been lost outside of the Property both at the Kalama and Kanaio segments, which are under multiple ownerships. In a letter dated July 31, 2009, Nā Ala Hele of the DLNR Division of Forestry and Wildlife (DOFAW) states that no documentation of the Kanaio-Kalama roadway could be found in the royal grant patents of the Property that were awarded in 1850. Also, no record exists of the road being in existence prior to 1892, when the U.S. Highways Act was passed. Thus, the Kanaio-Kalama roadway is not considered to be a public highway.

In their July 31, 2009 letter, Nā Ala Hele letter also stated, "The proposed development of walking trails and the preservation of the stepping stone trail will provide recreational opportunities that can highlight the historical and cultural values of the area."

4.4 ROADWAYS AND TRAFFIC

Austin, Tsutsumi & Associates, Inc. (ATA) prepared a Traffic Impact Analysis Report (TIAR) to evaluate the potential traffic impacts resulting from the creation of Honua'ula. The TIAR includes an analysis of existing regional traffic conditions and projected future conditions both without and with Honua'ula. ATA also prepared transportation management plans (TMPs) for construction and post-construction operations. Key conclusions of the TIAR and TMPs are summarized below. Appendix L contains the complete TIAR. Appendix M contains the TMPs.

4.4.1 Existing Roadways

Access – Primary access to Honua'ula is from the southern terminus of Pi'ilani Highway. Kaukahi Street, a private two-lane street within Wailea, provides a secondary, controlled access. Within Honua'ula there are several unimproved jeep trails that provide limited access to the interior of the Property. The following are descriptions of roadways in the vicinity of Honua'ula (See Figure 14).

Pi'ilani Highway – This State highway is generally a four-lane, undivided, north/south arterial highway providing access to Kihei and Wailea from areas north of Kihei. Pi'ilani Highway narrows to a two-lane highway at its intersection with Kilohana Drive/Māpu Place until its terminus at Wailea Ike Drive. Pi'ilani Highway begins at its intersection with South/North Kihei Road and ends at its intersection with Wailea Ike Drive. Left-turn storage lanes are generally provided at major intersections on Pi'ilani Highway. The speed limit on Pi'ilani Highway is 45 mph in the northbound direction from Wailea Ike Drive to Kilohana Drive; the southbound speed limit on this segment decreases from 45 mph to 25 mph as it approaches Wailea Ike Drive.

South Kihei Road – South Kihei Road is an undivided north/south County collector roadway that is generally parallel to Pi'ilani Highway and provides local access to shopping centers and visitor accommodations along the Kihei coastline. In the south Kihei area, South Kihei Road is a two-lane roadway. The posted speed limit is generally 20 mph.

Kilohana Drive – This two-lane, undivided, east/west roadway connects South Kihei Road with Pi'ilani Highway, intersecting Pi'ilani Highway across Māpu Place, which provides the north access to the Maui Meadows residential subdivision. The posted speed limit on Kilohana Drive is 25 mph.

Māpu Place – This two-lane, undivided, east/west roadway provides one of two access points from Pi'ilani Highway to the Maui Meadows residential subdivision. The posted speed limit on Māpu Place is 25 mph.



LEGEND

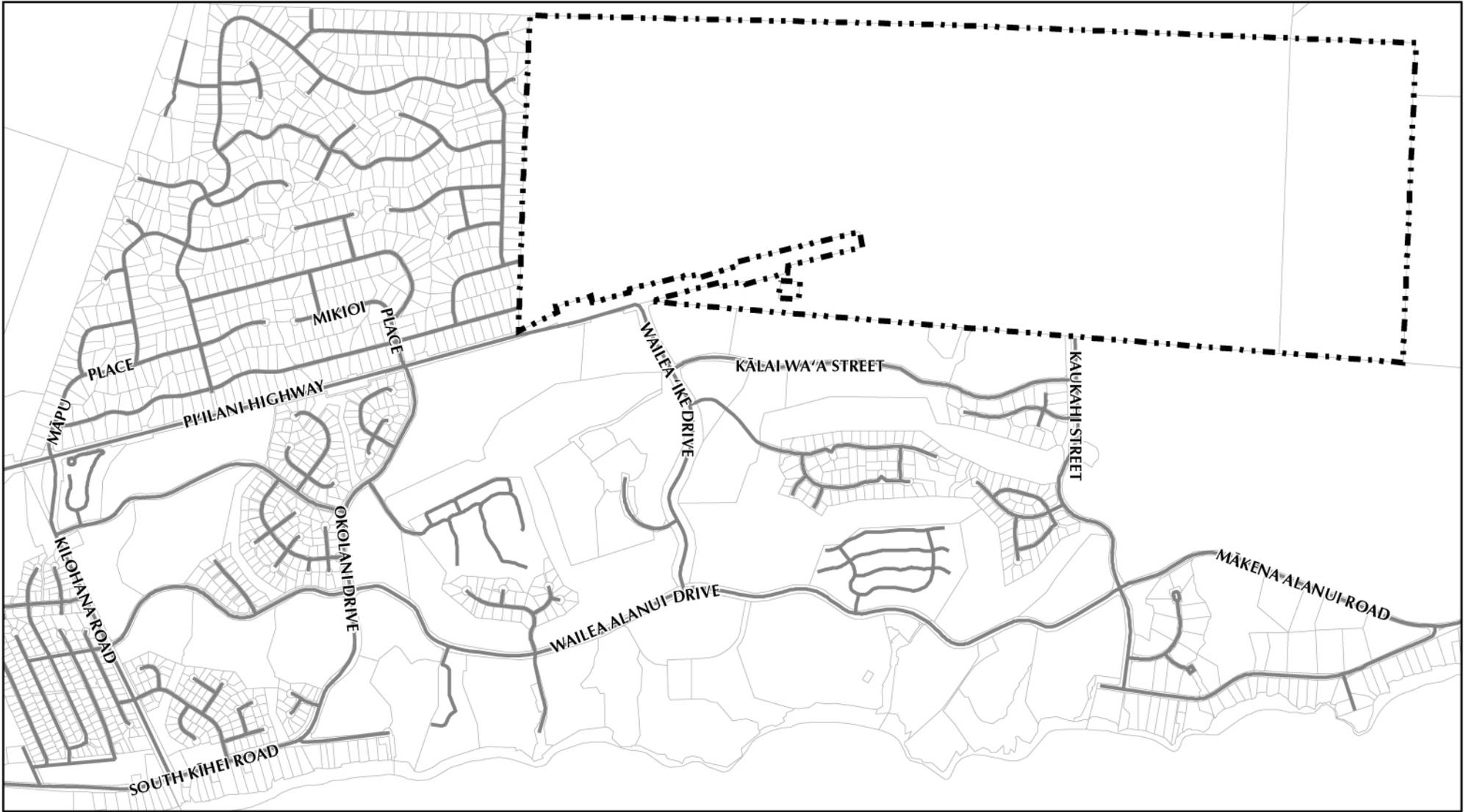
- Connector Loop (6' to 8' wide)
- Minor Street Path (5' to 6' wide)
- - - - Scenic Trail
- - - - Cultural/Nature Trail
- - - - Gulch Trail - Mauka/Makai Connectors

Figure 13
Trail Network
Honua'ula

Honua'ula Partners, LLC
NORTH
LINEAR SCALE (FEET)
0 300 600 1,200
ISLAND OF MAUI
PBR HAWAII & ASSOCIATES, INC.

Plan By: **VITA**
PLANNING & LANDSCAPE ARCHITECTURE

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



LEGEND
 Honua'ula

Figure 14
 Regional Roadways
 Honua'ula

Honua'ula Partners, LLC

NORTH

ISLAND OF MAUI

LINEAR SCALE (FEET)

0 750 1,500 3,000

PBR HAWAII & ASSOCIATES, INC.

Source: Maui County GIS Division (2008)
 Disclaimer: This graphic has been prepared for general planning purposes only.

Wailea Ike Drive – Wailea Ike Drive is a four-lane, divided, east/west County collector roadway that narrows to a two-lane roadway just before its connection to Pi'ilani Highway. Wailea Ike Drive is the main entrance to the Wailea Resort and connects Pi'ilani Highway with Wailea Alanui Drive. Its vertical alignment is a relatively steep grade with a posted speed limit of 30 mph. A broad median with a drainage channel and landscaping separate the two travel directions. Left-turn lanes are provided in the median area. The broad median also provides a refuge area for vehicles turning left from the cross streets.

Wailea Alanui Drive – Wailea Alanui Drive is a four-lane, divided, north/south collector roadway between Kaukahi Street to the south and Okolani Drive to the north. North of Okolani Drive, Wailea Alanui Drive narrows to a two-lane, undivided, north/south County collector road to its intersection with Kilohana Drive. South of its intersection with Kaukahi Street, Wailea Alanui Drive becomes Mākena Alanui Road. The segment of Wailea Alanui Drive between Wailea Ike Drive and Kaukahi Street has a rolling profile and a meandering alignment. The segment of Wailea Alanui Drive north of Wailea Ike Drive has a less pronounced rolling profile and meandering alignment. The posted speed limit on Wailea Alanui Drive is 30 mph.

Okolani Drive – Okolani Drive is the southern extension of South Kihei Road. The section between Wailea Alanui Drive and Pi'ilani Highway is a two-lane roadway. Makai of Wailea Alanui Drive, the street has two lanes in each direction with a landscaped median. At the intersection with Pi'ilani Highway, Mikioi Place provides the mauka leg of the intersection. The posted speed limit of Okolani Drive is 30 mph.

Mikioi Place – Mikioi Place is a two-lane, undivided, east/west roadway that provides the southern access point from Pi'ilani Highway, across Okolani Drive, to the Maui Meadows residential subdivision. The posted speed limit on Mikioi Place is 25 mph.

Kālai Wa'a Street – Kālai Wa'a Street is a privately-owned, two-lane, undivided, north/south roadway between Kaukahi Street and Wailea Ike Drive. Stop signs are provided at its terminus with Wailea Ike Drive and its terminus with Kaukahi Street.

Kaukahi Street – Kaukahi Street is a private, two-lane, undivided, east/west roadway between Wailea Alanui Drive/Mākena Alanui Road and Kālai Wa'a Street. Kaukahi Street intersects with Wailea Alanui Drive/Mākena Alanui Road on the west end and terminates at the Honua'ula property boundary on the east end. Kaukahi Street provides access to the Wailea Golf Course and clubhouse, the Diamond Resort, and several residential neighborhoods.

4.4.2 Existing Conditions

Level of Service Concept

“Level of Service” is a qualitative measure used to describe the conditions of traffic flow at intersections based on the effect of a number of factors including traffic interruptions, freedom to maneuver, traffic volumes, lane usage, and lane configuration.

There are six levels of service, A through F, which relate to driving conditions from best to worst, respectively. The characteristics of traffic operations for each level of service are summarized in Table 4. In general, LOS A represents free-flow conditions with no congestion. LOS F, on the other hand, represents severe congestion with stop-and-go conditions.

Table 4. Level of Service Definitions for Urban Arterial Segments

Level of Service	Interpretation	Unsignalized Delay Time (Seconds)	Signal Delay Time (Seconds)
A	Vehicles completely unimpeded in ability to maneuver w/in traffic stream. Signal delay minimal.	<10.0	< 10.0
B	Ability to maneuver in traffic stream slightly restricted, signal delays not significant.	10-15	10-20
C	Ability to maneuver and change lanes more restricted than LOS B; longer queues at signals.	15-25	20-35
D	Range at which small increases in flow may cause substantial increases in delay and decreases in travel speed. Signal progression and timing become important factors in maintaining flow.	25-35	35-55
E	Significant delays at critical intersection; ability to maneuver highly restricted.	35-50	55-80
F	Urban street flow at extremely low speeds. Extensive queuing at intersections, long delays, high volumes.	> 50	> 80.0

Source: *Highway Capacity Manual, 2000*

There is a common misconception that LOS designations are like school grades, in which A is the best grade to achieve. In urban areas, a LOS of D is typically considered to be the threshold for adequate conditions during peak hours because roads are very expensive to build, and once built, they must be heavily used to help justify the cost of construction. A road that operates at LOS A at all times is a road that has been over-built for local traffic conditions. Even during peak traffic hours, a road at LOS A carries only a fraction of its capacity, which is a highly inefficient use of transportation funding. Comparatively, a road

that operates at LOS C or D carries many trips for its size and represents a more efficient use of transportation funding. Such roads represent a better fit between the desire to travel freely on the road and the expense of building new roads. For this reason, many communities adopt LOS D as their standard LOS for roads and streets; for example Hawaii County has established LOS D as the acceptable level of service for roads on the Big Island.⁷

Study Intersections

The TIAR studied traffic volumes and turning movements at the following intersections in the Wailea-Mākena region (Figure 14):

Intersections Along Pi'ilani Highway

- Pi'ilani Highway/Kilohana Drive/Māpu Place, currently signalized;
- Pi'ilani Highway/Okolani Drive/Mikioi Place, currently un-signalized; and
- Pi'ilani Highway/Wailea Ike Drive, currently un-signalized.

Currently, the signalized Pi'ilani Highway/Kilohana Drive/Māpu Place) operates at LOS D or better. The un-signalized intersection at Pi'ilani Highway/Okolani Drive/Mikioi Place operates at LOS F during the PM peak hour of traffic (4 PM to 5 PM on weekdays). The intersection of Pi'ilani Highway/Wailea Ike Drive experiences free flowing conditions because of the "L" configuration of the intersection.

Wailea Ike Drive/Kālai Wa'a Street

- Wailea Ike Drive/Kālai Wa'a Street, currently un-signalized.

Currently, the Wailea Ike Drive/Kālai Wa'a Street intersection operates at LOS C or better.

South Kihei Road/Kilohana Drive

- South Kihei Road/Kilohana Drive, currently un-signalized.

Currently, the South Kihei Road/Kilohana Drive intersection operates at LOS B or better.

Intersections Along Wailea Alanui Drive

- Wailea Alanui Drive/Wailea Ike Drive, currently signalized;
- Wailea Alanui Drive/Okolani Drive/South Kihei Road, currently un-signalized;
- Wailea Alanui Drive/Grand Wailea Resort, currently signalized; and
- Wailea Alanui Drive/Kaukahi Street, currently un-signalized.

Currently, intersections along Wailea Alanui Drive operate at LOS C or better.

⁷ Section 25-2-46, Hawaii County Code defines "acceptable level of service" to mean that the level of service of a transportation facility at the AM and PM peak is "D" or better.

POTENTIAL IMPACTS AND MITIGATION MEASURES

An important objective of Honua'ula is to make walking and biking meaningful alternatives to driving by locating commercial and retail establishments convenient to residential areas and integrating bicycle/pedestrian recreation ways throughout the community. Therefore, unlike residents in conventional residential subdivisions, Honua'ula residents will not have to drive outside of the community for all of their needs and services, and it is expected that car trips by Honua'ula residents onto Pi'ilani Highway will be reduced accordingly.

Another objective of Honua'ula is to provide homes near regional employment centers, thereby decreasing commuting time and increasing quality of life and environmental stewardship. Honua'ula's workforce affordable homes are expected to appeal to many employees working in the nearby Wailea and Mākena resorts. Providing the opportunity for workers to afford a home near their jobs is expected to decrease commuting to and from other parts of Maui, lessen traffic congestion, reduce stress, allow more family and recreation time, lessen pollution, and improve overall quality of life for not only Honua'ula residents, but for Maui residents in general. Providing homes near employment also allows workers more transportation options to get to work, such as walking and bicycling, and makes public transportation more feasible by clustering populations and destinations within a defined area along a practical route.

Despite these positive transportation strategies, it is recognized that many of these potential positive impacts are not readily quantifiable or predictable. To gain an understanding of future regional traffic impacts, the Honua'ula TIAR analyzed traffic conditions both without and with Honua'ula using standard traffic engineering methods for three forecasted periods: 2016, 2018, and 2022. These periods correspond generally to: 1) the projected end of the initial period of building and occupancy of Honua'ula (2016); 2) the point where two-thirds of the community is expected to be built and occupied (2018); and 3) the period when Honua'ula is expected to be fully built-out and occupied (2022). To project future regional traffic the Maui Travel Demand Forecasting Model was used to determine a de facto growth rate in the vicinity. Then other known projects in the area were factored into the projected growth in traffic. These projects include:

Wailea Resort – Within the Wailea Resort several projects were either underway or proposed at the time the Honua'ula TIAR was prepared. The Honua'ula TIAR incorporates the results of the TIARs from these other known projects, which include: Kai Malu (MF-8), Wailea Gateway, the Grand Wailea Resort Renovation, and the 1 Resort and Residences (formerly Renaissance Wailea Resort). The Honua'ula TIAR also incorporates projected traffic from the remaining undeveloped parcels within the Wailea Resort based on the maximum residential units, hotel rooms, and commercial square feet that could be developed under existing zoning.

Mākena Resort – The Honua'ula TIAR assumes that approximately 850 residential units could be built within Mākena Resort based upon existing zoning, and it incorporates projected traffic from these potential units. However, due to Mākena Resort's current financial situation it is unknown if or when any of these units will be built.

4.4.3 Projected Traffic Conditions Without Honua'ula

In the discussion below of projected traffic impacts without Honua'ula, the TIAR determined that certain traffic improvements would be necessary by 2016 due to regional traffic growth even if Honua'ula is not built, and to achieve the projected levels of service the TIAR analysis assumed that these improvements would in fact be implemented. These improvements include:

- **Widen Pi'ilani Highway** to four-lanes from Kilohana Drive/Mapu Place to Wailea Ike Drive;
- **Signalize the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection** and provide the following lane configurations:
 - Northbound and Southbound Approaches: Provide an exclusive left-turn lane (with a protected left-turn signal phase), an exclusive through lane, and a shared through/right-turn lane.
 - Eastbound Approach: Provide an exclusive left-turn lane and a shared through/right-turn lane (with a permissive signal phase).
 - Westbound Approach: Remain as a shared left-turn/through/right-turn lane (with a permissive signal phase).
- **Modify the Pi'ilani Highway/Kilohana Drive/Māpu Place intersection** and provide the following lane configurations:
 - Northbound and Southbound Approaches: Provide an exclusive left-turn lane (with a protected left-turn signal phase), two exclusive through lanes, and an exclusive right-turn lane.
 - Eastbound Approach: Remain as an exclusive left-turn lane and a shared through/right-turn lane (with a permissive signal phase).
 - Westbound Approach: Provide an exclusive left-turn lane, an exclusive through lane and an exclusive right-turn lane (with a permissive signal phase).
- **Modify the Wailea Alanui Drive/Kaukahi Drive intersection** to provide the eastbound and westbound approach with an exclusive left-turn lane and a shared through/right-turn lane in conjunction with the build-out of the Mākena Resort.

The following is the analysis of projected traffic conditions without Honua'ula based on the assumption that the above improvements are actually implemented. It is important to note, however, that with the exception of adding a signal at the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection—which is a condition of approval of the Kai Malu Project (MF-8) project—it is not known if or when any of these improvements would be built

without Honua'ula, or if the State, the County, or others would be willing or able to fund them.

Intersections Along Pi'ilani Highway

Analysis of projected traffic conditions without Honua'ula indicates that by 2016 the widening of Pi'ilani Highway to four-lanes would be necessary between its intersections with Kilohana Drive/Māpu Place and Wailea Ike Drive. A signal at the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection also would be necessary. If these improvements are undertaken, the Pi'ilani intersections with Kilohana Drive/Māpu Place and Okolani Drive/Mikioi Place would operate at LOS D or better during both the AM and PM peak hours of traffic. If Pi'ilani Highway is not widened but a signal is installed at the Okolani Drive/Mikioi Place intersection, some movements at the Kilohana Drive/Māpu Place intersection and the Okolani Drive/Mikioi Street intersection would operate at LOS F during the AM and PM peak traffic hours.

For periods 2018 and 2022, assuming Pi'ilani Highway is widened and a signal is installed at the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection, traffic conditions at intersections along Pi'ilani Highway would operate at LOS D during both the AM and PM peak hours of traffic. Without the widening of Pi'ilani Highway, traffic conditions at intersections along Pi'ilani Highway would be expected to operate at a worse level of service.

Wailea Ike Drive/Kālai Wa'a Street

For all periods (2016, 2018, and 2022), the Honua'ula TIAR projects that the northbound left-turn movement at the un-signalized intersection of Wailea Ike Drive/Kālai Wa'a Street will operate at LOS F for left turns exiting Kālai Wa'a Street. However, it is not uncommon for a low volume side street such as Kalai Waa Street to experience long delays, especially when trying to cross or execute a left-turn onto a high volume roadway such as Wailea Ike Drive. At the Wailea Ike Drive/Kalai Waa Street intersection, it is projected that approximately 10 and 15 vehicles will utilize the northbound left-turn movement during the AM and PM peak hours of traffic, respectively. Due to low traffic volumes on Kalai Waa Street, the projected traffic volumes at this intersection will not warrant the installation of a traffic signal according to the Highway Capacity Manual⁸.

⁸ The Highway Capacity Manual (HCM), a publication of the national Transportation Research Board, is the standard reference for transportation and traffic engineering scholars and practitioners and contains concepts, guidelines, and computational procedures for computing the capacity and quality of service of various roadway facilities. Traffic engineering scholars and practitioners use the HCM in conjunction with the Manual on Uniform Traffic Control Devices (MUTCD), a publication of the FHWA, to determine whether a traffic signal will likely be warranted for future conditions. Both the State DOT and the County of Maui DOT use the HCM and the MUTCD as their standard references.

South Kīhei Road/Kilohana Drive

For all periods (2016, 2018, and 2022), the South Kīhei Road/Kilohana Drive intersection will continue to operate at level LOS C or better during both the AM and PM peak hours of traffic.

Intersections Along Wailea Alanui Drive

By 2016 all intersections along Wailea Alanui Drive will continue to operate at LOS D or better during both the AM and PM peak hours of traffic, with the exception of the Wailea Alanui Drive/Kaukahi Street intersection, which is projected to operate at LOS E or worse for left turn movements entering Kaukahi Street during the PM peak hour of traffic. However, because of the relatively low volumes of traffic entering Kaukahi Street, a traffic signal will not be warranted at this intersection according to the Highway Capacity Manual. The TIAR recommends that the east and west approaches from Wailea Alanui Drive be restriped to provide shared through/right turn lanes and exclusive left-turn lanes to Kaukahi Street; however this restriping is only recommended due to the projected build-out of the Mākena Resort.

By 2018, if the projected build-out of Mākena Resort is realized and the east and west approaches from Wailea Alanui Drive have been restriped to provide shared through/right turn lanes and exclusive left-turn lanes to Kaukahi Street, all intersections along Wailea Alanui Drive will operate at LOS D or better during the AM and PM peak traffic hours except for: 1) the northbound left-turn movement at the all-way stopped controlled intersection of Wailea Alanui Drive/Okolani Drive during the PM peak traffic hour (LOS E); and 2) the eastbound and westbound left turn movement at the un-signalized intersection of Wailea Alanui Drive/Kaukahi Street during the PM peak traffic hour (LOS E or worse). However, because of the relatively low volumes of traffic making left turns from Okolani Drive and to Kaukahi Street, traffic signals will not be warranted at these intersections according to the Highway Capacity Manual.

By 2022, if the projected build-out of Mākena Resort is realized and the east and west approaches from Wailea Alanui Drive have been restriped to provide shared through/right turn lanes and exclusive left-turn lanes to Kaukahi Street, all intersections along Wailea Alanui Drive will operate at LOS D or better during the AM and PM peak traffic hours except for: 1) the northbound left-turn movement at the all-way stopped controlled intersection of Wailea Alanui Drive/Okolani Drive during the PM peak traffic hour (LOS F); and 2) the eastbound and westbound left turn movement at the un-signalized intersection of Wailea Alanui Drive/Kaukahi Street during the PM peak traffic hour (LOS E or worse). However, because of the relatively low volumes of traffic making left turns from Okolani Drive and to Kaukahi Street, a traffic signal most likely will not be warranted at these intersections according to the Highway Capacity Manual.

4.4.4 Projected Traffic Conditions With Honua'ula

As part of creating Honua'ula, Honua'ula Partners, LLC will not only provide traffic improvements that are necessary to specifically address traffic generated by Honua'ula, but it will also pay for and build many regional traffic improvements that would be necessary even if Honua'ula were not built—regional improvements that would most likely not be undertaken if not for the development of Honua'ula. Therefore, the improvements provided by Honua'ula Partners, LLC will address the impacts of general regional traffic growth as well as impacts specifically related to Honua'ula.

Regional Traffic Improvements

In accordance with County of Maui Ordinance No. 3554, Honua'ula Partners, LLC will provide the following regional traffic improvements before occupancy of any units within Honua'ula—these improvements mirror and exceed the above traffic improvements that would be necessary by 2016 due to regional traffic growth without Honua'ula:

- **Widen Pi'ilani Highway**, from Kilohana Drive to Wailea Ike Drive, to four lanes of traffic before the commencement of any construction on the Property, with the exception of grading (Condition 2a);
- **Signalize the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection** and provide an exclusive left-turn lane on Okolani Drive prior to occupancy of the first unit in Honua'ula (Condition 2c).⁹ To fully implement this condition and in accordance with the recommendations of the TIAR, the following lane configurations will be provided:
 - Northbound and Southbound Approaches: Provide an exclusive left-turn lane (with a protected left-turn signal phase), and two exclusive through lane, and a shared through/right-turn lane.
 - Eastbound Approach: Provide an exclusive left-turn lane and a shared through/right-turn lane (with a permissive signal phase).
 - Westbound Approach: Remain as a shared left-turn/through/right-turn lane (with a permissive signal phase).
- **Modify the Pi'ilani Highway/Kilohana Drive/Māpu Place intersection** to provide an exclusive left-turn lane, and the southbound Pi'ilani Highway approach to provide an exclusive right-turn lane into Māpu Place prior to occupancy of the first unit in Honua'ula (Condition 2f). To fully implement this condition and in accordance with the recommendations of the TIAR, the following lane configurations will be provided:
 - Northbound and Southbound Approaches: Provide an exclusive left-turn lane (with a protected left-turn signal phase), two exclusive through lanes,

⁹ This condition is also a condition of the Kai Malu project (MF-8). Honua'ula Partners LLC and the Kai Malu project (MF-8) developer, A&B Wailea, Inc., will coordinate the installation of the signal as part of widening Pi'ilani Highway.

- and an exclusive right-turn lane.
- Eastbound Approach: Remain as an exclusive left-turn lane and a shared through/right-turn lane (with a permissive signal phase).
- Westbound Approach: Provide an exclusive left-turn lane, an exclusive through lane and an exclusive right-turn lane (with a permissive signal phase).
- **Modify the Wailea Alanui/Wailea Ike Drive intersection** to add a signalized double right-turn movement for northbound to eastbound turning traffic and provide two left-turn lanes for southbound traffic from Wailea Ike Drive before occupancy of any units within Honua'ula (Condition 2e). To fully implement this condition and in accordance with the recommendations of the TIAR, the following lane configurations will be provided:
 - Northbound Approach: Provide an exclusive through lane and two exclusive right-turn lanes. Signalize the two exclusive right-turn lanes.
 - Southbound Approach: Remain as an exclusive left-turn lane and two exclusive through lanes.
 - Westbound Approach: Provide two exclusive left-turn lanes and an exclusive right-turn lane.

Planning is already underway for the widening of Pi'ilani Highway to four lanes, along with the required intersection improvements at the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection, the Pi'ilani Highway/Wailea Ike Drive intersection, and the Pi'ilani Highway/Kilohana Drive/Māpu Place intersection. Preliminary design of these improvements has been completed and a draft EA is being prepared. The State DOT is currently reviewing the draft EA before notice of the draft EA is published in the OEQC's *The Environmental Notice* and the public comment period commences. For the Wailea Alanui/Wailea Ike Drive intersection improvements, design has been completed, a draft and final EA were prepared, and the County Department of Public Works has accepted the final EA. A Special Area Management Permit application is also being processed.

Honua'ula-Related Traffic Improvements

In addition to the regional traffic improvements discussed above, and in further compliance with County of Maui Ordinance No. 3554, Honua'ula Partners, LLC will also provide the following traffic improvements specifically related to Honua'ula:

- **Signalize the Pi'ilani Highway/Wailea Ike Drive intersection** and provide a right-turn lane from Pi'ilani Highway to Wailea Ike Drive and a second right-turn lane from Wailea Ike Drive to northbound Pi'ilani Highway (Condition 2d). To fully implement this condition, and in accordance with the recommendations of the TIAR, the following lane configurations will be provided:
 - Southbound approach: Provide an exclusive left-turn lane and an exclusive right-turn lane. Allow the Pi'ilani Highway southbound right-turn to be a free turning movement by providing an exclusive westbound receiving lane

- on Wailea Ike Drive.
- Eastbound approach: Provide two exclusive left-turn lanes (with a protected left-turn signal phase) and an exclusive through lane.
- Westbound Approach: Provide an exclusive through lane, and an exclusive right-turn lane.
- **Extend Pi'ilani Highway south**, into Honua'ula, from Wailea Ike Drive to Kaukahi Street or prior to the completion for 50 percent of Honua'ula (Condition 2b). This will enable Kaukahi Street to provide a second access point into Honua'ula. Since Kaukahi Street is a private street, it is planned to be gated within Wailea Resort to address the concerns of Wailea Community Association. To fully implement this condition, and in accordance with the recommendations of the TIAR, the following lane configurations will be provided at the Pi'ilani Highway/ Wailea Ike Drive intersection:
 - Northbound Approach: Provide an exclusive left-turn lane (with a protected left-turn signal phase), two exclusive through lanes, and an exclusive right-turn lane.
 - Southbound Approaches: Provide two exclusive left-turn lanes (with a protected left-turn signal phase), an exclusive through lane, and an exclusive right-turn lane. Also, it is recommended that the Pi'ilani Highway southbound right-turn to be a free turning movement by providing an exclusive westbound receiving lane on Wailea Ike Drive.
 - Eastbound Approach: Provide two exclusive left-turn lanes (with a protected left-turn signal phase) and a shared through/right-turn lane.
 - Westbound Approach: Provide an exclusive left-turn lane (with a protected left-turn signal phase), an exclusive through lane, and an exclusive right-turn lane.
- **Signalize the Wailea Ike Drive/Kālai Wa'a Street intersection** in coordination with Wailea Resort and Mākena Resort when warranted (Condition 2g); and
- **Signalize the Wailea Alanui/Kaukahi Drive/Kaukahi Street intersection** in coordination with Wailea Resort and Mākena Resort when warranted (Condition 2h).

In addition to all of the above traffic improvements, Honua'ula Partners, LLC also will pay a traffic improvement fee of at least \$5,000 per residential unit to the County of Maui before issuance of a residential building permit, in further compliance with County of Maui Ordinance No. 3554 Condition 3. If all Honua'ula units are constructed, this fee will total at least \$5.75 million and is in addition to the costs Honua'ula Partners, LLC will incur for the above regional and Honua'ula-related traffic improvements.

In compliance with County of Maui Ordinance No. 3554, Honua'ula Partners, LLC will consult with the State DOT and the County Department of Public Works to ensure that the proposed roadway improvements meet with their satisfaction (Condition 18k). Proposed agreements regarding the roadway improvements will be incorporated in the Phase II application and will be finalized as part of Project District Phase II approval. Honua'ula

Partners, LLC has requested verification from the State DOT and County Department of Public Works that the proposed roadway improvements meet with their satisfaction. Honua'ula Partners, LLC will provide verification when received from State DOT and County Department of Public Works.

The following is the analysis of projected traffic conditions in context with regional traffic growth combined with traffic from Honua'ula, with the understanding that the above regional traffic improvements will be implemented at specified time periods. The TIAR estimates that:

- By 2016, Honua'ula will generate 168 outbound and 220 inbound trips during the AM peak traffic hour and 433 inbound and 481 outbound trips during the PM peak traffic hour;
- By 2018, Honua'ula will generate 312 outbound and 279 inbound trips during the AM peak traffic hour and 579 inbound and 564 outbound trips during the PM peak traffic hour; and
- By 2022, Honua'ula will generate 411 outbound and 339 inbound trips during the AM peak traffic hour and 685 inbound and 634 outbound trips in the PM peak traffic hour.

These trips will be distributed in the region with approximately 70 percent traveling on Pi'ilani Highway (north/south) en route to and from Honua'ula, 25 percent traveling on Wailea Alanui Drive en route to or from the Mākena area, and approximately five percent traveling on Wailea Alanui Drive en route to or from Kīhei.

Intersections Along Pi'ilani Highway

By 2016, Pi'ilani Highway will be widened to four lanes and the main entrance to Honua'ula will be constructed at the intersection of Pi'ilani Highway/Wailea Ike Drive. The intersection will be a "T" intersection (as opposed to an "L" currently) with Pi'ilani Highway terminating and Wailea Ike Drive extending to the west and the Honua'ula entrance extending to the east. Both the Pi'ilani Highway/Wailea Ike Drive intersection and the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection will be signalized, and lane improvements will have been provided at the signalized intersection of Pi'ilani Highway/Kilohana Drive/Mapu Place and the Pi'ilani Highway/Okolani Drive/Mikioi Place. With these improvements, all intersections along Pi'ilani Highway are projected to operate at LOS D or better.

By 2018 it is assumed that 50 percent of Honua'ula will be completed and Pi'ilani Highway will be extended into Honua'ula, and thus the "T" intersection at the intersection of Pi'ilani Highway/Wailea Ike Drive/Honua'ula entrance will become a standard four-way "cross" intersection.

For periods 2018 and 2022 all intersections along Pi'ilani Highway are projected to operate at LOS D or better; with the exception of the PM peak hour of traffic for the eastbound and southbound left-turn movements at the Pi'ilani Highway/Kilohana Drive/Māpu Place intersection, which provides the northern access point to Maui Meadows. However, additional improvements are not recommended for this intersection in the TIAR because: 1) providing additional capacity for the eastbound left-turn movement will not improve the level of service; 2) the projected volume of southbound left-turn traffic does not warrant a double left-turn lane according to the Highway Capacity Manual; and 3) the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection will be signalized and also provides access to Maui Meadows, and therefore some drivers may opt to use the southbound left-turn at the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection instead of the Pi'ilani Highway/Kilohana Drive/Māpu Place intersection.

Wailea Ike Drive/Kālai Wa'a Street

For all periods (2016, 2018, and 2022) the northbound left-turn movement at the unsignalized intersection of Wailea Ike Drive/Kālai Wa'a Street is projected to operate at LOS F. By 2018 and continuing on to 2022 the northbound right turn movement is projected to operate at LOS E for left turns exiting Kālai Wa'a Street. However, it is not uncommon for a low volume side street to experience long delays, especially when trying to cross or execute a left-turn onto a high volume roadway such as Wailea Ike Drive. As was the case in the "Without Honua'ula" analysis, due to low traffic volumes on Kālai Waa Street, the projected traffic volumes at this intersection will not warrant the installation of a traffic signal system according to the Highway Capacity Manual.

South Kihei Road/Kilohana Drive

For all periods (2016, 2018, and 2022) the South Kihei Road/Kilohana Drive intersection is projected to continue to operate at LOS C or better during both the AM and PM peak hours of traffic.

Intersections Along Wailea Alanui Drive

By 2016, all intersections along Wailea Alanui Drive will continue to operate at LOS D or better during both the AM and PM peak hours of traffic, with the exception of the intersection of Wailea Alanui Drive/Kaukahi Street for left turn movements entering Kaukahi Street during the PM peak hour of traffic (LOS F). However, as was the case in the "Without Honua'ula" analysis, because of the relatively low volumes of traffic entering or exiting Kaukahi Street, a traffic signal will not be warranted at this intersection according to the Highway Capacity Manual. As was the case in the "Without Honua'ula" analysis, it is recommended that the east and west approaches from Wailea Alanui Drive be restriped to provide shared through/right turn lanes and exclusive left-turn lanes to Kaukahi Street; however this restriping is only recommended due to the projected build-out of the Mākena Resort.

By 2018, if the projected build-out of Mākena Resort is realized and the east and west approaches from Wailea Alanui Drive have been restriped to provide shared through/right turn lanes and exclusive left-turn lanes to Kaukahi Street, all intersections along Wailea Alanui Drive will operate at LOS D or better during the AM and PM peak traffic hours except for: 1) the northbound left-turn movement at the all-way stopped controlled intersection of Wailea Alanui Drive/Okolani Drive during the PM peak traffic hour (LOS F); and 2) the eastbound and westbound left turn movement at the un-signalized intersection of Wailea Alanui Drive/Kaukahi Street during the PM peak traffic hour (LOS F). However, as was the case in the “Without Honua’ula” analysis, because of the relatively low volumes of traffic making left turns from Okolani Drive and to Kaukahi Street, traffic signals will not be warranted at these intersections according to the Highway Capacity Manual.

By 2022, if the projected build-out of Mākena Resort is realized, a traffic signal may be necessary at the Wailea Alanui Drive/Kaukahi Street intersection, as much of the through traffic on Wailea Alanui Drive at this intersection would be due to build-out of the Mākena Resort. Because of Mākena Resort’s current financial situation it is unknown when or if any or all of the proposed units at Mākena Resort will be built. Therefore, the need for a traffic signal will need to be evaluated based on actual traffic conditions at the time. Assuming build-out of the Mākena Resort by 2022, with a signal, this intersection will operate at LOS C. All other intersections along Wailea Alanui Drive will operate at LOS D or better during the AM and PM peak traffic hours except for the northbound left-turn movement at the all-way stopped controlled intersection of Wailea Alanui Drive/Okolani Drive during the PM peak traffic hour (LOS F). However, as was the case in the “Without Honua’ula” analysis, because of the relatively low volumes of traffic making left turns from Okolani Drive, a traffic signal will not be warranted at this intersection according to the Highway Capacity Manual.

In sum, the traffic improvements that will be implemented by Honua’ula Partners, LLC will have a significant positive impact on traffic conditions in the region. Not only will Honua’ula Partners, LLC provide improvements that are specifically intended to address traffic impacts generated by the Honua’ula, they will also complete improvements needed to address traffic impacts caused by general regional traffic growth even without Honua’ula—improvements that are highly unlikely to be realized without Honua’ula. Although the TIAR’s analysis of the “Without Honua’ula” scenario assumed that these necessary regional traffic improvements would be completed, it is implicit that if these improvements are not implemented then traffic conditions in the “Without Honua’ula” scenario would be much worse. Therefore, the creation of Honua’ula will address regional traffic impacts to the benefit of the entire Kihei-Mākena region.

4.4.5 Transportation Management

In compliance with County of Maui Ordinance No. 3554, ATA prepared TMPs for Honua’ula construction and post-construction operations (Condition 28). The TMPs propose transportation management strategies to reduce: 1) construction-related traffic

during the construction of Honua'ula and the widening of Pi'ilani Highway; and 2) dependency on individual vehicles by Honua'ula residents, employees, and visitors after construction.

Key provisions of the TMPs are summarized below. Appendix M contains the complete TMPs. The TMPs have been submitted to the State DOT, the County Department of Public Works, and the County Department of Transportation for review and approval. In a letter dated December 18, 2009 the County Department of Public Works approved the TMPs for Honua'ula construction and post-construction operations. This letter is included in Appendix M.

Construction Operations

The construction TMP sets forth transportation, parking and construction management policies and practices to reduce peak hour vehicle trips generated by construction of Honua'ula and the widening of Pi'ilani Highway. Pi'ilani Highway is required to be widened before any construction within Honua'ula, with the exception of grading. Therefore the Honua'ula property will be used for construction parking and as a staging area during the widening of Pi'ilani Highway. After Pi'ilani Highway is widened and construction starts within Honua'ula, the additional vehicle capacity of Pi'ilani Highway will lessen impacts of construction-related traffic traveling to Honua'ula.

Construction-related traffic will be from individual construction and trade workers arriving and leaving the construction sites. A small portion of construction-related traffic will be caused by construction improvements along Pi'ilani Highway and delivery trucks arriving and leaving the construction sites.

Specific transportation management strategies to reduce construction worker-related traffic include:

- **Transportation Coordinator** – The Transportation Coordinator will: 1) coordinate with contactors, administrators, employees, officials and the general public to implement transportation management initiatives and programs; 2) coordinate with construction managers and workers to make sure employee work shifts occur during off-peak hours to reduce the impacts to the AM and PM peak traffic hours; and 3) monitor surrounding residential areas to ensure construction workers are not parking in these areas;
- **Off-Peak Arrivals/Departures** – Work days are recommended to be scheduled so workers avoid travelling during peak hours of the day;
- **Ridesharing/Carpooling/Vanpooling Programs** – Ridesharing, carpooling and vanpooling will be encouraged through incentives such as reimbursements of costs for those who provide a rideshare vehicle, preferential parking in the designated employee parking lot for those who provide a rideshare vehicle, and other incentives;

- **Park-and-Ride Facilities** – To facilitate ridesharing/carpooling/vanpooling, park-and-ride facilities will be located outside of the construction work zone. Currently, there are existing park-and-ride facilities in Kahului along Pu'unēnē Avenue near Kuihelani Highway and in the Mā'alaea area along North Kīhei Road near Honoapi'ilani Highway. Construction workers will be encouraged to park their personal vehicles at the park-and-ride lots and either carpool, vanpool or use a shuttle to enter the project site;
- **Guaranteed Ride Home Program** – A Guaranteed Ride Home program will be established to ensure that workers who do not drive to work have a way to get home in case of emergency, an unexpected situation, personal sickness, sickness of a family member, or if the worker must stay late to work unscheduled overtime; and
- **Employee Parking** – The designated construction worker parking area will be managed and regulated to promote ridesharing by limiting the number of employee parking spaces and requiring parking passes to regulate vehicles permitted to park in the parking lot.

Specific transportation management strategies to reduce traffic congestion caused by delivery trucks arriving and leaving the construction site and construction improvements along Pi'ilani Highway include:

- **Consolidating Deliveries** – Whenever possible, construction materials, fuel, supplies and equipment will be consolidated and delivered to the site during off-peak hours. Deliveries required during peak hours will be arranged and monitored by the Transportation Coordinator, so that proper coordination, planning and regulation of truck flows can be made prior to the delivery;
- **Reduce Traffic Delays and Reduction in Flow** – Lane or road closures will occur during off-peak hours, unless closures during peak hours are necessary for public safety reasons. All lane or road closures will be conducted in accordance with State DOT regulations; and
- **Public Information and Outreach** – The Transportation Coordinator will implement a public information and outreach program that will include:
 - Publicizing construction schedules, roadway use, alternative routes, and alternative modes of transportation via a website or written notices;
 - Notifying motorists of lane or road closures to give them time to plan ahead and use different routes;
 - Establishing a “hotline” for inquiries, construction activities, and complaints;
 - Conducting regular information meetings with surrounding neighborhoods;
 - Coordinating delivery schedules and roadway construction schedules with other projects in the area; and
 - Coordinating with unions and construction companies.

Post-Construction Operations

The post-construction TMP proposes specific on-going transportation management policies and practices to consolidate and reduce vehicle trips generated by Honua'ula residents, employees, and visitors.

By design Honua'ula is expected to reduce vehicle dependency, since it will contain commercial and retail establishments convenient to residential areas and a system of bicycle and pedestrian ways throughout the community. With these elements incorporated within the community, Honua'ula residents will not need to drive outside of Honua'ula for all needs and services, and walking and biking can be alternatives to driving.

Honua'ula is also located nearby the Wailea and Mākena Resorts, and Honua'ula's workforce affordable homes are expected to appeal to many people who may be resort employees. This close proximity to employment centers provides the opportunity for more transportation options for resort employees to get to work, such as resort shuttles, ridesharing, carpooling, walking, and bicycling.

Specific transportation management strategies to encourage Honua'ula residents to use alternative modes of transportation include:

- **Encourage Walking and Biking** – Honua'ula will include safe and accessible walkways and bikeways. To encourage residents to walk and bike, most residential areas will be within approximately a half-mile or less of commercial and recreational facilities;
- **Coordinate Expansion of the Sub-Regional Shuttle System** – For travel within the Kīhei-Mākena region, the Transportation Coordinator will coordinate with the Wailea Resort Shuttle and Mākena Resort Shuttle to identify opportunities for expansion of shuttle service to Honua'ula. The resort shuttle buses could provide an ideal mode of transportation for Honua'ula residents who work at Wailea Resort and Mākena Resort to get to work; and
- **Coordinate Expansion of the Maui Bus** – For travel outside of the Kīhei-Mākena region, the Transportation Coordinator will coordinate with the Maui Department of Transportation to identify opportunities for expansion of bus service to Honua'ula. A bus stop within Honua'ula ideally would be located within the Village Mixed Use area near the intersection of Pi'ilani Highway and Wailea Ike Drive. A park and ride facility could also be located in this area.

Specific transportation management strategies to encourage and provide opportunities for employees of Honua'ula's commercial areas to use alternative modes of transportation include:

- **Active Retail/Commercial Participation** – To reduce individual commuter trips generated by employees of Honua'ula's commercial space, employers will be encouraged to provide incentives to employees to use alternative modes of transportation to get to work;
- **Schedule Off-Peak Work** – Employers will also be encouraged to offer flexible work schedules so their employees can avoid travel during peak hours of the day;
- **Encourage Ridesharing/Carpooling/Vanpooling/Transit** – Employers will be further encouraged to consider incentives for employees who rideshare, carpool and/or vanpool, such as discounted/free bus passes or cash incentives and subsidies;
- **Coordinate Expansion of the Sub-Regional Shuttle System and the Maui Bus** – As discussed above, the Transportation Coordinator will coordinate with the Wailea and Mākena Resort shuttles and with the Maui Department of Transportation to increase service of shuttles and buses to Honua'ula. These services can be used by both Honua'ula residents and employees to travel to and from Honua'ula;
- **Parking Management** – Commercial parking facilities can be managed and regulated to encourage efficient use of parking and promote ridesharing and alternative modes of transportation. For example, a number of parking stalls at each commercial parking lot could be designated for ridesharing vehicles and ridesharing drivers then could be given parking passes that permit parking in the ridesharing stalls.

4.5 NOISE

Y. Ebisu & Associates prepared an acoustic study to: 1) describe the existing and future noise environment in the environs of Honua'ula; and 2) provide recommendations for minimizing noise impacts. Appendix N contains the complete acoustic study.

Sources of noise in the vicinity of the Property stem from traffic traveling along Pi'ilani Highway and other surrounding roads, distant construction, and natural sources, such as wind, rain, and birds.

Currently, existing traffic noise levels along Pi'ilani Highway south of Maui Meadows in the immediate vicinity of the the Property do not exceed U.S. Federal Highway Administration (FHWA) or State DOT noise standards for residential structures. However, existing traffic noise levels at two residences adjacent to Pi'ilani Highway north of the Pi'ilani Highway/Okalani Drive/Mikioi Place currently exceed State DOT noise standards for residential structures.

Along Wailea Ike Drive existing traffic noise levels do not exceed the FHWA or DOT noise standards for residential structures at Wailea 'Ekolu Village, which is located on the south side of Wailea Ike Drive. Existing traffic noise levels from Wailea Ike Drive also do not exceed FHWA and DOT noise standards for commercial buildings.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Potential impacts on the ambient quality of the site and surrounding area due to the creation of Honua'ula are primarily limited to short-term construction activity and, in the long-term, increases in traffic and human activity within the community.

Short-term Impacts – During construction, there will likely be noise impacts associated with operation of heavy construction machinery, paving equipment, and material transport vehicles. Proper mitigating measures will be employed to minimize construction-related noise impacts and comply with all Federal and State noise control regulations. Increased noise activity due to construction will be limited to daytime hours and persist only during the construction period. Noise from construction activities will be short-term and will comply with State DOH noise regulations (HAR, Chapter 11-46, Community Noise Control). When construction noise exceeds, or is expected to exceed, the DOH's allowable limits, a permit must be obtained from the DOH. Specific permit restrictions for construction activities are:

- No permit shall allow any construction activities that emit noise in excess of the maximum permissible sound levels before 7:00 a.m. and after 6:00 p.m. of the same day, Monday through Friday;
- No permit shall allow any construction activities that emit noise in excess of the maximum permissible sound levels before 9:00 a.m. and after 6:00 p.m. on Saturday; and
- No permit shall allow any construction activities that would emit noise in excess of the maximum permissible sound levels on Sundays and holidays.

The acoustic study concludes that adverse impacts from construction noise are not expected to affect public health and welfare due to the temporary nature of the work and the administrative controls regulating noise impacts.

Long-term Impacts – The acoustic study concludes that the creation of Honua'ula will not cause increases in traffic noise levels that would exceed DOT's criteria signifying a substantial change, which is defined as an increase of 15 decibels (dB) or more over existing conditions. By the year 2022 maximum increases in traffic noise levels in the vicinity of Honua'ula should not increase more than 10 decibels (dB) along Pi'ilani Highway and 3.6 dB along Wailea Ike Drive as a result of: 1) regional growth in traffic volumes; 2) the widening of Pi'ilani Highway; 3) the creation of Honua'ula; and 4) the planned extension of Pi'ilani Highway into Honua'ula to connect with Kaukahi Street.

While a substantial change in noise levels (as defined by DOT) will not occur, by the year 2022 the number of residences along Pi'ilani Highway subject to noise levels that exceed DOT residential noise standards is projected to increase from two residences under existing conditions to:

- 13 residences due to regional increases in traffic even if Pi'ilani Highway is not widened and Honua'ula is not built;
- 14 residences if Pi'ilani Highway is widened and Honua'ula is not built; and
- 16 residences if Pi'ilani Highway is widened and Honua'ula is built.

Under all of the above scenarios, by the year 2022 future traffic noise levels along Pi'ilani Highway and Wailea Ike Drive should not exceed FHWA and DOT noise standards for residential or commercial structures. Future traffic noise levels along the Pi'ilani Highway extension into Honua'ula should not exceed FHWA and DOT noise standards for residential or commercial structures, since adequate setback distances from the highway extension's centerline will be provided in accordance with Section 19.90A.030(E)(6), MCC. In addition, DOT's criteria for a substantial change in noise levels will not be exceeded for existing residences at Wailea 'Ekolu Village and Diamond Resort.

To mitigate impacts to residences along Pi'ilani Highway subject to noise levels that exceed FHWA and DOT residential noise standards, sound attenuating walls are recommended in accordance with DOT's traffic noise abatement policy. An EA specifically addressing the impacts (including noise impacts) of the widening Pi'ilani Highway is being prepared and will be submitted to the State OEQC for public and State agency review. The DOT will be the accepting authority for the EA.

To mitigate potential noise from golf course maintenance activities and facilities, in compliance with County of Maui Ordinance No. 3554 (Condition 18g), the golf maintenance center is located in an area sufficiently distanced from residential uses and will be designed to further lessen noise to surrounding uses. All golf course maintenance will be conducted in a manner so as not to cause a nuisance to residents.

4.6 AIR QUALITY

Air quality refers to the presence or absence of pollutants in the atmosphere. It is the combined result of the natural conditions (i.e., dust from wind erosion) and emissions from a variety of pollution sources (i.e., automobiles, power generating facilities). B.D. Neal & Associates prepared an air quality study to: 1) describe existing air quality in the area; 2) assess the potential short- and long-term direct and indirect air quality impacts that could result from Honua'ula; and 3) recommend measures to mitigate potential air quality impacts where possible and appropriate. Key findings and recommendations of air quality study are summarized below. Appendix O contains the full study.

The present air quality in the vicinity of Honua'ula is believed to be relatively good, except for periodic impacts from volcanic emissions (vog) and possibly occasional localized impacts from traffic congestion and local agricultural sources.

Regional and local climate, together with the amount and type of human activity, generally dictate the air quality of a given location. The climate in the vicinity of

Honua'ula is very much affected by its elevation near sea level and by nearby mountains. Haleakalā shelters the area from the northeast trade winds, and local winds (such as land/sea breezes and upslope/downslope winds) affect the wind flow in the area much of the time. Temperatures in the area are generally very consistent and warm with average daily temperatures ranging from about 63°F to 86°F.

Both Federal and State standards have been established to maintain ambient air quality. At the present time, seven parameters are regulated: 1) particulate matter, 2) sulfur dioxide, 3) hydrogen sulfide, 4) nitrogen dioxide, 5) carbon monoxide, 6) ozone and 7) lead. Hawaii air quality standards are comparable to the national standards except those for nitrogen dioxide and carbon monoxide, which are more stringent than the national standards.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Creation of Honua'ula may result in short- and long-term impacts on air quality, either directly or indirectly, as a consequence of construction and occupancy. However, it is anticipated that no State or Federal air quality standards will be violated during or after the construction. After build-out, air quality in the vicinity of Honua'ula primarily will be affected by vehicular emissions associated with additional traffic.

Short-term Impacts – Short-term impacts from fugitive dust will likely occur during construction. Construction will include earthmoving activity, excavating, trenching, and filling. To a lesser extent, exhaust emissions from stationary and mobile construction equipment, from disruption of traffic, and from workers' vehicles may also affect air quality during construction.

A dust control plan will be implemented during all construction phases. All construction activities will comply with the provisions of Chapter 11-60.1-33, HAR on fugitive dust. Measures to control dust during construction may include:

- Planning phases of construction to minimize the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of least impact;
- Watering active work areas and any temporary unpaved work roads daily;
- Landscaping and rapid covering of bare areas, including slopes, starting from the initial grading phase;
- Minimizing dust from shoulders and access roads;
- Providing adequate dust control measures during weekends, after hours and before daily start-up of construction activities;
- Controlling dust from debris being hauled away;
- Using wind screens and/or limiting the area of disturbance at any given time;
- Covering dirt-hauling trucks traveling on roadways;
- Preventing trucks from tracking dirt onto paved roadway by routine road cleaning and/or tire washing;

- Establishing landscaping early in the construction schedule; and
- Monitoring dust at the Property boundary during the construction period as a means to evaluate the effectiveness of the dust control program, and adjusting the program if necessary.

In accordance with County of Maui Ordinance No. 3554 (Condition 15), during construction all dust control will use non-potable water or effluent, which may be obtained from the Kīhei WWRF when available.

Long-term Impacts – After construction, motor vehicles coming to and from Honua'ula will result in a long-term increase in air pollution emissions in the area.

To assess the impact of emissions from these vehicles, a computerized air quality modeling study was undertaken to estimate current ambient concentrations of carbon monoxide at roadway intersections in the vicinity and to predict future levels both with and without Honua'ula.

Even during worst-case conditions, model results indicated that present one-hour and eight-hour carbon monoxide concentrations are well within both State and Federal ambient air quality standards. In the year 2022 without Honua'ula, carbon monoxide concentrations were predicted to increase at some locations in the area, but concentrations should remain well within State and Federal standards. With Honua'ula in the year 2022, carbon monoxide concentrations were estimated to increase by about 10 to 20 percent compared to the without-Honua'ula case, but worst-case concentrations should still remain within both State and Federal standards.

The air quality study concludes that implementing mitigation measures for traffic-related air quality impacts are unnecessary and unwarranted.

Electrical Demand and Solid Waste Disposal – The air quality study concludes that significant long-term impacts on air quality are unlikely due to indirect emissions associated with the community's electrical power and solid waste disposal requirements. Nevertheless, Honua'ula will incorporate energy conservation strategies (see Section 4.8.6 (Electrical System)) and recycling programs (see Section 4.8.5 (Solid Waste)) to further reduce any associated impacts and conserve resources.

4.7 VISUAL RESOURCES

The Honua'ula Property is characterized by moderately sloping, rough, rocky terrain that is interspersed by several large dry gulches and an expansive, 'a'ā lava flow in the southern area. The northern 75 percent of the Property is characterized as a kiawe/buffel grass grassland, with kiawe trees and buffelgrass the most prominent vegetation. The southern quarter of the Property is characterized as mixed *kiawe-wiliwili* shrubland with scattered groves of large-stature *wiliwili* and *kiawe* trees the most dominate visual vegetation.

Panoramic views of shoreline, upland areas of Haleakalā, the West Maui Mountains, and the offshore islands of Molokini, Kaho'olawe, and Lāna'i are available from select areas of the Property. Views of the ocean are available from almost all areas. Figure 4 contains site photographs.

Wailea Resort, west and makai of Honua'ula, is an urban, master-planned resort-residential community consisting of hotels, multi-family and single-family residences, a shopping center, a tennis center, golf courses, parks, and open space areas. The Maui Meadows subdivision, directly north of Honua'ula, has over 600 home sites on lots a minimum size of one-half acre; however most properties have both a main house and an 'ohana unit.

POTENTIAL IMPACTS AND MITIGATION MEASURES

The creation of Honua'ula will change the visual appearance of the Property from vacant land to a built environment. This change will be visible from Pi'ilani Highway looking mauka across the Property. However Honua'ula will not impinge upon any significant public scenic view corridors, and Honua'ula will have no significant impacts on views toward the ocean or Haleakalā.

Honua'ula will be in character with surrounding uses and will complement the pattern of development as envisioned in the *Kīhei-Mākena Community Plan* and by the County zoning of the Property. Honua'ula will incorporate appropriate architecture, materials, colors, site design standards, and landscaping to create a community in context with the Kīhei-Mākena region.

To ensure an overall architectural theme as well as other design standards are established for Honua'ula, design guidelines have been prepared. The design guidelines cover various aspects of Honua'ula design with the overall goal of providing a framework so that a consistent character is achieved. Guiding principles and design objectives for Honua'ula within the design guidelines include:

- Adhering to the adopted Project District ordinance (Chapter 19.90A, MCC) and zoning requirements (Ordinance 3554 (2008)) and related development standards;
- Encouraging building forms that respect and maintain both the unique topographic and landscape character of each individual building site;
- Encouraging building designs that de-emphasize the scale and size of the structures;
- Encouraging buildings that respect the view corridors of the buildings above them;
- Creating buildings composed of materials, textures, and finishes that exist naturally in the environment;

- Encouraging building designs that are simple, timeless, and permanent in execution; and
- Encouraging buildings that respect local traditions, history, and culture.

In compliance with County of Maui Ordinance No. 3554 (Condition 21), all exterior lighting will be shielded from adjacent residential properties and near shore waters. Lighting requirements in force at the time of building permit application shall be applied.

To mitigate potential impacts to views of existing Maui Meadows properties, a minimum one hundred foot wide fire buffer area, with a minimum fifty-foot wide landscape buffer area within it, will be provided between the southern boundary of Maui Meadows and Honua'ula. No structures, except rear and side boundary walls or fences, will be permitted in the buffer.

4.8 INFRASTRUCTURE AND UTILITIES

Wilson Okamoto Corporation prepared a Preliminary Engineering Report for Honua'ula. Key elements of the report are summarized in the following sections. Appendix P contains the complete report.

In compliance with County of Maui Ordinance No. 3554 (Condition 4), Honua'ula Partners, LLC will be responsible for all required infrastructure improvements for Honua'ula, including water source and system improvements for potable and non-potable use and fire protection, drainage improvements, traffic-related improvements, wastewater system improvements, and utility upgrades, as determined by the appropriate governmental agencies and public utility companies. Improvements will be constructed and implemented concurrently with each phase of Honua'ula, and will be completed prior to issuance of any certificate of occupancy of final subdivision approval, unless improvements are bonded. Honua'ula Partners, LLC will execute appropriate agreements with governmental agencies regarding participation in improvements of infrastructure and public facilities as determined by the agencies.

In further compliance with County of Maui Ordinance No. 3554 (Condition 19), Honua'ula Partners, LLC will execute appropriate agreements with the State of Hawai'i and County of Maui agencies regarding participation in improvements of infrastructure and public facilities where such improvements are reasonably related to Honua'ula.

4.8.1 Water System

Potable water for the Kihei-Wailea region is presently supplied by the 'Iao Aquifer, which also supplies the Wailuku-Kahului region. A 36-inch and an 18-inch transmission main convey water from the 'Iao Aquifer to the Kihei-Wailea area. As of July 21, 2003, the 'Iao Aquifer was designated as a groundwater management area by the State CWRM. The

sustainable yield of the 'Īao Aquifer is 20.0 MGD, and existing water use is 18.940 MGD (Wilson Okamoto/CWRM, 2008).

The Property, and the wells that will supply the Property, are located in the Kama'ole Aquifer System. The system comprises a triangular-shaped area of approximately 89 square miles, with its apex at the top of Haleakala and its base along the 11-mile length of shoreline from Waiakoa Gulch on the north to Cape Kīna'u on the south. Groundwater in the Kama'ole Aquifer exists as a basal lens from the shoreline as far inland as the 1,700-foot contour. In 1990, the CWRM set the sustainable yield of the Kama'ole Aquifer at 11 MGD. This was based on a computed groundwater recharge of 25 MGD and the assumption that 44 percent of the recharge could be withdrawn by wells without adversely impacting the integrity of aquifer. However, several far more detailed and sophisticated studies on the aquifer's recharge have been completed since then (USGS 1999; Waimea Water Services Inc. 2004; USGS 2007). These studies indicate that the recharge amount on which the CWRM's sustainable yield is based is substantially underestimated; the actual sustainable yield of the aquifer may be as much as 50 percent greater than the 1990 CWRM estimate. Current actual aquifer pumpage is estimated to be approximately 4.0 MGD (TNWRE 2010).

The County of Maui does not have any water service lines to the Honua'ula Property. Existing water systems in the vicinity of the Property include the County Maui Meadows System to the north and the County potable Wailea Resort System to the west. The Maui Meadows System consists of a high-level 0.5 MG tank located at the 799 foot elevation and a mid-level 1.0 MG tank located at the 563 foot elevation. The Wailea Resort System consists of a low-level 2.0 MG tank at the 210 foot elevation south of Wailea Ike Drive and a mid-level 3.0 MG tank at the 374-foot elevation. The potable Wailea 3.0 MG tank is located on the west side of the Honua'ula makai boundary and serves most of the Wailea Resort. The Wailea Resort also operates a private non-potable system for golf course irrigation. There is also an existing 1.0 MG water tank located on the Honua'ula Property above Kaukahi Street that will be dedicated to the County of Maui to provide service to properties below Honua'ula.

Honua'ula has four brackish wells. Two of these are on the Property (Wailea 670 1 and 2). The other two are off-site (Kama'ole 1 and 2) in an area north of Maui Meadows and on land owned by Haleakalā Ranch. The total safe yield of the four wells, with one as standby, is 1.37 MGD (TNWRE 2009). All of the wells are within the Kama'ole Aquifer System and are fully permitted by CWRM.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Honua'ula will not rely upon or burden any County water system or facilities. Instead, Honua'ula Partners, LLC will develop, maintain, and operate a private water system providing both potable and non-potable water for use within Honua'ula. The complete water system will include a:

1. Non-potable system supplied by brackish wells to provide water for irrigation of common areas and within individual parcels;
2. Potable system supplied by RO treated water, using brackish groundwater as the feedwater supply, to provide drinking water and other potable water needs; and
3. Golf course irrigation system supplied by recycled wastewater (R-1 quality), concentrate from the RO treatment of the potable supply, and brackish groundwater from the non-potable irrigation system.

The average daily potable water use for Honua'ula is estimated to be 0.34 MGD at build-out. The average non-potable demand for irrigation excluding the golf course is estimated to be 0.810 MGD at build-out. The non-potable demand for golf course irrigation is estimated to be 0.717 MGD. Brackish well water will be used to supply all Honua'ula water needs. The brackish well water will supply the feedwater for the RO system, thus producing potable water. Concentrate from the RO treatment of the potable supply will also be produced. Much of the potable water will be recycled (R-1) then mixed with the RO concentrate and used for golf course irrigation. With this system, the total average withdraw from brackish wells is estimated to be 1.7 MGD.

To provide for summertime maximum use periods and to have standby capacity, two more wells will be needed. Depending on actual water use rates that materialize, a third new well may or may not be needed as Honua'ula approaches build-out. New wells will be developed within the Haleakalā Ranch source development area north of Maui Meadows where the existing off-site wells are located. Section 3.5.1 (Groundwater) contains the discussion on the potential impact of existing and new wells.

Honua'ula's private water system will be provided in compliance with County of Maui Ordinance No. 3554 (Condition 1). In further compliance with County of Maui Ordinance No. 3554 (Condition 1), Honua'ula Partners, LLC will: 1) comply with applicable water ordinances that pertain to the supply and transmission of water from the island of Maui when such ordinances are enacted; 2) offer to the County the right to purchase the water system when completed at the cost of development of the system; and 3) ensure that the water rates for the residential workforce housing units will be no higher than the general water consumer rates set by the County in its annual budget, for as long as the units are subject to Chapter 2.96, MCC.

In addition, non-potable water will be used for all irrigation purposes in compliance with County of Maui Ordinance No. 3554 (Condition 14)

In developing, maintaining, and operating the water system, Honua'ula Partners, LLC will comply with all requirements of Chapter 174C, HRS (State Water Code) and HAR, Chapters 13-167 to 13-171, as applicable, pertaining to CWRM and administration of the State Water Code. As recommended by CWRM, Honua'ula Partners, LLC will coordinate with the County to incorporate Honua'ula into the County's Water Use and Development Plan. Honua'ula Partners, LLC will also comply with: 1) DOH Engineering and Capacity report requirements; and 2) the County's Water Availability Policy, codified as Chapter

14.12, MCC. The above oversight processes ensure adequacy of the water source and that water source development will not interfere or conflict with County plans for source development.

Potable System

Source and Treatment – Brackish well water will be treated by RO to produce potable water for Honua'ula. The RO process involves initially passing the brackish water through a filter to remove particulate matter. The filtered water is then forced through a membrane under pressure. The membrane acts as a barrier to salts and other constituents. The water that passes through the membrane may be further chemically treated and disinfected, as necessary, prior to use.

The RO process generates brine in the course of producing potable water. However, by diluting the brine water with other non-potable water (brackish and R-1), the salt content will be reduced to a degree that it can be used for irrigation, thus avoiding the use of injection wells to dispose of the brine.

The RO plant will be located at the eastern border of the Property next to a water storage tank. A portion of the brackish water will bypass the RO plant for use as non-potable water for irrigation.

The RO plant will be subject to regulation as a public water system and will meet requirements of the State DOH, including HAR Chapters 11-20 (Potable Water Systems), 11-21 (Cross-Connection & Backflow Control), and 11-25 (Operating Personnel in Water Treatment Plants).

Pressure Zones and Storage – The elevation of the Property ranges from 320 to 710 feet. To provide service and adequate water pressure over this range of elevation, the Property was divided into two pressure zones, correlating with a high and a low water storage system approximately divided by the 530-foot elevation. Water storage will be required for each pressure zone. A lower 0.5 MG potable water tank (at an approximate 640-foot elevation) will service the lower portion of the Property (below the 530 foot elevation) and will be located on-site along the eastern border adjacent to the RO plant. A higher 0.2 MG potable water tank (at an approximate 810-foot elevation) will be located off-site and east (mauka) of the Property and will service the upper portion of the Property (above the 530 foot elevation).

Distribution – The potable water distribution system will largely follow the proposed roadway system providing potable water service to residential lots and other buildings. Pressure-reducing valves will be used to regulate excessive pressures within the pressure zones.

Non-Potable System

Source – There are three sources of non-potable water: 1) brackish well water; 2) brine water from the RO facility; and 3) R-1 recycled water returned from the WWRF (see Section 4.8.2, Wastewater System).

Pressure Zones and Storage – Comparable to the potable water system, the Property is separated into two pressure zones for non-potable water due to the elevation difference across the Property. Storage tanks will be provided for each pressure zone. A lower 1.0 MG non-potable water tank will be located on site at the 640 foot elevation adjacent the RO plant. A higher 0.5 MG non-potable water tank will be located off-site and east (mauka) of the Property at the 810 foot elevation. Golf course irrigation water, supplied primarily from the WWRF, will be stored in lined water features located on the golf course.

Distribution – Similar to the potable system, the non-potable water distribution system will largely follow the proposed roadway system providing non-potable water to irrigate individual residential lots, roadway buffers, and other landscaped areas. A separate distribution system will be used to irrigate the golf course. Pressure reducing valves will be used to regulate excessive pressures within the pressure zones.

Water Conservation

Honua'ula Partners, LLC is committed to aggressive water conservation strategies to reduce consumption, conserve resources, and minimize water demands. The goal is to reduce the total water requirements through a combination of water saving equipment and strategies. To conserve water within Honua'ula, Honua'ula Partners, LLC will implement water conservation recommendations of the County of Maui Department of Water Supply, including:

- Using climate-adapted plants for landscaping;
- Preventing over watering by automated systems;
- Not allowing single pass cooling pursuant to Section 14.21.20, MCC;
- Installing low-flow fixtures and devices throughout the community pursuant to Section 16.20A.680, MCC; and
- Maintaining fixtures to prevent leaks.

Water conservation is also central to the functioning of the golf course. While non-potable water will be used for all golf course irrigation, the golf course will also include a modern irrigation system designed to use non-potable water efficiently. The key component of the irrigation system will be a central computer to store information for every sprinkler, including the type of sprinkler, nozzle sizes, location, soil type, slope, infiltration, exposure, etc., so that the exact amount of water needed is applied (i.e., not just turning on sprinklers for a set duration). Cycle/Soak features will prevent runoff when heavy

irrigation is needed. Flow management features will ensure optimum pressure and amount to every sprinkler.

Records of irrigation procedures will be maintained for each management zone. Each management zone will be treated independently; the highest priority zones (greens, tees, fairways) will receive the highest amounts of water, while lower priority zones (secondary roughs, natural areas) will receive less water. These priority designations will help to efficiently manage overall water use on the golf course, providing the highest level of playability and aesthetics while incorporating water conservation and environmentally sustainable management practices.

In designing and implementing a detailed and efficient irrigation system, Honua'ula Partners, LLC will also be in compliance with County of Maui Ordinance No. 3554 Condition 18d, which requires compliance with Condition 5a of DOH's "12 Conditions Applicable to All New Golf Course Development." Specifically Condition 5a of the DOH's conditions relates to providing an irrigation plan.

4.8.2 Wastewater System

The Wailea area is serviced by the Kīhei WWRF, located approximately four miles northwest of Honua'ula. Sewage from the Wailea area is conveyed to the Kīhei WWRF via the South Kīhei Collection System, which consists of trunk sewer mains running along Wailea Alanui Drive and South Kīhei Road. Other Kīhei communities along this route are also served by this system. The Kīhei WWRF currently has unused capacity; however, the collection and transmission system may not be adequate to support Honua'ula. In addition, the County desires to reserve the unused plant capacity to accommodate other development in the existing service area, rather than extend the service area to Honua'ula.

The Mākena Wastewater Corporation owns and operates the Mākena WWRF, which is approximately one mile south of Honua'ula. The Mākena WWRF was designed to handle wastewater flows of 720,000 gallons per day (gpd). Currently the facility is only handling 391,413 gpd, leaving an unused capacity of 328,587 gpd.

Currently, the Honua'ula Property does not contain any wastewater infrastructure and is not served by a wastewater collection system.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Wastewater from Honua'ula will be managed to protect human health and the environment, and Honua'ula will not rely upon or burden any public facilities. Using County of Maui design standards, Wilson Okamoto Corporation projected the average wastewater flow from Honua'ula at full build-out to be 0.562 MGD.

Wastewater Treatment

Honua'ula will not rely upon or burden any public wastewater facilities. In compliance with County of Maui Ordinance No. 3554 (Condition 17), Honua'ula Partners, LLC will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2). Connection to the Mākena WWRF would be in conformance with the option of participating in the operation of a private wastewater treatment facility, and therefore is being considered for Honua'ula wastewater treatment.

In further compliance with County of Maui Ordinance No. 3554, Honua'ula Partners, LLC will: 1) provide a sewage disposal analysis to the Maui County Council that has been reviewed and commented on by DOH, DLNR, the County Department of Environmental Management, and DWS before Project District Phase II approval (Condition 16); and 2) ensure that sewer rates for the residential workforce housing units will be no higher than the residential sewer rates set by the County in its annual budget, for as long as the units are subject to Chapter 2.96, MCC (Condition 17).

Wastewater system design, and construction, and operation will be in accordance with County standards and all wastewater plans and facilities will conform to applicable provisions of: Chapter 11-62, HAR (Wastewater Systems); Section 11-62-27, HAR (Recycled Water Systems); and Chapter 11-21, HAR (Cross-Connection and Backflow Control).

In complying with the DOH regulations, Honua'ula Partners, LLC will also be in compliance with County of Maui Ordinance No. 3554:

- Condition 18c, which requires compliance with Condition 4 of DOH's "12 Conditions Applicable to All New Golf Course Development" relating to connecting the golf course clubhouse and other golf course facilities to a WWRF; and
- Condition 18d, which requires compliance with Condition 5 of the DOH's "12 Conditions Applicable to All New Golf Course Development" relating to use of treated wastewater for golf course irrigation.

Alternative 1 – Mākena WWRF – The first, and preferred, alternative is to transport wastewater to the Mākena WWRF for treatment. Wastewater from Honua'ula would be conveyed to the Mākena WWRF via a pump station and force main. R-1 recycled water would be pumped back to Honua'ula for golf course irrigation use.

Transporting wastewater to the Mākena WWRF for treatment provides the benefit of consolidating wastewater services for both Honua'ula and Mākena, allowing economies of scale in the treatment process and consolidated regulatory compliance. Sufficient golf

course land is available within both Honua'ula and the Mākena Resort to reuse 100 percent of the recycled water for irrigation.

While there is currently unused capacity at the Mākena WWRF, it may be necessary to expand certain portions of the Mākena WWRF in the future to provide a small amount of additional capacity to accommodate the total projected Honua'ula wastewater flows along with the projected Mākena Resort flows before each project is completely built out. As both Honua'ula and Mākena Resort will be built out over a number of years, improvements can be implemented at the appropriate time, when needed.

Conveying wastewater from Honua'ula to the Mākena WWRF will require a pump station to receive the flows from Honua'ula. The pump station would be located at the southwest corner of the Property at approximately the same location as an on-site WWRF. The pump station would convey the wastewater via a force main directly to the Mākena WWRF. For recycled water to be returned to Honua'ula, a recycled wastewater pump station located at or near the Mākena WWRF and a force main would be required. See Figure 2 for the location of the wastewater force main route to the Mākena WWRF.

Honua'ula Partners, LLC has had substantive discussions about this alternative with the Mākena WWRF owner, Mākena Wastewater Corporation, and they support the connection; however, formal agreements with Mākena Wastewater Corporation have not yet been finalized.

Alternative 2 – On-Site Treatment Plant – The second alternative is to construct an on-site WWRF that is capable of treating all of the Honua'ula wastewater to R-1 standards. The on-site WWRF would be located at the southwest corner of the Property on approximately four acres of land. R-1 water would be delivered to the Honua'ula golf course water features for storage and eventual irrigation of the golf course and other landscaped areas. RO concentrate from the on-site desalination facility (see Section 4.8.1 (Water System)) would be blended with the R-1 water.

A membrane bioreactor (MBR) wastewater treatment system is proposed for the on-site WWRF to produce R-1 quality water for non-potable use. The MBR process is a biological process (activated sludge process) combined with a separation process (membrane system). MBR systems are widely used throughout the world and are considered an industry standard for the production of reliable R-1 recycled water. In addition, MBR systems have the smallest footprint of the various biological treatment systems available and provide the highest quality recycled water.

During the MBR process, wastewater is pumped into aeration basins, where a population of naturally-occurring microbes (activated sludge) treats the water by consuming organic matter. The activated sludge is separated from the water using membranes, located in the MBR basins. The activated sludge is pumped back to the head-end of the aeration basin to be used again.

Periodically, excess activated sludge must be removed (wasted) from the treatment system. The activated sludge goes through a thickening process to form dewatered solids. The dewatered solids will be taken to the County landfill for composting by EKO Compost, which operates a composting facility at the landfill. At build-out the on-site WWRF is expected to produce approximately 17 wet tons of dewatered solids per week. EKO Compost has the capacity to accept this amount of dewatered solids for composting.

The treated water will be disinfected using ultraviolet (UV) light. The treated water will flow through concrete channels containing banks of submerged UV light bulbs. The water will be disinfected as it passes by the bulbs and is exposed to the UV light. The UV light penetrates the cells of pathogenic organisms, rendering them unable to replicate. The disinfected water exiting the channel will meet R-1 standards and will be suitable for reuse. A pump station located adjacent to the UV channel will deliver the R-1 water to the Honua'ula golf course.

Another potential approach to treating Honua'ula wastewater in lieu of the MBR is via an extended aeration activated sludge process, followed by addition of coagulant chemicals and granular media or cloth disk filtration. Additional land area within Honua'ula would have to be set aside for the WWRF if this approach is taken. The extended aeration activated sludge/coagulant/filtration approach is currently used at the Mākena WWRF and the Kīhei WWRF.

On-Site Collection System

The on-site wastewater collection system will collect flows from the various areas and uses within Honua'ula. Sewer lines will essentially follow the proposed roadway system. A network of eight-inch gravity sewer lines will collect wastewater from homes and buildings throughout the site within four service areas. In each of these service areas, the sewer lines will follow the topography and will flow by gravity. Pump stations will be used where the topography requires flows to travel upslope.

All wastewater flows will flow to the southwest corner of Honua'ula. From there the flows will either enter the on-site WWRF for treatment or will be pumped to the Mākena WWRF for treatment.

Recycled Water Use

After treatment—at either the possible on-site WWRF or the existing Mākena WWRF—recycled water will be stored in lined water features located on the golf course. Brine water from the RO facility will be mixed with the recycled water. The mixed recycled/brine water will then be distributed for irrigation purposes. In compliance with County of Maui Ordinance No. 3554 (Condition 17), none of the recycled water will be placed into injection wells.

Recycled water (including the mixed recycled/brine water) will be distributed in piping systems that are completely separate from potable water distribution piping systems. The DOH has established requirements for piping systems used to distribute recycled water to the points of use. The DOH requirements are designed to reduce the risk of accidental cross-connection between potable and non-potable systems. Honua'ula piping systems will be in full compliance with these requirements.

The use of R-1 irrigation water is not expected to have negative impacts on groundwater or nearshore waters. See Section 3.5 (Groundwater Resources and Water Quality) for complete discussion on potential impacts to groundwater and nearshore waters.

4.8.3 Drainage System

Honua'ula is on the lower southwestern slope of Haleakalā. Site elevations range from 320 feet to 710 feet with slopes of generally three to 17 percent. The Property and areas immediately mauka are undeveloped. The Wailea Resort, including three golf courses, is located makai of Honua'ula.

Currently, surface runoff mauka of the Property sheet flows over the Property or through natural drainage paths toward the ocean. The Property is generally semi-arid, with rainfall averaging about 15 inches per year. Drainage characteristics impacting the site are typical of the western slope of Haleakalā.

There are approximately 15 natural drainageways in which runoff flows through the Property. Considering the relatively low rainfall at the Property, these drainage ways are generally dry throughout the year. There are no existing drainage improvements mauka of the Property. The entire property is designated on the FIRM as Zone C, an area of minimal flooding (Figure 11).

Based on County drainage standards, existing (pre-development) flow (based on a 100 year 24 hour storm) from the Property is calculated to be 2,195 cubic feet per second (cfs).

POTENTIAL IMPACTS AND MITIGATION MEASURES

Drainage from Honua'ula is not expected to have a significant adverse effect on groundwater, downstream properties, or marine waters. In accordance with the County of Maui's "Rules for the Design of Storm Drainage Facilities," all drainage improvements will be designed so that there will be no increase in the peak rate of storm water runoff leaving the Property compared to existing conditions. The post-development runoff from the Property is estimated to be 3,114 cfs, an increase of 919 cfs over calculated existing conditions (pre-development). The discussion below sets forth the means by which Honua'ula will address this additional runoff in compliance with County of Maui requirements.

Runoff will be collected and managed through a drainage system. Roadways, homes, buildings, and other facilities within Honua'ula will increase impervious areas within the Property thereby increasing surface runoff flow rates and volumes. However, approximately half of the Property will be open space, including the Native Plant Preservation Area, other Native Plant Areas, natural gulches, open space buffers along Pi'ilani Highway and the border of Maui Meadows, and the golf course. The extensive open space and the golf course are expected to assist drainage control as open space areas will provide pervious areas for percolation of runoff and golf course greens, fairways, and plants will either absorb runoff or slow drainage flows. Of the 18 inches of average annual rainfall received on the Property, it is assumed that one-third of the rainfall percolates to groundwater and the remaining two-thirds evaporates to the atmosphere or becomes runoff.

To manage drainage within the Property, the drainage system will include detention basins, drainage pipes, open channels, and roadway culverts. Runoff will be stored in 26 detention basins located on the Property in low lying areas, within the golf course, or along the makai Property boundary. Each of the detention basins will have a drainage outlet consisting, in part, of a vertical perforated pipe within a gravel mound which will act as a filter. In addition to reducing the peak runoff rate by detention storage, this configuration will also capture floatables and suspended solids in the basin, thus reducing sediments in the water released from the detention basins. With the use of detention basins, the peak rate of runoff leaving the Property will not increase over current conditions and seepage of water into the ground from the detention basins will actually increase the amount of percolation to groundwater.

Residential areas will be graded so that runoff flows to drain inlet structures. From the drains, the flow will be piped through a series of drain lines in the roadways to the detention basins. The majority of the drain lines will be 18-inch diameter and the remaining will be 24-inch diameter.

Natural open drainage channels will be provided throughout the site to divert runoff toward the detention basins. Open channels also will be provided at the upper limits of the Property to direct mauka off-site runoff entering the Property to natural drainage ways on-site. These channels will remain natural and unlined. Roadway culverts will be provided throughout the Property to divert runoff under major streets and prevent flooding. In addition, bioswales, landscape elements designed to remove silt, may be an option along roadways where appropriate.

Section 3.5.1 (Groundwater) contains discussion on potential impacts due to percolation of stormwater and irrigation water to groundwater. In general, reductions in nitrogen and phosphorus loading are expected, which would result in positive impacts regarding groundwater flowing to the ocean and ocean water quality. Section 3.5.2 (Nearshore Marine Environment) contains discussion on potential impacts to ocean water quality. The nearshore water quality assessment (MRC 2010; Appendix D) concludes that: "the estimates of changes to groundwater and surface water would result in a decrease in

nutrient and sediment loading to the ocean relative to the existing conditions. With such a scenario, it is evident that there would be no expected impacts to the nearshore marine ecosystem owing to development of Honua'ula."

All drainage systems and detention basins will be designed in accordance with the "Rules for the Design of Storm Drainage Facilities in the County of Maui." In compliance with County of Maui Ordinance No. 3554 (Condition 6), the Preliminary Engineering Report (Appendix P) includes a Drainage Master Plan and Phasing Plan of improvements.

4.8.4 Internal Roadways

Currently access to Honua'ula is from the southern terminus of Pi'ilani Highway at the intersection with Wailea Ike Drive. Kaukahi Street, a private two-lane street within Wailea, provides a second, controlled access.

The creation of Honua'ula will include a complete internal roadway system and significant improvements to the intersection of Pi'ilani Highway and Wailea Ike Drive, which will be the primary entrance to Honua'ula. Before construction within Honua'ula, with the exception of grading, Honua'ula Partners, LLC will widen Pi'ilani Highway from Kilohana Drive to Wailea Ike Drive to four lanes of traffic, in accordance with County of Maui Ordinance No. 3554 (Condition 2a). This work will include creating the entrance to Honua'ula by reconfiguring the intersection of Pi'ilani Highway and Wailea Ike Drive. When first constructed, the entrance to Honua'ula at the Pi'ilani Highway/Wailea Ike Drive intersection will be a "T" intersection (as opposed to an "L" currently), with Pi'ilani Highway terminating as it currently does, Wailea Ike Drive extending to the west as it currently does, and the Honua'ula entrance extending to the east. The reconfigured intersection will include a traffic signal, a free right-turn lane from Pi'ilani Highway to Wailea Ike Drive, and a second right-turn lane from Wailea Ike Drive to northbound Pi'ilani Highway, in accordance with County of Maui Ordinance No. 3554 (Condition 2d).

At or before the completion of 50 percent of Honua'ula, Honua'ula Partners, LLC will extend Pi'ilani Highway south into Honua'ula, from Wailea Ike Drive to Kaukahi Street, in accordance with County of Maui Ordinance No. 3554 (Condition 2b). Thus the "T" intersection at Pi'ilani Highway/Wailea Ike Drive/Honua'ula entrance will become a standard four-way "cross" intersection. Connecting Pi'ilani Highway with Kaukahi Street will enable Kaukahi Street to provide a second access into Honua'ula. Since Kaukahi Street is a private street, it is planned to be gated within Wailea Resort to address the concerns of the Wailea Community Association.

Internal roadways within Honua'ula will include six major types:

1. Parkway: The Honua'ula entrance will be a parkway consisting of a 102-foot ROW which includes an eight-foot median, two 12-foot travel lanes in the eastbound direction, three 12-foot travel lanes in the westbound direction. There will be curbs

and gutters and a six-foot landscape area on each side. There also will be a 10-foot combined sidewalk/bikeway on the westbound direction and a four- to six-foot wide sidewalk on the eastbound direction.

2. Pi'ilani Highway Extension: The length of the Pi'ilani Highway extension into Honua'ula will include three configurations:
 - a. Wailea Ike Drive Intersection: The first configuration, starting at the Pi'ilani Highway/Wailea Ike Drive/Honua'ula entrance intersection (within the State ROW), will consist of a 105-foot ROW with two 12-foot thru lanes, one 12-foot right turn lane and one 11-foot left turn lane for northbound traffic. There will be a median with one 12-foot southbound lane and curbs, gutters, and a four to six-foot wide meandering sidewalk on the makai side of the street.
 - b. South of the Wailea Ike Drive Intersection: This configuration (within the State ROW) will consist of one 12-foot lane in each direction with an 11-foot middle turning lane. There will be curbs, gutters and a four to six-foot wide meandering sidewalk on the makai side of the street. The ROW width varies from 140 to 202 feet.
 - c. South of the Wailea Ike Drive Intersection: The last configuration within the Property will consist of a 54-foot ROW with an 11-foot lane with two-foot paved shoulders and an eight-foot bioswale in each direction. A six-foot landscape area and six-foot wide sidewalk will be located on one side of the road. This segment will connect with Kaukahi Street but will not extend to the mauka boundary of the Property.
3. Collector Roads: There will be two alternatives for collector roads within Honua'ula. Both alternatives will consist of a 60-foot ROW with two 11-foot travel lanes.
 - a. Alternative 1: The first alternative includes an eight-foot wide bioswale and 10-foot wide meandering sidewalk/bikeway on one side of the road and a 15-foot bioswale/landscape area on the other side.
 - b. Alternative 2: The second alternative includes a four-foot wide paved bike lane in each direction adjacent to the travel lanes. One side of the road will contain a four to six-foot wide meandering sidewalk with a variable bioswale/landscape area. The other side will contain a 15-foot bioswale/landscape area.
4. Minor Streets: Minor streets within Honua'ula will consist of a 52-foot ROW, widening to 58-feet in areas where a four to six-foot wide sidewalk will be provided. There will be two 11-foot travel lanes and a 15-foot wide bioswale/landscape area on each side. An eight-foot wide paved parking lane will be provided at designated locations.

5. Cul De Sacs: Cul de sacs within Honua'ula will consist of a 52-foot ROW with two 11-foot travel lanes and a 15-foot wide bioswale/landscape area on each side. An eight-foot wide paved parking lane will be provided at designated locations.
6. Village Streets: There will be two alternatives for Village Streets within Honua'ula - one for parking on one side of the street and the other for parking on both sides:
 - a. Parking on One Side of the Street: This alternative will consist of a 56-foot ROW with two 11-foot travel lanes, curbs, gutters, a six-foot landscape area and a four to six-foot wide sidewalk on both sides of the street. An eight-foot parking lane will be provided on one side of the street.
 - b. Parking on Two Sides of the Street: This alternative will consist of a 62-foot ROW with two 11-foot travel lanes, curbs, gutters, a six-foot landscape area, and four to six-foot wide sidewalks on both sides of the street. An eight-foot parking lane will be provided on both sides of the street.

4.8.5 Solid Waste

The County of Maui Department of Environmental Management (DEM), Solid Waste Division provides residential refuse collection in the Kīhei-Mākena area. Solid waste generated in the Kīhei-Mākena region is transported to the Central Maui Landfill located in Pu'unēnē, four miles southeast of the Kahului Airport on Pūlehu Road. The Central Maui Landfill receives approximately 500 tons of solid waste per day. Since 2000, approximately 30 percent of the solid waste generated annually in Maui County is diverted by means of recycling, reuse, and composting (R.M Towill Corporation 2007). The County is targeting a 50 percent waste diversion rate by 2030 (R.M Towill Corporation 2007).

Green waste is collected by EKO Compost, which is also located at the Central Maui Landfill. Another private company, Maui Earth Compost, operates two facilities on Maui. One is located on the corner of Hansen Road and Pūlehu Road in Pu'unēnē, and the other is in central Kīhei off of Pi'ilani Highway behind the County wastewater treatment facility. Demolition and construction waste is accepted at the Maui Demolition and Construction Landfill (privately operated) near Mā'alaea.

As part of the County's recycling program, plastic, glass, metal, cardboard, and newspaper can be recycled when left at various drop-boxes throughout the County. Drop-boxes are typically located on public property, such as schools or County land. The closest existing County recycling drop-box is located at the corner of Welakahao Road and Pi'ilani Highway across from Hope Chapel. A private company, Maui Recycling Services, provides curbside collection on a subscription basis for central Maui. Also, private haulers have piloted curbside recycling in selected communities.

Currently, solid waste is not being generated on the Property.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Construction

Waste generated by site preparation will primarily consist of vegetation, rocks, and debris from clearing, grubbing, and grading. Soil and rocks displaced from grading and clearing will be used as fill within the site as needed. Construction waste will consist of waste lumber, concrete, and other building materials.

Honua'ula Partners, LLC is committed to limiting the environmental impact resulting from construction of Honua'ula. As much as practical, construction plans will specify the use of products with recycled content (such as steel, concrete aggregate fill, drywall, carpet, and glass tile) and the use of locally produced products (such as plastic lumber, hydromulch, soil amendments, and glass tile).

A solid waste management plan will be coordinated with the County's Department of Environmental Management Solid Waste Division for the disposal of on-site and construction-related waste material. Honua'ula Partners, LLC will work with contractors to minimize the amount of solid waste generated during the construction. A job-site waste management and recycling program will be implemented to maintain clean construction sites, maximize material recycling, and minimize disposal truck traffic impacts. This recycling program will incorporate the "Three Rs" of effective construction waste management:

- Reduce: by preventing waste before it happens through efficient design;
- Reuse: by using materials removed during demolition (such as rocks and concrete) on-site; and
- Recycling: by separating recyclable materials from non-recyclable materials and supplying these recyclable materials to a recycler for use as new products.

Demolition and construction waste that cannot be recycled will be taken to the Maui Demolition and Construction Landfill (privately operated) near Mā'alaea.

Post-Construction

The County's DEM, Solid Waste Division estimates that residential households on Maui generate approximately 2.3 tons of solid waste per household per year. Commercial units on Maui generate approximately 1.58 tons of solid waste per employee per year. Solid waste generation includes all the waste produced in a residence or business, including that which is reused or recycled as well as that which is disposed of in landfills.

Using the above rates, after full build-out and occupancy of all Honua'ula homes and commercial units, total waste generated within Honua'ula is estimated to be

approximately 3,249 tons per year. Using the County's current waste diversion rate of 30 percent, total waste from Honua'ula is estimated to be approximately 2,274 tons per year. Achieving the County's target waste diversion rate of 50 percent by 2030 would reduce Honua'ula's total waste to 1,624 tons per year.

Honua'ula will support the County's recycling, reuse, and composting activities. The County of Maui Integrated Solid Waste Management Plan (2009) provides strategies for diverting solid waste from landfills to reduce landfill dependency, save landfill capacity and improve operational efficiency. Honua'ula will implement these strategies by providing options for recycling, such as collection systems and bin spaces, within Honua'ula, and promoting sound recycling practices among residents and guests. After the community is occupied by residents, to the extent practical, wastes such as aluminum, paper, newspaper, glass, and plastic containers will be recycled.

Green waste, particularly from the golf course, may be processed on-site and reused by:

- Collecting organic waste material for composting;
- Applying the final composted product as topdressing to reduce the dependency on chemical treatments;
- Using mulches and clippings for erosion controls, stabilizers, and/or resurfacing in high utility areas; and
- Not removing grass clippings from fairways, roughs, and other turf areas.

Provisions for recycling golf course green waste will be in compliance with County of Maui Ordinance No. 3554 (Condition 18h), which requires compliance with Condition 10 of DOH's "12 Conditions Applicable to All New Golf Course Development" concerning solid waste disposal, managing waste so that it does not create a nuisance, and composting green waste for subsequent use as a soil conditioner or mulching material.

Waste that cannot be recycled will be disposed of in the County's Central Maui Landfill in Pu'unēnē. In the Public Facilities Assessment Update County of Maui (2007), R.M. Towill Corporation projected that the Central Maui Landfill will have adequate capacity to accommodate residential and commercial waste through the year 2025. This projection was arrived at by multiplying Maui County's de facto population projections by an estimated number of pounds per person per day of waste generated and assumes that solid waste generated by commercial and industrial growth will be captured by a corresponding trend in projected population growth. This estimate does not take into account future increases in source reduction and waste diversion. Increases in waste diversion achieved through education, recycling, composting, and reuse programs are expected to decrease demand for landfill space and extend the life of the Central Maui Landfill beyond the currently projected closure date. The County's DEM Solid Waste Division anticipates that additional phases of the Central Maui Landfill will be developed as needed to accommodate future waste.

4.8.6 Electrical System

The Kīhei-Mākena region is serviced by a 69 kV (kilovolt) power line that runs from the 'Ulupalakua Ranch, mauka of Honua'ula, to the MECO substation (Wailea Substation) located on a separate parcel (TMK (2)2-1-08: 043) near the western boundary of the makai portion of the Property. The Wailea Substation is currently being fed by transmission lines from the Maalaea Power Plant, northwest of the Property and from Kealahou Switchyard, mauka of the Property. The substation converts the 69 kV power to 12.47 kV for distribution to the Wailea area. The converted 12.47 kV lines run within a 12-foot wide easement along the makai boundary of the Property. The Wailea Substation is nearly filled to capacity.

POTENTIAL IMPACTS AND MITIGATION MEASURES

When fully built-out, the peak forecasted electrical demand for Honua'ula is estimated to be 9,467 kilowatts (kW) per month. Honua'ula Partners, LLC's electrical engineer has been in communication with MECO to ensure service is provided. Based on the forecasted Honua'ula electrical demand and use, MECO anticipates additional transformer units or new substation development may be necessary. The current plans for the Property include an area for the expansion of the existing substation (Figure 1).

MECO is aware that Honua'ula Partners, LLC will provide area for the expansion of the existing substation, but at this time cannot confirm that the expansion area is needed without more detailed information, including projections for electrical demand for other proposed projects in the region. MECO has stated that they continuously attempt to plan for additional substation sites to meet the electrical demand of the community. Honua'ula Partners, LLC's electrical engineer will continue to coordinate with MECO regarding the need for expanding the substation and Honua'ula Partners, LLC will continue to include an area for the expansion of the existing substation on Honua'ula plans.

All new electrical lines within Honua'ula will be underground and Honua'ula Partners, LLC proposes to place underground the existing overhead lines that run over the Property in the mauka-makai direction and along the makai boundary.

Honua'ula Partners, LLC is committed to limiting the environmental impact of Honua'ula by reducing energy consumption. Energy-saving concepts and devices will be encouraged in the design of Honua'ula. Design standards will specify low-impact lighting and will encourage energy-efficient building design and site development practices.

In compliance with County of Maui Ordinance No. 3554 (Condition 30), Honua'ula Partners, LLC will design and construct energy systems for all residential units to meet all applicable ENERGY STAR requirements established by the EPA in effect at the time of construction. Energy systems will include all hot water systems, roof and attic areas, outside walls, windows, air cooling systems, and heating systems.

The ENERGY STAR program was established in 1992 for energy-efficient computers. Now a joint program under the EPA and the U.S. Department of Energy, the ENERGY STAR program has grown to encompass more than 35 energy-efficient product categories for homes and workplace.

Homes that earn the ENERGY STAR designation must meet guidelines for energy efficiency set by the EPA. ENERGY STAR qualified homes can include a variety of energy-efficient features, such as effective insulation, high performance windows, tight construction and ducts, efficient heating and cooling equipment and ENERGY STAR qualified lighting and appliances.

In further compliance with County of Maui Ordinance No. 3554, Honua'ula Partners, LLC will: 1) equip all residential units with a primary hot water system at least as energy efficient as a conventional solar panel hot water system, sized to meet at least 80 percent of the hot water demand for the unit (Condition 30); 2) ensure that all air cooling systems and all heating systems for laundry facilities, swimming pools, and spa areas will make maximum use of energy-efficient construction and technology (Condition 30) ; and 3) obtain confirmation from MECO that the proposal to relocate and/or landscape MECO facilities is incorporated in the Project District Phase II application and site plan (Condition 18j).

The following additional energy saving methods and technologies will also be considered during the design phase of Honua'ula:

- Use of site shading, orientation, and naturally ventilated areas to reduce cooling load;
- Maximum use of day lighting;
- Use of high-efficiency compact fluorescent lighting;
- Exceeding Model Energy Code requirements;
- Roof and wall insulation, radiant barriers, and energy efficient windows;
- Use of solar parking lot lighting;
- Use of light color or "green" roofs;
- Use of roof and gutters to divert rainwater for landscaping;
- Use of landscaping for dust control and to minimize heat gain to area; and
- Use of photovoltaics, fuel cells and other renewable energy sources.

4.8.7 Communication Facilities

Hawaiian Telcom provides telephone service in the Kīhei-Mākena region, and Oceanic Time Warner Cable provides cable service. The telephone system servicing the area consists of overhead and underground facilities.

POTENTIAL IMPACTS AND MITIGATION MEASURES

It is anticipated that Hawaiian Telcom will provide telephone service to Honua'ula and Oceanic Time Warner Cable will provide cable service.

4.9 SOCIO-ECONOMIC CHARACTERISTICS

The Hallstrom Group Inc., prepared an in-depth market study, economic impact analysis, and public costs/benefits assessment for Honua'ula. Key findings of the analysis along with other social-economic information are summarized below. Appendix Q contains the complete study.

4.9.1 Community Character

Honua'ula is located within the Kīhei-Mākena Community Plan region, which stretches from Mā'alaea in the north to La Perouse Bay in the south. This area contains the resort areas of Wailea and Mākena, and includes 25 percent of the Urban District lands on Maui. Urban development in the region consists of residential, commercial, and resort uses. The region has the second highest full-time resident population on Maui, with over 28,114 people in 2010. The region currently has the third highest number of jobs on the island and is forecasted to surpass the Lahaina Community Plan region by 2025. Kīhei-Mākena also contains the Maui Research and Technology Park, which has the potential to be a vibrant employment center for professional and technical resident workers. The region contains a diverse range of physical and socio-economic environments. The dry and mild climate coupled with proximity to recreation-oriented shoreline resources has fueled the visitor-based economy of the region.

The town of Kīhei serves as the commercial and residential center of the region, with Wailea and Mākena serving as the focal point for the majority of visitor activities. Many luxury hotels and several golf courses are located in Wailea and Mākena.

Many residents work in the community businesses and resorts, although Kīhei has long been planned to provide a centralized housing location for workers throughout the island. The gross household income among area residents is estimated at about \$1 billion.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Honua'ula will complement the pattern of development in the Kīhei-Mākena region in a way that is consistent with the State Land Use Urban designation of the Property and envisioned in the *Kīhei-Mākena Community Plan*. In doing so, Honua'ula will help to satisfy the housing demand of a growing population and provide for a complete and vibrant community.

Honua'ula will differ substantially from the major coastal resort designations makai of the Property by providing a broad range of residential housing opportunities, rather than an economically stratified resort residential development.

Key objectives of Honua'ula include: 1) reflecting community values to create a unique and compelling community in context with the Kīhei-Mākena region; 2) preserving the inherent beauty of the Property by incorporating a Native Plant Preservation Area, Native Plant Conservation Areas (see Section 3.6 (Botanical Resources)), parks, and open space, as well as through excellence in landscaping and design ; 3) integrating natural and human-made boundaries and landmarks to craft a sense of place within a defined community; 4) incorporating and preserving natural and cultural resources; 5) including buffer zones between residential areas and Pi'ilani Highway; and 6) making walking and biking meaningful alternatives to driving by locating commercial and retail establishments convenient to residential areas and integrating bicycle/pedestrian recreation ways throughout the community.

4.9.2 Population

Prior to the 1970s, Kīhei was a small coastal village with fewer than 3,000 residents, with very limited resort-oriented and commercial uses. By 1980, the population had more than doubled to about 7,000 persons, substantial commercial space was being developed, and the region was well-established as a desirable vacation locale offering a wide variety of resort units.

The overall population of Maui County has also exhibited relatively strong growth over the past decade. The 2000 United States Census reported that resident population of Maui County was 128,094 people in 2000. This is more than double the 1980 total of 62,823 persons.

Population projections by the Maui County Planning Department (2006) indicate that the Maui Island population will reach 140,289 people in 2010¹⁰.

For the Kīhei-Mākena region, Maui County Planning Department (2006) projections indicate that the Kīhei-Mākena population will reach 28,114 people in 2010.

In addition to the resident population, for the year 2010 the Maui County Planning Department projects that the Maui Island average visitor census is 49,476 people. The average visitor census is defined as the average number of visitors on an average day. Approximately 21,621 (43 percent of total) of these visitors are in the Kīhei-Mākena region (Maui County Planning Department 2006).

¹⁰ The Maui County Planning Department projections presented here are their "baseline" projections, of which the Maui County Planning Department states are: "well within the range of likely future trends."

Combining the resident population and the average visitor census, the total population of Maui is estimated to be 189,765 people in 2010. The total population of the Kīhei-Mākena region is estimated to be 49,735 people in 2010.

Currently the Honua'ula Property does not contain any residents.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Projections indicate that the Maui Island population will increase to 174,184 people by 2025, a 24 percent increase from the 2010 population. In the Kīhei-Mākena region, the population is expected to increase to 35,962 people in 2025, a 28 percent increase from the 2010 population. The average visitor census for Maui Island is projected to increase to 63,482 visitors in 2025, a 28 percent increase from the 2010 visitor census. Approximately 30,241 (47 percent) of these visitors will be in the Kīhei-Mākena region. Therefore, the total population of Maui Island in 2025 is estimated to be 237,666 people. The total population of the Kīhei-Mākena region in 2025 is estimated to be 66,203 people.

Honua'ula will respond to the demand for housing for the growing population in the Kīhei-Mākena region, as well as provide opportunities for existing Maui residents wishing to relocate to South Maui to be closer to their jobs. This will have a meaningful positive impact, as it will decrease commuting to and from South Maui, lessen traffic congestion, reduce stress, reduce energy consumption, lessen pollution, allow more family and recreation time, and improve overall quality of life for not only Honua'ula residents, but for Maui residents in general.

When fully built out, the total population of Honua'ula is projected to be 1,833 persons, of which 1,541 will be full-time residents and 292 will be periodic users comprised of non-resident owners and their guests (Hallstrom 2009).

Potential impacts and mitigative measures related to Honua'ula population, such as traffic, infrastructure, and public services, are discussed in other sections of this EIS. However, it should be noted that the population of Maui is projected to grow independent of Honua'ula. Therefore, population-related impacts to traffic, infrastructure, public services, and other issues will need to be addressed regardless of whether Honua'ula is built.

4.9.3 Housing

The Kīhei-Mākena region is among the most desirable resort and residential areas in Hawai'i. The area has many full-time residents but is also a large vacation destination, with many visitors, resorts, and second homes.

The demand by non-resident buyers for general residential units in the Kīhei-Mākena region is significant; the County Planning Department (2006) reports that 42 percent of all Kīhei-Mākena housing sales in 2004 were to buyers residing outside of Maui County. A

more recent study (Hallstrom 2009) indicates that 25 to 35+ percent of demand for residential units in the Kīhei-Mākena region is from non-resident purchasers.

In December 2009, the year-end average sales price of a single-family home in Maui County was \$713,946, the year-end average sales price of a single-family home in Kīhei was \$674,327, and the year end average sales price of a single-family home in Wailea/Mākena was \$2,511,667. The December 2009, the year-end average sales price of a condominium in Maui County was \$719,993, the year end average sales price of a condominium in Kīhei was \$360,660, and the year end average sales price of a condominium in Wailea/Mākena was \$1,507,710 (Realtors Association of Maui, <http://www.ramaui.com>).

It is estimated that there are 13,251 housing units in Kīhei-Mākena region in 2010 (County Planning Department 2006). This includes single-family homes and condominiums occupied both by Maui residents and non-residents (i.e. visitors). It is projected that approximately 7,000 to 10,846 new homes will be needed in the Kīhei-Mākena region by 2030 (County Planning Department 2006; Hallstrom 2009). Currently there are approximately 510 unsold homes or residential lots in the region. Another 3,000 to 4,650 units are projected to be built in the region (not including Honua'ula) by 2030 if all potential projects are actually built to maximum densities in a timely manner. Therefore by 2030 there is a potential housing shortfall ranging from 1,840 to 5,686 units in the Kīhei-Mākena region (Hallstrom 2009). Thus there is a substantial, quantifiable market demand for housing that Honua'ula can help address (Hallstrom, 2009).

POTENTIAL IMPACTS AND MITIGATION MEASURES

Honua'ula will help to satisfy the housing demand of a growing population by providing homes in the Kīhei-Mākena region. Objectives of Honua'ula include: 1) emphasizing community development and creating a complete and vibrant community with a range of housing types, including single-family, multifamily, and workforce housing, complemented with village mixed uses primarily serving the residents of the community; and 2) providing homes near regional employment centers, thereby decreasing commuting and increasing quality of life.

Honua'ula will include homes priced for a range of consumer groups, including workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). All workforce affordable homes will be priced and subject to restrictions in accordance with the requirements of Chapter 2.96, MCC to ensure they remain both available and affordable for full-time Maui residents.

The Honua'ula market rate homes will appeal to those buyers seeking the location, view, and climate of the Property. Although not a destination resort, as it is lacking ocean frontage and will not contain transient vacation rentals, Honua'ula market-rate homes will be comparable with Maui's destination communities and are expected to attract purchasers from the same market segments.

The market study (Hallstrom 2009) concludes that the workforce affordable homes will be fully absorbed (sold out) within an eight year period and the market-priced homes within 12 years.

In compliance with County of Maui Ordinance No. 3554, Honua'ula Partners, LLC will:

- Provide workforce housing in accordance with Chapter 2.96, MCC (Residential Workforce Housing Policy); provided that, 250 of the required workforce housing units shall be located at the Ka'ono'ulu Light Industrial Subdivision and completed prior to any market-rate unit, that 125 of those workforce housing units will be ownership units, and that 125 of those units shall be rental units. In addition, construction of those workforce housing units will be commenced within two years, provided all necessary permits can be obtained within that timeframe. Honua'ula Partners, LLC will provide a minimum two-acre park at Ka'ono'ulu Light Industrial Subdivision, which shall be credited toward the requirements of Section 18.16.320, MCC, for that subdivision (Condition 5); and
- Not allow transient vacation rentals or time shares within Honua'ula (Kīhei-Mākena Project District 9); and further, no special use permit or conditional permit for such accommodations will be accepted by the Department of Planning (Condition 25).

4.9.4 Village Mixed Uses

Currently, there are no commercial uses within the Honua'ula property. The nearest commercial area is the Wailea Gateway Center at the intersection of Pi'ilani Highway and Wailea Ike Drive. This newly developed commercial space includes offices, retail, and restaurants. The Shops at Wailea is a resort-oriented shopping center which also includes many restaurants and is located at the intersection of Wailea Ike Drive/Wailea Alanui Drive. The closest supermarkets are Foodland, approximately 3.8 miles to the north in the Kīhei Town Center on South Kīhei Road, and Safeway, approximately 4.6 miles to the north at the intersection of Pi'ilani Highway and Pi'ikea Avenue. Kīhei also contains many other shopping centers, commercial areas, and offices.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Honua'ula will be a complete community with village-mixed use areas comprised of, commercial, residential, recreational, and community facilities serving the needs of Honua'ula residents and guests. The intent of the Village Mixed Use sub-district is to create a community identity and character with landmark buildings and groupings of services within a central core. Permitted uses in the Village Mixed Use sub-district include: retail food and beverage establishments; grocery stores; retail shops; offices; business services; minor medical offices; religious institutions; and public facilities.

It is expected that car trips from Honua'ula residents onto Pi'ilani Highway will be reduced since there will be various establishments providing for residents' day-to-day needs within the community. Therefore, unlike residents in conventional residential subdivisions, Honua'ula residents will not have to drive outside of the community for all needs and services. In addition, by locating commercial and retail establishments convenient to residential areas, walking and biking will be meaningful alternatives to driving within Honua'ula.

While Honua'ula residents are expected to support the commercial and retail establishments within Honua'ula, additional market support is expected from populations in the general vicinity, particularly given Honua'ula's location at the key intersection of Pi'ilani Highway and Wailea Ike Drive. In addition to offering convenience to these populations, the commercial areas within Honua'ula are also anticipated to alleviate the need for some trips into Kihei.

The total floor area of all commercial and retail uses within the Village Mixed Use sub-district will not exceed 100,000 square feet and the total land area will not exceed 53 acres. Based on the total Honua'ula population, combined with near-by residents who may patronize Honua'ula businesses, on-site employees, and passer-bys entering and exiting the Wailea region, the total quantified demand for Honua'ula village mixed use space is estimated at 98,000 square feet, commensurate with the maximum allowable area of 100,000 square feet (Hallstrom 2009).

Appendix A includes: 1) a conceptual site plan of the proposed VMX Town Center; and 2) a conceptual site plan of the proposed golf clubhouse complex. The Town Center is currently proposed to contain approximately 75,000 square feet of commercial and retail uses, and the golf clubhouse complex is currently proposed to contain approximately 25,000 square feet of commercial and retail uses.

4.9.5 Economy

The Maui economy is heavily dependent on the visitor industry. This is especially evident in the Kihei-Mākena region, which is a major resort destination area with many available vacation rentals, world-class resorts, and recreational facilities.

Although signs of underlying mainland economic weakness and softening in a variety of real estate sectors began to appear on Maui by early to mid-2007, the critical event foreshadowing a broad downturn was the collapse of Aloha and ATA Airlines in April 2008. These events abruptly decimated tourism, leading to increasing unemployment, business failures, slackening of residential and contractor demand, and modified spending levels island wide.

Subsequent external events significantly exacerbated the situation, including the advent of economic recession on the U.S. mainland and throughout the Pacific Basin, rapidly

fluctuating fuel prices, a significant tightening of available credit, and a major decline in stock/equity markets.

As a result, the unemployment rate on Maui, traditionally among the lowest in the nation, has more than doubled over the past year to 8.5 percent, up from the 3.3 percent rate of April 2008 (Hallstrom 2009). Tourism indicators have declined by 10 to 20-plus percent, and gross total expenditures (residents and visitors) were down by more than two percent in 2008, with 2009 showing a similar decline (Hallstrom, 2009). A previously fast-growing population has been somewhat stabilized by out-migration and a stagnation of gross household income.

Following past off-cycles, South Maui has demonstrated the ability to rebound faster than most neighbor island sectors, a function of its large working-class resident population and a highly competitive tourism infrastructure. The South Maui economy is anticipated to stabilize then recover in concert with statewide trends commencing in 2010-2011 (Hallstrom 2009).

POTENTIAL IMPACTS AND MITIGATION MEASURES

The creation of Honua'ula will result in significant expenditures that will have a substantial positive impact on the County of Maui and State of Hawaii economies, on both a direct and indirect basis. By significantly increasing the level of capital investment and capital flow in the region, which will in turn create employment opportunities and widen the tax base, Honua'ula will serve as a compelling economic stimulus for the region.

As Honua'ula homes and commercial space are not expected to be offered for sale or lease until late 2012, at the earliest, the current recession is not expected to have a meaningful impact on the marketability of Honua'ula. The real estate sectors are anticipated to be in full recovery mode by this time, and it is highly probable that during the decade-plus build-out and absorption period another full economic cycle will transpire.

The Honua'ula economic impact analysis estimates the general and specific effects on the economy which will result from the creation of Honua'ula, including construction and business employment, wages and income, resident expenditures, regional monetary and employment effects, and taxes and fees accruing to the County of Maui and State of Hawaii.

Construction and Operations

Honua'ula is projected to generate approximately \$1.2 billion of direct capital investment in the Maui economy over the 13-year build-out period. This includes investment in on-site infrastructure, home construction, golf course construction, and commercial building construction (Hallstrom 2009).

A total of approximately 9,537 “worker years”¹¹ of direct on-site employment will be created during the projected 13-year construction and sales period. Of this total, 3,692 worker years are direct construction-related jobs, 3,480 are on-going, on-site business operation and maintenance positions, and 2,366 are off-site/direct worker-year requirements. After completion, Honua'ula is projected to generate 518 permanent full-time equivalent jobs — 382 directly related to on-site activities and 136 indirect jobs throughout the island (Hallstrom 2009).

Employee wages of approximately \$480 million are projected to be paid out during the 13-year build-out period. On a stabilized basis after construction, golf course and commercial operations, maintenance, and other on- and off- site positions are projected to earn approximately \$19 million in wages each year (Hallstrom 2009).

Discretionary expenditures made by Honua'ula residents and guests during the 13-year build-out period are expected to total \$513.9 million, or nearly \$40 million annually. After the build-out period, discretionary expenditures are expected to stabilize at approximately \$77 million annually. The household income of full-time residents is forecast to total approximately \$497 million over the build-out period and stabilize at \$68.9 million per year after build-out (Hallstrom 2009).

The gross taxable operating economic activity generated from on-site operations (which include commercial operations, golf course operations, maintenance, landscaping, and renovations) is estimated to total approximately \$383.7 million during the build-out period. After the build-out period, annual operating economic activity is estimated to be approximately \$96.9 million (Hallstrom 2009).

The overall statewide economic impact over the 13-year build-out period is estimated to total approximately \$3.2 billion. This includes direct capital investment, contractors' and suppliers' profits, employee wages, resident income and expenditures, and operating economic activity. On a stabilized basis after build-out, the overall economic impact of Honua'ula is estimated to be approximately \$290.5 million annually (Hallstrom 2009). The expenditure of these funds into the island and state economies will facilitate hundreds of additional off-site, secondary, and indirect jobs on Maui and statewide.

Taxes, Government Revenues, and Development Fees

Fiscal and economic impacts from the short-term construction and long-term operation of Honua'ula are expected to directly benefit the State of Hawai'i and County of Maui through four major sources: 1) real property taxes; 2) gross excise tax receipts; 3) state income taxes; and 4) development fees. According to projections, in no year will the State or the County suffer a revenue shortfall due to Honua'ula.

¹¹ A “worker year” is defined as the amount of time one full-time worker can work in one year although one worker year (2,080 working hours) may be comprised of many employees involved in specialized tasks of shorter duration.

As projected, the County of Maui will receive approximately \$81.1 million in real property tax revenues from Honua'ula over the 13-year build-out period, and an estimated \$7.25 million per year thereafter. The County government operating costs associated with serving the community, using a per capita basis, is estimated to total \$39.3 million during the 13-year build-out period and stabilize at approximately \$5.65 million per year after build-out. Therefore, the County will enjoy a net revenue benefit (taxes less costs) totaling approximately \$41.8 million during the 13-year construction period, and \$1.6 million each year after build-out.

It is projected that the State of Hawai'i will show a similar positive net revenue benefit from Honua'ula. The total gross tax revenues during the 13-year build-out period will reach approximately \$165 million from income and gross excise taxes, and will stabilize at approximately \$11.3 million per year after build-out. State costs associated with the community on a per capita basis are projected to be \$68.2 million during the 13-year build-out period and are projected to stabilize at approximately \$9.8 million per year after build-out. The State will experience a net profit of approximately \$97 million in the 13-build-out and sales period and a stabilized benefit of approximately \$1.5 million per year after build-out.

In addition to State and County taxes, Honua'ula will also pay specific development fees in compliance with County of Maui Ordinance No. 3554. These fees include:

- Traffic improvement fees of \$5,000 per residential unit, payable to the County of Maui (Condition 3);
- Park assessment fees, currently at \$17,240 per residential unit, payable to the County of Maui (Condition 11); and
- School impact fee, currently at \$3,000 per residential unit, payable to the State (Condition 22).

Together, these fees are at least \$25,240 per residential unit and total over \$29 million.

In addition, Honua'ula Partners, LLC will also:

- Pay not less than \$5 million to the County for the development of the South Maui Community Park in-lieu of dedicating a Little League Field within Honua'ula (Condition 10);
- Contribute \$550,000 to the County for the development of the new Kihei District Police Station in South Maui (Condition 24); and
- Provide the County two acres of land with direct access to the Pi'ilani Highway extension for the development of a fire station (Condition 24).

4.10 PUBLIC SERVICES AND FACILITIES

Overview

As discussed in Section 4.9.2 (Population), projections indicate that the Maui Island population will increase from 140,289 people in 2010 to 174,184 people by 2025, a 24 percent increase (Maui County Planning Department 2006). For the Kīhei-Mākena region, the population is expected to increase from 28,114 people in 2010 to 35,962 people in 2025, a 28 percent increase (Maui County Planning Department 2006). These projections do not include the average daily visitor population of Maui Island, which is expected to increase from 49,476 people in 2010 to 63,482 people in 2025, a 28 percent increase.

Honua'ula will provide homes for Maui's growing population. Build-out of Honua'ula will occur over approximately 13 years, and thus the need for additional public services to serve Honua'ula residents is expected to occur incrementally and in proportion with Maui's population growth. The needs of a growing population relating to public services and other issues will need to be addressed regardless of whether Honua'ula is built.

As discussed in Section 4.9.5 (Economy), Honua'ula will have a significant positive impact on the State and County economies and will contribute to increased State and County revenues in the form of increased property taxes, general excise taxes, and income taxes from increased employment. Should the State and County choose to allocate these additional tax revenues to fund more services to protect public health, welfare, and safety, any cost to the public that may result will be effectively minimized.

4.10.1 Schools

The Kīhei-Mākena region is served by Kīhei Elementary (grades K-5), Kamali'i Elementary (grades K-5), Lokelani Intermediate (graded 6-8), and Kīhei Charter School (K-12). Maui High School (grades 9-12), the designated public high school for Kīhei residents, is located in Kahului. Table 5 provides the enrollment data.

Table 5. Capacity and Enrollment for Public Schools serving Kīhei-Mākena

School	Capacity	Enrollment in 2009-2010 School Year	Projected Enrollment 2011-2012
Kīhei Elementary	923	870	845
Kamali'i Elementary	797	660	765
Lokelani Intermediate	697	569	807
Kīhei Charter School	-	436	-
Maui High	1,526	1,815	1,861

Source: State of Hawai'i Department of Education, 2009 (<http://doe.k12.hi.us/reports/enrollment.htm>).

Currently, the State DOE is planning to build a new high school in Kīhei on approximately 77 acres mauka of Pi'ilani Highway between Kulanihakoī and Waipu'ilani Gulches. Design enrollment for Kīhei High School will be for up to 1,650 students in grades 9-12. Kīhei High School is slated to open in 2013 (Group 70 2009), the same year the first homes in Honua'ula are projected to be occupied.

POTENTIAL IMPACTS AND MITIGATION MEASURES

At build-out in 2022, the population of full-time Honua'ula residents is projected to be 1,541 persons, of which, approximately 370 (24 percent) will be school-age children (5 to 18 years of age). Public school students who will reside in Honua'ula will most likely attend Kamali'i Elementary School (K-5), Lokelani Intermediate (6-8), and the new Kīhei High School (9-12).

To help address the need for funding of school improvements, Honua'ula Partners, LLC will pay at least \$3,450,000 to the DOE over the course of the 13-year build-out period. In compliance with County of Maui Ordinance No. 3554 (Condition 22), Honua'ula Partners, LLC will pay the DOE \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kīhei-Mākena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kīhei-Mākena Project District 9, Honua'ula Partners, LLC will from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.

In 2007, the State Legislature passed a law establishing school impact fees (see HRS Section 302A-1601 et. seq). It has not been determined if the school impact fees to be implemented under the 2007 school impact fee law will cause Honua'ula school impact fees to be greater than \$3,000 per dwelling unit. However, Honua'ula Partners, LLC will comply with all applicable laws regarding school impact fees.

4.10.2 Police

The Maui Police Department is headquartered at the Wailuku Police Station on Mahalani Street. Twenty-four hour full-time uniformed police service for South Maui (Mā'alaea, Kīhei, Wailea, Mākena) is provided by the Kīhei Patrol District, which is currently located in a leased storefront within the Kīhei Town Center on South Kīhei Road, approximately 3.8 miles from the main entrance of Honua'ula. Two small offices are located at Wailea Point between Kama'ole Beach Parks II and III and at the old Kīhei Community Center.

According to the Maui Police Department, currently the Kīhei Police District is commanded by one Police Captain, who is assisted by one Police Lieutenant, and one Civilian Clerk. Staffing for the Kīhei District Station includes seven Police Sergeants who supervise 30 Police Officer positions, three Community Police Officer positions, two Visitor Oriented Police Officer positions, and one School Resource Officer position. There are also six Public Safety Aides (civilian employees).

Projected for the near future is a new Kihei District Police Station at the intersection of Pi'ilani Highway and Kanani Road, 2.8 miles north of the main entrance to Honua'ula. This full service police station will replace the current police station at Kihei Town Center.

POTENTIAL IMPACTS AND MITIGATION MEASURES

As Maui County's population grows, there is a need for the County to allocate resources necessary to adequately fund police services. These additional funds could potentially be allotted from the increased tax revenues resulting from Honua'ula.

To help address the need for resources to adequately fund police services, in compliance with County of Maui Ordinance No. 3554 (Condition 24), Honua'ula Partners, LLC will contribute \$550,000 to the County for the development of the new Kihei District Police station in South Maui, to be paid at the time a contract is entered into for the construction of that police station.

4.10.3 Fire

The fire station nearest Honua'ula is the newly built Wailea Fire Station located at the intersection of Kilohana Drive and Kapili Street between Pi'ilani Highway and South Kihei Road. The Wailea Station is approximately one half mile from the Property and services the area from Kama'ole Beach Park II to Makena.

The two-story facility is equipped with a 1,500 gallon per minute apparatus, a 95-foot mid-mount ladder truck and a 3,500 gallon water tanker truck. In addition, an emergency helipad and fuel dispensing station is located mauka of the fire station.

The Wailea Fire Station is staffed with 33 full-time paid firefighters where there are fire personnel on duty each day, 24-hours per day.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Honua'ula and all related structures will be designed and built in compliance with all fire protection requirements. Fire apparatus access roads and water supply for fire protection will comply with the Uniform Fire Code.

As Maui County's population grows, there is a need for the County to allocate resources necessary to adequately fund fire prevention and emergency services. These additional funds could potentially be allotted from the increased tax revenues resulting from Honua'ula.

To help address the growing need for fire prevention and emergency services, in compliance with County of Maui Ordinance No. 3554 (Condition 24), Honua'ula

Partners, LLC will provide the County with two acres of land that has direct access to the Pi'ilani Highway extension for the development of fire control facilities within the village mixed-use sub-district. This land will be donated at the time 50 percent of the total unit/lot count has received either a certificate of occupancy or final subdivision approval. The acreage provided will have roadway and full utility services provided to the parcel.

4.10.4 Medical

The major hospital serving Maui is Maui Memorial Hospital located in Wailuku. This 231-bed facility provides acute, general, and emergency care services. There are medical clinics and offices throughout Kihei and Wailea; however, these offer limited medical services. Medical clinics and offices include: Kihei Clinic and Wailea Medical Service, Kihei Pediatric Clinic, Kihei Physicians, the Kihei-Wailea Medical Center, Maui Medical Group, and Kaiser Permanente.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Honua'ula residents at some time may require health care and emergency medical services. Medical services are available in the region.

Honua'ula's commercial areas will provide the opportunity for medical services, such as doctors' offices and/or a medical clinic, to be developed within Honua'ula to serve the community and neighboring areas. Under the Project District 9 ordinance (Chapter 19.90A, MCC) governing the Property, such medical services are a permitted use in the Village Mixed Use sub-district.

4.10.5 Recreational Facilities

There are over 3.8 acres of total park land per 1,000 residents in the Kihei-Mākena area. Over 90 percent of Kihei-Mākena's parks are either directly on a beach, or separated from a beach by a road. The Kihei-Mākena public currently has access to ten tennis courts, three tot lots, six sport fields, four sport courts, and two community centers, in addition to the supplemental facilities offered by resorts in the area. The following County public parks and community centers are available in the region:

- Kama'ole Beach Park (I, II, III);
- Charlie Young Beach;
- Kalama Beach Park;
- Kama'ole Point;
- Keonekai Park;
- Cove Park;
- Kilohana Park;
- Kihei Community Center;

- Kenolio Recreation Complex; and
- Kenolio Park.

Kilohana Park, located on Kilohana Drive, is the County park facility nearest to Honua'ula.

Despite a relatively large ratio of park area to people in comparison to other communities, the Kīhei-Mākena region has a deficiency of park space and facilities; however there is still land area available that is more than adequate to accommodate future park development (R.M. Towill Corporation 2007). The County is in the process of developing a 44-acre park site near Kīhei Elementary School, which will include six sports fields and a gym with community meeting rooms. According to the Public Facilities Assessment, the County also has a 150-acre parcel mauka of Kamali'i Elementary school which may be developed for a park, or used as an exchange for suitable park land in another area of the region (R.M. Towill Corporation 2007).

In addition to County parks, Mākena State Park is located in the Kīhei-Mākena region. This 164-acre scenic wildland beach park is characterized by prominent cinder cone Pu'u Ōla'i and a large white sand beach.

Wailea Resort contains several recreational facilities, including the three championship golf courses, an 11-court tennis center, and white sand beaches with public access, as well as amenities within the Wailea Resort. The Mākena Resort includes the Mākena North and South golf courses as well as the Mākena Tennis Club.

POTENTIAL IMPACTS AND MITIGATION MEASURES

Honua'ula will include: 1) neighborhood parks open to the public but privately maintained; 2) over 12 miles of pedestrian and bike trails along the community's roadways, gulches, and drainage ways, including a scenic trail along portions of the golf course that will link to several other trail segments and a Nature/Cultural trail that will border the Native Plant Preservation Area and traverse an adjacent Native Plant Conservation Area (Figure 12); and 3) an 18-hole homeowner's golf course and related recreational facilities.

To provide the greater community the opportunity to enjoy the recreational benefits of the golf course, in compliance with County Maui Ordinance No. 3554 Honua'ula Partners, LLC will:

- Allow one non-profit organization per quarter, other than Maui Junior Golf Association ("Maui Junior Golf"), to use the golf course and clubhouse for a fund-raising activity (Condition 12a);
- Develop an organized instructional program for junior golfers from September to January each year, allow Maui Junior Golf to use the golf course in accordance

with an instructional program, and sponsor one Maui Junior Golf fund-raising tournament per year (Condition 12b);

- Allow for the Maui Interscholastic League and the Hawai'i High School Athletic Association to each use the golf course once per year for an official golf tournament or regular season playoff if requested (Condition 12c); and
- Allow for Maui residents to play at the golf course on Tuesday of each week at a discounted rate that does not exceed 40 percent of the average market rate in South Maui for green fees and golf cart rental fees (Condition 12d).

To help alleviate the shortage of park space and facilities in the Kihei-Mākena region, in compliance with County of Maui Ordinance No. 3554 (Condition 11), Honua'ula Partners, LLC will develop six acres of private parks and 84 acres of open space within Honua'ula. The private parks will be open to the public and privately maintained. Furthermore, the private parks and open space will not be used to satisfy the park assessment requirements under Section 18.16.320, MCC, or for future credits under the subdivision ordinance. The Director of Parks and Recreation and Honua'ula Partners, LLC agree that the park assessment will be satisfied with an in-lieu cash contribution for the entire project. The amounts and timing of payment of the in-lieu fees shall be subject to the provisions of Section 18.16.320, MCC.

Additionally, in compliance with County of Maui Ordinance No. 3554 (Condition 10), Honua'ula agrees that in-lieu of the dedication of a Little League Field and related amenities and based on current land and construction cost estimates for the Little League Field, not less than \$5,000,000 will be paid to the County upon Project District Phase II approval for the development of the South Maui Community Park. The amount shall not be credited against future park assessments.

In their comment letter on the EA/EISPN, the Department of Parks and Recreation (DPR) stated that they have no objections to Honua'ula. DPR stated further:

The 6 acres of private parks and 84 acres of open space proposed to be developed outside of park assessment requirements, in addition to the agreement to satisfy the provisions of Section 18.16.320, Maui County Code, with an in-lieu cash contribution for the entire project, meets with our approval. The applicant's offer of payment not less than \$5,000,000 to the County in lieu of the dedication of a Little League Field, upon Project District Phase II approval for the development of the South Maui Community Park is also acceptable. Finally, the applicant's agreement to support Maui Junior Golf, MIL athletic groups, and provide reduced rates for kama'aina is a favorable commitment.

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Chapter 5



Land Use Conformance



5 LAND USE CONFORMANCE

State of Hawai'i and Hawai'i County land use plans, policies, and ordinances relevant to Honua'ula are described below.

5.1 STATE OF HAWAI'I

5.1.1 Chapter 343, Hawai'i Revised Statutes

Compliance with Chapter 343, HRS is required as described in Section 1.5.

5.1.2 State Land Use Law, Chapter 205, Hawai'i Revised Statutes

The State Land Use Law (Chapter 205, HRS), establishes the State LUC and authorizes this body to designate all lands in the State into one of four Districts: Urban, Rural, Agricultural, or Conservation.

The Property is in the State Urban District. The proposed uses are consistent with the Urban designation of the Property.

5.1.3 Coastal Zone Management Act, Chapter 205A, Hawai'i Revised Statutes

The CZM Area as defined in Chapter 205A, HRS, includes all the lands of the State. As such, the proposed Honua'ula lies within the CZM Area.

The relevant objectives and policies of the Hawai'i CZM Program, along with a detailed discussion of how Honua'ula conforms with these objectives and policies, is discussed below.

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Recreational Resources			
Objective: Provide coastal recreational opportunities accessible to the public.			
Policies:			
(A) Improve coordination and funding of coastal recreational planning and management; and			X
(B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:			X
(i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;			X
(ii) Requiring replacement of coastal resources having significant recreational value including, but not limited to, surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;			X

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COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)		S	N/S	N/A
(iii)	<i>Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;</i>			X
(iv)	<i>Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;</i>			X
(v)	<i>Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;</i>			X
(vi)	<i>Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;</i>	X		
(vii)	<i>Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and</i>			X
(viii)	<i>Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6.</i>			X

Discussion: Honua'ula is not located on the coastline; therefore, policies regarding shoreline recreation resources are not applicable; however, Honua'ula will adopt water quality standards, that comply with State and Federal regulations regarding point and nonpoint source pollution, to protect the recreational value of coastal waters.

Historic Resources

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

Policies:

(A) <i>Identify and analyze significant archaeological resources;</i>	X		
(B) <i>Maximize information retention through preservation of remains and artifacts or salvage operations; and</i>	X		
(C) <i>Support state goals for protection, restoration, interpretation, and display of historic resources.</i>	X		

Discussion: As discussed in Section 4.1 (Archaeological and Historic Resources), a total of 40 archaeological sites comprised of 60 component features have been recorded within the Property. No burials or human remains have been found. Permanent *in situ* preservation is recommended for 15 sites. Data recovery is recommended for 18 sites. No further work is recommended for seven sites.

As further discussed in Section 4.1 (Archaeological and Historic Resources), Aki Sinoto Consulting, LLC and Hana Pono, LLC prepared a CRPP which also serves as the archaeological preservation/mitigation plan pursuant to Chapter 6E, HRS. The CRPP sets forth (among other things) selection criteria for sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate for each site to be preserved, and the types of native plants to be used for landscaping buffer zones.

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<p>In addition, Honua'ula Partners, LLC 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 the construction activities, work will cease immediately in the immediate vicinity of the find and the find will be protected from further damage. The contractor shall immediately contact SHPD, which will assess the significance of the find and recommend appropriate mitigation measures, if necessary.</p>			
Scenic and Open Space Resources			
Objective: <i>Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.</i>			
Policies:			
(A) <i>Identify valued scenic resources in the coastal zone management area;</i>			X
(B) <i>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;</i>	X		
(C) <i>Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and</i>			X
(D) <i>Encourage those developments that are (not) coastal dependent to locate in inland areas.</i>	X		
<p>Discussion: Honua'ula is not a coastal dependent development, is not located on the coastline, and is not in the SMA; however, as discussed in Section 4.7 (Visual Resources), Honua'ula will not impinge upon any significant public scenic view corridors, and Honua'ula will have no significant impacts on views toward the ocean or Haleakalā. The design objectives of Honua'ula will encourage building forms that respect and maintain the unique topographic and landscape character of the land.</p>			
Coastal Ecosystems			
Objective: <i>Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.</i>			
Policies:			
(A) <i>Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;</i>			X
(B) <i>Improve the technical basis for natural resource management;</i>	X		
(C) <i>Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;</i>			X
(D) <i>Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and</i>	X		
(E) <i>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.</i>	X		

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<p>Discussion: To protect and restore the recreational value of coastal waters, Honua'ula will adopt water quality standards that comply with State and Federal regulations regarding point and nonpoint source pollution.</p> <p>As discussed in Section 3.5.2 (Nearshore Marine Environment), the results of a nearshore water quality assessment and further evaluation of the potential changes to groundwater composition indicate that there is little or no potential for alteration of the marine environment or negative impacts to marine waters due to Honua'ula. The assessment concludes that: "the estimates of changes to groundwater and surface water would result in a decrease in nutrient and sediment loading to the ocean relative to the existing condition. With such a scenario, it is evident that there would be no expected impacts to the nearshore marine ecosystem owing to development of Honua'ula." Honua'ula will maintain on-going water quality monitoring in compliance with County of Maui Ordinance No. 3554 Condition 20.</p> <p>As discussed in Section 4.8.3 (Drainage System), drainage from Honua'ula is not expected to have a significant adverse effect on groundwater, downstream properties, or marine waters. All drainage improvements will be designed so that there will be no increase in the peak rate of storm water runoff leaving the Property compared to existing conditions. Runoff will be stored in 26 detention basins located throughout the Property. The use of detention basins, debris basins, and natural swales or channels will store and filter the stormwater, removing pollutants (via percolation) prior to exiting the Property.</p>			
Economic Uses			
Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.			
Policies:			
(A) Concentrate coastal dependent development in appropriate areas;			X
(B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and			X
(C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:			X
(i) Use of presently designated locations is not feasible;			X
(ii) Adverse environmental effects are minimized; and			X
(iii) The development is important to the State's economy.			X
<p>Discussion: Honua'ula is not a coastal dependent development, is not located on the coastline, and is not in the SMA; therefore, these policies are not applicable.</p>			

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COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Coastal Hazards			
Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.			
Policies:			
(A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;	X		
(B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards;	X		
(C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and	X		
(D) Prevent coastal flooding from inland projects.	X		
<p>Discussion: As discussed in Section 3.4 (Natural Hazards), Honua'ula will neither exacerbate any natural hazard conditions nor increase the Property's susceptibility or exposure to any natural hazards. A majority of the Property is located in Flood Zone C (which is outside of the 500-year flood plain in an area of minimal flooding) and is not in the tsunami inundation zone. However, to protect against natural hazards, all structures at Honua'ula will be constructed in compliance with requirements of the UBC, and other County, State, and Federal standards. Honua'ula Partners, LLC will also coordinate with the State of Hawai'i Department of Defense, Office of Civil Defense and the County of Hawaii Civil Defense Agency regarding civil defense measures, such as sirens, necessary to serve Honua'ula.</p>			
Managing Development			
Objective: Improve the development review process, communication, and public participation in the management of coastal resources and hazards.			
Policies:			
(A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;			X
(B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and			X
(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.	X		
<p>Discussion: Honua'ula is not a coastal development; however, this EIS discusses potential impacts and mitigation measures of Honua'ula. Public comments will be received on this EIS and public comments were received on the EA/EISPN that was circulated in advance of this EIS.</p> <p>Since 2000, in the course of planning, Honua'ula representatives have met with concerned individuals, community organizations, private groups, and government agencies (see Chapter 8). This extensive process has resulted in a plan that is responsive to concerns and reflects community values.</p> <p>During the County Council hearings for the Honua'ula Change in Zoning and Project</p>			

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COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<p>District Phase I approval in 2008, the County Council heard extensive testimony from both the public and experts in various fields of study. In response to concerns raised at the hearings, the Council included comprehensive conditions as part of the Change in Zoning Ordinance (County of Maui Ordinance No. 3554) approval. These conditions reflect a range of concerns and ensure that any impacts of Honua'ula are mitigated and addressed.</p>			
Public Participation			
Objective: Stimulate public awareness, education, and participation in coastal management.			
Policies:			
(A) Promote public involvement in coastal zone management processes;	X		
(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; and	X		
(C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.	X		
<p>Discussion: Since 2000, in the course of planning, Honua'ula representatives have met with concerned individuals, community organizations, private groups, and government agencies (see Chapter 8). This extensive process has resulted in a plan that is responsive to concerns and reflects community values.</p> <p>During the County Council hearings for the Honua'ula Change in Zoning and Project District Phase I approval in 2008, the County Council heard extensive testimony from both the public and experts in various fields of study. In response to concerns raised at the hearings, the Council included comprehensive conditions as part of the Change in Zoning Ordinance (County of Maui Ordinance No. 3554) approval. These conditions reflect a range of concerns and ensure that any impacts of Honua'ula are mitigated and addressed.</p> <p>Public comments will be received on this EIS and public comments were received on the EA/EISPN that was circulated in advance of this EIS.</p>			
Beach Protection			
Objective: Protect beaches for public use and recreation.			
Policies:			
(A) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;			X
(B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and			X

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(C) Minimize the construction of public erosion-protection structures seaward of the shoreline.			X
Discussion: Honua'ula is not a coastal dependent development, is not located on the coastline, and is not in the SMA; therefore, these policies are not applicable.			
Marine Resources			
Objective: Promote the protection, use, and development of marine and coastal resources to assure their sustainability.			
Policies:			
(A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;			X
(B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;			X
(C) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;			X
(D) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and			X
(E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.			X
Discussion: Honua'ula is not a coastal dependent development, is not located on the coastline, and is not in the SMA; therefore, these policies are not applicable.			

5.1.4 Hawai'i State Plan, Chapter 226, Hawai'i Revised Statutes

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 Honua'ula are not appropriate. The sections of the Hawai'i State Plan directly applicable to Honua'ula, along with a discussion of how Honua'ula conforms to the State Plan are included below.

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HAWAII STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES	S	N/S	N/A
<i>(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)</i>			
HRS § 226-1: Findings and Purpose			
HRS § 226-2: Definitions			
HRS § 226-3: Overall Theme			
<p>HRS § 226-4: State Goals. <i>In order to guarantee, for the present and future generations, those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self-determination, it shall be the goal of the State to achieve:</i></p> <p>(1) <i>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.</i></p> <p>(2) <i>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.</i></p> <p>(3) <i>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.</i></p>			
<p>Discussion: Honua'ula contributes to attaining these three goals by 1) providing direct employment opportunities for present and future residents of Maui; 2) generating increased State and County fiscal revenues; 3) contributing to the stability, diversity, and growth of local and regional economies; and 4) protecting the archaeological, historic, and natural features of the Property.</p>			
HRS § 226-5: Objectives and policies for population.			
Objective: <i>It shall be the objective in planning for the State's population to guide population growth to be consistent with the achievement of physical, economic and social objectives contained in this chapter.</i>			
Policies:			
(1) <i>Manage population growth statewide in a manner that provides increased opportunities for Hawaii's people to pursue their physical, social and economic aspirations while recognizing the unique needs of each County.</i>	X		
(2) <i>Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs and desires.</i>	X		
(3) <i>Promote increased opportunities for Hawaii's people to pursue their socio-economic aspirations throughout the islands.</i>	X		
(4) <i>Encourage research activities and public awareness programs to foster an understanding of Hawaii's limited capacity to accommodate population needs and to address concerns resulting from an increase in Hawaii's population.</i>			X
(5) <i>Encourage federal actions and coordination among major governmental agencies to promote a more balanced distribution of immigrants among the states, provided that such actions do not prevent the reunion of immediate family members.</i>			X
(6) <i>Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state's population.</i>			X
(7) <i>Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area.</i>	X		
<p>Discussion: Honua'ula will: 1) respond to the demand for housing for the growing population in the Kīhei-Mākena region; 2) provide direct employment opportunities for present and future residents of Maui; 3) provide opportunities for existing Maui residents to pursue their physical and socio-economic aspirations; 4) implement State and County planning policies regarding the use of the Property for residential, recreational, and commercial uses that have been thought-out, studied, and advanced for over 20 years;</p>			

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and 5) contribute to the stability, diversity, and growth of local and regional economies through improved infrastructure.			
HRS § 226-6: Objectives and policies for the economy in general.			
Objectives: <i>Planning for the State's economy in general shall be directed toward achievement of the following objectives:</i>			
(1) <i>Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawaii's people.</i>	X		
(2) <i>A steadily growing and diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands.</i>	X		
Policies:			
(1) <i>Expand Hawaii's national and international marketing, communication, and organizational ties, to increase the State's capacity to adjust to and capitalize upon economic changes and opportunities occurring outside the State.</i>			X
(2) <i>Promote Hawaii as an attractive market for environmentally and socially sound investment activities that benefit Hawaii's people.</i>			X
(3) <i>Seek broader outlets for new or expanded Hawaii business investments.</i>			X
(4) <i>Expand existing markets and penetrate new markets for Hawaii's products and services.</i>			X
(5) <i>Assure that the basic economic needs of Hawaii's people are maintained in the event of disruptions in overseas transportation.</i>			X
(6) <i>Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.</i>	X		
(7) <i>Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawaii's small scale producers, manufacturers, and distributors.</i>			X
(8) <i>Encourage labor-intensive activities that are economically satisfying and which offer opportunities for upward mobility.</i>			X
(9) <i>Foster greater cooperation and coordination between the government and private sectors in developing Hawaii's employment and economic growth opportunities.</i>			X
(10) <i>Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.</i>	X		
(11) <i>Maintain acceptable working conditions and standards for Hawaii's workers.</i>	X		
(12) <i>Provide equal employment opportunities for all segments of Hawaii's population through affirmative action and nondiscrimination measures.</i>			X
(13) <i>Encourage businesses that have favorable financial multiplier effects within Hawaii's economy.</i>			X
(14) <i>Promote and protect intangible resources in Hawaii, such as scenic beauty and the aloha spirit, which are vital to a healthy economy.</i>	X		
(15) <i>Increase effective communication between the educational community and the private sector to develop relevant curricula and training programs to meet future employment needs in general, and requirements of new, potential growth industries in particular.</i>			X
(16) <i>Foster a business climate in Hawaii--including attitudes, tax and regulatory policies, and financial and technical assistance programs--that is conducive to the expansion of existing enterprises and the creation and attraction of new business and industry.</i>			X

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Discussion: As discussed in Section 4.9.5 (Economy) Honua'ula is projected to generate approximately \$1.2 billion of direct capital investment in the Maui economy over the projected 13-year build-out period. This will result in significant expenditures that will have a substantial positive impact on the County of Maui and State of Hawaii economies, on both a direct and indirect basis. By significantly increasing the level of capital investment and capital flow in the region, which will in turn create employment opportunities and widen the tax base, Honua'ula will serve as a compelling economic stimulus for the region. Honua'ula will provide direct employment opportunities for present and future residents of the area and contribute to the stability, diversity, and growth of local and regional economies.			
HRS § 226-7: Objectives and policies for the economy - agriculture			
Objectives: <i>Planning for the State's economy with regard to agriculture shall be directed towards achievement of the following objectives:</i>			
<i>(1) Viability of Hawaii's sugar and pineapple industries.</i>			X
<i>(2) Growth and development of diversified agriculture throughout the State.</i>			X
<i>(3) An agriculture industry that continues to constitute a dynamic and essential component of Hawaii's strategic, economic, and social well-being.</i>			X
Policies:			
<i>(1) Establish a clear direction for Hawaii's agriculture through stakeholder commitment and advocacy.</i>			X
<i>(2) Encourage agriculture by making best use of natural resources.</i>			X
<i>(3) Provide the governor and the legislature with information and options needed for prudent decision making for the development of agriculture.</i>			X
<i>(4) Establish strong relationships between the agricultural and visitor industries for mutual marketing benefits.</i>			X
<i>(5) Foster increased public awareness and understanding of the contributions and benefits of agriculture as a major sector of Hawaii's economy.</i>			X
<i>(6) Seek the enactment and retention of federal and state legislation that benefits Hawaii's agricultural industries.</i>			X
<i>(7) Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawaii's producers and consumer markets locally, on the continental United States, and internationally.</i>			X
<i>(8) Support research and development activities that provide greater efficiency and economic productivity in agriculture.</i>			X
<i>(9) Enhance agricultural growth by providing public incentives and encouraging private initiatives.</i>			X
<i>(10) Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.</i>			X
<i>(11) Increase the attractiveness and opportunities for an agricultural education and livelihood.</i>			X
<i>(12) Expand Hawaii's agricultural base by promoting growth and development of flowers, tropical fruits and plants, livestock, feed grains, forestry, food crops, aquaculture, and other potential enterprises.</i>			X
<i>(13) Promote economically competitive activities that increase Hawaii's agricultural self-sufficiency.</i>			X
<i>(14) Promote and assist in the establishment of sound financial programs for diversified</i>			X

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<i>agriculture.</i>			
<i>(15) Institute and support programs and activities to assist the entry of displaced agricultural workers into alternative agricultural or other employment.</i>			X
<i>(16) Facilitate the transition of agricultural lands in economically nonfeasible agricultural production to economically viable agricultural uses.</i>			X
<p>Discussion: Honua'ula will not reduce the inventory of agriculturally significant lands. As discussed in Section 3.3 (Soils), the Property is rated "E" and unclassified under the LSB classification system and not classified under the ALISH classification system, indicating that the Property is not agriculturally significant.</p>			
HRS § 226-8: Objectives and policies for the economy – visitor industry			
Objectives: <i>Planning for the State's economy with regard to the visitor industry shall be directed towards the achievement of the objective of a visitor industry that constitutes a major component of steady growth for Hawaii's economy.</i>			
Policies:			
<i>(1) Support and assist in the promotion of Hawaii's visitor attractions and facilities.</i>			X
<i>(2) Ensure that visitor industry activities are in keeping with the social, economic, and physical needs and aspirations of Hawaii's people.</i>			X
<i>(3) Improve the quality of existing visitor destination areas.</i>			X
<i>(4) Encourage cooperation and coordination between the government and private sectors in developing and maintaining well-designed, adequately serviced visitor industry and related developments which are sensitive to neighboring communities and activities.</i>			X
<i>(5) Develop the industry in a manner that will continue to provide new job opportunities and steady employment for Hawaii's people.</i>			X
<i>(6) Provide opportunities for Hawaii's people to obtain job training and education that will allow for upward mobility within the visitor industry.</i>			X
<i>(7) Foster a recognition of the contribution of the visitor industry to Hawaii's economy and the need to perpetuate the aloha spirit.</i>			X
<i>(8) Foster an understanding by visitors of the aloha spirit and of the unique and sensitive character of Hawaii's cultures and values.</i>			X
<p>Discussion: Honua'ula is not targeting the visitor industry, and transient vacation rentals or time shares will not be allowed within Honua'ula; therefore, these objectives and policies are not applicable.</p>			
HRS § 226-9: Objective and policies for the economy – federal expenditures			
Objective: <i>Planning for the State's economy with regard to federal expenditures shall be directed towards achievement of the objective of a stable federal investment base as an integral component of Hawaii's economy.</i>			
Policies:			
<i>(1) Encourage the sustained flow of federal expenditures in Hawaii that generates long-term government civilian employment.</i>			X
<i>(2) Promote Hawaii's supportive role in national defense.</i>			X
<i>(3) Promote the development of federally supported activities in Hawaii that respect state-wide economic concerns, are sensitive to community needs, and minimize</i>			X

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<i>adverse impacts on Hawaii's environment.</i>			
<i>(4) Increase opportunities for entry and advancement of Hawaii's people into federal government service.</i>			X
<i>(5) Promote federal use of local commodities, services, and facilities available in Hawaii.</i>			X
<i>(6) Strengthen federal-state-county communication and coordination in all federal activities that affect Hawaii.</i>			X
<i>(7) Pursue the return of federally controlled lands in Hawaii that are not required for either the defense of the nation or for other purposes of national importance, and promote the mutually beneficial exchanges of land between federal agencies, the State, and the counties.</i>			X
Discussion: Honua'ula will not use federal funds or federal lands; therefore, this objective and these policies are not applicable.			
HRS § 226-10: Objectives and policies for the economy – potential growth activities.			
Objective: Planning for the State's economy with regard to potential growth activities shall be directed towards achievement of the objective of development and expansion of potential growth activities that serve to increase and diversify Hawaii's economic base.			
Policies:			
<i>(1) Facilitate investment and employment in economic activities that have the potential for growth such as diversified agriculture, aquaculture, apparel and textile manufacturing, film and television production, and energy and marine-related industries.</i>			X
<i>(2) Expand Hawaii's capacity to attract and service international programs and activities that generate employment for Hawaii's people.</i>			X
<i>(3) Enhance and promote Hawaii's role as a center for international relations, trade, finance, services, technology, education, culture, and the arts.</i>			X
<i>(4) Accelerate research and development of new energy- related industries based on wind, solar, ocean, and underground resources and solid waste.</i>			X
<i>(5) Promote Hawaii's geographic, environmental, social, and technological advantages to attract new economic activities into the State.</i>			X
<i>(6) Provide public incentives and encourage private initiative to attract new industries that best support Hawaii's social, economic, physical, and environmental objectives.</i>			X
<i>(7) Increase research and the development of ocean-related economic activities such as mining, food production, and scientific research.</i>			X
<i>(8) Develop, promote, and support research and educational and training programs that will enhance Hawaii's ability to attract and develop economic activities of benefit to Hawaii.</i>			X
<i>(9) Foster a broader public recognition and understanding of the potential benefits of new, growth-oriented industry in Hawaii.</i>			X
<i>(10) Encourage the development and implementation of joint federal and state initiatives to attract federal programs and projects that will support Hawaii's social, economic, physical, and environmental objectives.</i>			X
<i>(11) Increase research and development of businesses and services in the telecommunications and information industries.</i>			X

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Discussion: Honua'ula is not aimed at increasing the State's potential growth activities that serve to increase and diversify Hawaii's economic base (although Honua'ula will provide significant positive economic benefits); therefore, this objective and these policies are not applicable.			
HRS § 226-10.5: Objectives and policies for the economy – information industry			
Objective: <i>Planning for the State's economy with regard to the information industry shall be directed toward the achievement of the objective of positioning Hawaii as the leading dealer in information businesses and services in the Pacific Rim.</i>			
Policies:			
<i>(1) Encourage the continued development and expansion of the telecommunications infrastructure serving Hawaii to accommodate future growth in the information industry;</i>			X
<i>(2) Facilitate the development of new business and service ventures in the information industry which will provide employment opportunities for the people of Hawaii;</i>			X
<i>(3) Encourage greater cooperation between the public and private sectors in developing and maintaining a well- designed information industry;</i>			X
<i>(4) Ensure that the development of new businesses and services in the industry are in keeping with the social, economic, and physical needs and aspirations of Hawaii's people;</i>			X
<i>(5) Provide opportunities for Hawaii's people to obtain job training and education that will allow for upward mobility within the information industry;</i>			X
<i>(6) Foster a recognition of the contribution of the information industry to Hawaii's economy; and</i>			X
<i>(7) Assist in the promotion of Hawaii as a broker, creator, and processor of information in the Pacific.</i>			X
Discussion: Honua'ula is not related to the information industry; therefore, this objective and these policies are not applicable.			
HRS § 226-11: Objectives and policies for the physical environment – land-based, shoreline, and marine resources.			
Objectives: <i>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.</i>			
<i>(1) Prudent use of Hawaii's land-based, shoreline, and marine resources.</i>	X		
<i>(2) Effective protection of Hawaii's unique and fragile environmental resources.</i>	X		
Policies:			
<i>(1) Exercise an overall conservation ethic in the use of Hawaii's natural resources.</i>	X		
<i>(2) Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.</i>	X		
<i>(3) Take into account the physical attributes of areas when planning and designing activities and facilities.</i>	X		
<i>(4) Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.</i>	X		
<i>(5) Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.</i>	X		
<i>(6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawaii.</i>	X		

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(7) <i>Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.</i>	X		
(8) <i>Pursue compatible relationships among activities, facilities, and natural resources.</i>	X		
(9) <i>Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.</i>	X		
<p>Discussion: Although Honua'ula is not located on the coastline, as discussed in Section 3.5.2 (Nearshore Marine Environment), the results of a nearshore water quality assessment and further evaluation of the potential changes to groundwater composition indicate that there is little or no potential for alteration of the marine environment or negative impacts to marine waters due to Honua'ula.</p> <p>As discussed in Sections 3.6 (Botanical Resources) and 3.7 (Wildlife Resources), Honua'ula Partners, LLC will conserve portions of Honua'ula and undertake propagation of selected remnant native dry shrubland plants located on-site. To protect and conserve the area that contains the highest density of representative native plant species, a Native Plant Preservation Area will be established in perpetuity under a conservation easement and additional native plant conservation and protection areas also will be established. In total, approximately 143 acres will be set aside as Native Plant Areas to ensure the long-term genetic viability and survival of native plants.</p> <p>In addition, a <i>Conservation and Stewardship Plan</i> sets forth proactive stewardship actions to manage the Native Plant Areas, and a multi-species Habitat Conservation Plan to protect the Blackburn's sphinx moth and the Hawaiian hoary bat (as well as the candidate endangered 'āwikiwiki plant) is being prepared under Section 10(a)(1)(B) of the Endangered Species Act and in collaboration with DLNR and USFWS.</p>			
HRS § 226-12: Objectives and policies for the physical environment – scenic, natural beauty, and historic resources.			
Objective: <i>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.</i>			
Policies:			
(1) <i>Promote the preservation and restoration of significant natural and historic resources.</i>	X		
(2) <i>Provide incentives to maintain and enhance historic, cultural, and scenic amenities.</i>	X		
(3) <i>Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.</i>	X		
(4) <i>Protect those special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage.</i>	X		
(5) <i>Encourage the design of developments and activities that complement the natural beauty of the islands.</i>	X		
<p>Discussion: As discussed in Section 4.1 (Archaeological and Historic Resources), a total of 40 archaeological sites comprised of 60 component features have been recorded within the Property. No burials or human remains have been found. Permanent <i>in situ</i></p>			

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preservation is recommended for 15 sites. Data recovery is recommended for 18 sites. No further work is recommended for seven sites.			
As further discussed in Section 4.1 (Archaeological and Historic Resources), Aki Sinoto Consulting, LLC and Hana Pono, LLC prepared a CRPP which also serves as the archaeological preservation/mitigation plan pursuant to Chapter 6E, HRS. The CRPP sets forth (among other things) selection criteria for sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate for each site to be preserved, and the types of native plants to be used for landscaping buffer zones.			
As discussed in Sections 3.6 (Botanical Resources) and 3.7 (Wildlife Resources), Honua'ula Partners, LLC will conserve portions of Honua'ula and undertake propagation of selected remnant native dry shrubland plants located on-site. To protect and conserve the area that contains the highest density of representative native plant species, a Native Plant Preservation Area will be established in perpetuity under a conservation easement and additional native plant conservation and protection areas also will be established. In total, approximately 143 acres will be set aside as Native Plant Areas to ensure the long-term genetic viability and survival of native plants. Further, a <i>Conservation and Stewardship Plan</i> sets forth proactive stewardship actions to manage the Native Plant Areas.			
As discussed in Section 4.7 (Visual Resources), Honua'ula will not impinge upon any significant public scenic view corridors and Honua'ula will have no significant impacts on views toward the ocean or Haleakalā. The design objectives of Honua'ula will encourage building forms that respect and maintain the unique topographic and landscape character of the land.			
HRS § 226-13: Objectives and policies for the physical environment – land, air, and water quality.			
Objectives: <i>Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:</i>			
(1) <i>Maintenance and pursuit of improved quality in Hawaii's land, air, and water resources.</i>	X		
(2) <i>Greater public awareness and appreciation of Hawaii's environmental resources.</i>	X		
Policies:			
(1) <i>Foster educational activities that promote a better understanding of Hawaii's limited environmental resources.</i>	X		
(2) <i>Promote the proper management of Hawaii's land and water resources.</i>	X		
(3) <i>Promote effective measures to achieve desired quality in Hawaii's surface, ground, and coastal waters.</i>	X		
(4) <i>Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawaii's people.</i>	X		
(5) <i>Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and</i>	X		

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<i>disasters.</i>			
(6) <i>Encourage design and construction practices that enhance the physical qualities of Hawaii's communities.</i>	X		
(7) <i>Encourage urban developments in close proximity to existing services and facilities.</i>	X		
(8) <i>Foster recognition of the importance and value of the land, air, and water resources to Hawaii's people, their cultures and visitors.</i>	X		
<p>Discussion: As discussed in Section 3.5.2 (Nearshore Marine Environment), the results of a nearshore water quality assessment and further evaluation of the potential changes to groundwater composition indicate that there is little or no potential for alteration of the marine environment or negative impacts to marine waters due to Honua'ula.</p> <p>As discussed in Section 3.6 (Botanical Resources), goals of the <i>Honua'ula Conservation and Stewardship Plan</i> are to 1) conserve native plant resources of Honua'ula and; 2) to cooperate with researchers in furthering the science of native plant propagation, provide education and outreach opportunities, and enhance the natural beauty of Honua'ula.</p> <p>As discussed in Section 4.6 (Air Quality), the creation of Honua'ula may result in short- and long-term impacts on air quality either directly or indirectly as a consequence of construction and use. However, appropriate mitigation measures will be implemented, and it is anticipated that no Federal or State air quality standards will be violated as a result of Honua'ula.</p> <p>As discussed in Section 3.4 (Natural Hazards) Honua'ula will neither exacerbate any natural hazard conditions nor increase the Property's susceptibility or exposure to any natural hazards, such as flooding, tsunami inundation, hurricanes, volcanic eruptions, and earthquakes. To protect against natural hazards, including earthquakes, all structures at Honua'ula will be constructed in compliance with requirements of the UBC, and other County, State, and Federal standards.</p> <p>Honua'ula will provide homes near regional employment centers, thereby decreasing commuting and increasing quality of life and environmental stewardship.</p>			
HRS § 226-14: Objective and policies for facility systems – in general			
Objective: <i>Planning for the State's facility systems in general shall be directed towards achievement of the objective of water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.</i>			
Policies:			
(1) <i>Accommodate the needs of Hawaii's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.</i>			X
(2) <i>Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.</i>			X
(3) <i>Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.</i>			X

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<i>(4) Pursue alternative methods of financing programs and projects and cost-saving techniques in the planning, construction, and maintenance of facility systems.</i>			X
<p>Discussion: Honua'ula does not involve planning for the State's facility systems; therefore, this objective and these policies are not applicable.</p>			
HRS § 226-15: Objectives and policies for facility systems – solid and liquid wastes.			
Objectives: <i>Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:</i>			
<i>(1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.</i>	X		
<i>(2) Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.</i>	X		
Policies:			
<i>(1) Encourage the adequate development of sewerage facilities that complement planned growth.</i>	X		
<i>(2) Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.</i>	X		
<i>(3) Promote research to develop more efficient and economical treatment and disposal of solid and liquid wastes.</i>	X		
<p>Discussion: As discussed in Section 4.8.2 (Wastewater System), Honua'ula will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2). After treatment, R-1 recycled water (reclaimed water) will be used within Honua'ula for golf course irrigation.</p> <p>As discussed in Section 4.8.5 (Solid Waste), Honua'ula will implement strategies for diverting solid waste from landfills by providing options for recycling, such as collection systems and bin spaces, and promoting sound recycling practices among residents, guests, and construction and maintenance personnel. Green waste, particularly from the golf course, may be processed on-site and reused.</p>			
HRS § 226-16: Objectives and policies for facility systems – water.			
Objective: <i>Planning for the State's facility systems with regard to water shall be directed towards achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities.</i>			
Policies:			
<i>(1) Coordinate development of land use activities with existing and potential water supply.</i>	X		
<i>(2) Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.</i>	X		
<i>(3) Reclaim and encourage the productive use of runoff water and wastewater discharges.</i>	X		
<i>(4) Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.</i>	X		

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(5) <i>Support water supply services to areas experiencing critical water problems.</i>	X		
(6) <i>Promote water conservation programs and practices in government, private industry, and the general public to help ensure adequate water to meet long-term needs.</i>	X		
<p>Discussion: As discussed in Section 4.8.1 (Water System), Honua'ula will include a private water system providing both potable and non-potable water for use within Honua'ula. Non-potable water will be used for all irrigation purposes. In addition, water conservation strategies will be implemented to reduce consumption, conserve resources, and minimize water demands.</p>			
HRS § 226-17: Objectives and policies for facility systems – transportation.			
Objective: <i>Planning for the State's facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:</i>			
(1) <i>An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe, and convenient movement of people and goods.</i>			X
(2) <i>A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.</i>			X
Policies:			
(1) <i>Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;</i>			X
(2) <i>Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;</i>			X
(3) <i>Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;</i>			X
(4) <i>Provide for improved accessibility to shipping, docking, and storage facilities;</i>			X
(5) <i>Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;</i>	X		
(6) <i>Encourage transportation systems that serve to accommodate present and future development needs of communities;</i>	X		
(7) <i>Encourage a variety of carriers to offer increased opportunities and advantages to interisland movement of people and goods;</i>			X
(8) <i>Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs;</i>			X
(9) <i>Encourage the development of transportation systems and programs which would assist statewide economic growth and diversification;</i>			X
(10) <i>Encourage the design and development of transportation systems sensitive to the needs of affected communities and the quality of Hawaii's natural environment;</i>			X
(11) <i>Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation;</i>	X		
(12) <i>Coordinate intergovernmental land use and transportation planning activities to ensure the timely delivery of supporting transportation infrastructure in order to accommodate planned growth objectives; and</i>			X
(13) <i>Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.</i>			X
<p>Discussion: As discussed in Section 4.3 (Trails and Access), Honua'ula will integrate a</p>			

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<p>system of pedestrian and bike paths along the community's roadways, gulches, and drainage ways. This secondary circulation system of linked pedestrian/bike trails will provide another option for traveling through the community. The community trail system will connect residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas.</p> <p>Honua'ula's transportation demand management strategies support ridesharing, bicycle and pedestrian use, alternative work schedules and other management objectives to reduce dependency on individual vehicles by Honua'ula residents, employees, and visitors after construction, as discussed in Section 4.4 (Roadways and Traffic).</p>			
HRS § 226-18: Objectives and policies for facility systems – energy.			
Objectives: <i>Planning for the State's facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:</i>			
<i>(1) Dependable, efficient, and economical statewide energy systems capable of supporting the needs of the people;</i>	X		
<i>(2) Increased energy self-sufficiency where the ratio of indigenous to imported energy use is increased;</i>	X		
<i>(3) Greater energy security in the face of threats to Hawaii's energy supplies and systems; and</i>	X		
<i>(4) Reduction, avoidance, or sequestration of greenhouse gas emissions from energy supply and use.</i>	X		
Policies:			
<i>(1) Support research and development as well as promote the use of renewable energy sources;</i>			X
<i>(2) Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;</i>			X
<i>(3) Base decisions of least-cost supply-side and demand-side energy resource options on a comparison of their total costs and benefits when a least-cost is determined by a reasonably comprehensive, quantitative, and qualitative accounting of their long-term, direct and indirect economic, environmental, social, cultural, and public health costs and benefits;</i>			X
<i>(4) Promote all cost-effective conservation of power and fuel supplies through measures including:</i>	X		
<i>(A) Development of cost-effective demand-side management programs;</i>			X
<i>(B) Education; and</i>			X
<i>(C) Adoption of energy-efficient practices and technologies;</i>	X		
<i>(5) Ensure to the extent that new supply-side resources are needed, the development or expansion of energy systems utilizes the least-cost energy supply option and maximizes efficient technologies;</i>			X
<i>(6) Support research, development, and demonstration of energy efficiency, load management, and other demand-side management programs, practices, and technologies;</i>	X		
<i>(7) Promote alternate fuels and energy efficiency by encouraging diversification of transportation modes and infrastructure;</i>	X		
<i>(8) Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications; and</i>	X		

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(9) <i>Support actions that reduce, avoid, or sequester Hawaii's greenhouse gas emissions through agriculture and forestry initiatives.</i>			X
<p>Discussion: As discussed in Sections 2.5 (Environmentally-Responsible Planning and Design) and 4.8.6 (Electrical System), Honua'ula will include energy-efficient design and energy conservation measures, such as energy systems that meet all applicable ENERGY STAR requirements established by the United States EPA in effect at the time of construction. Energy systems include all hot water systems, roof and attic areas, outside walls, windows, air cooling systems, and heating systems.</p> <p>Honua'ula is also part of the new “smart growth” planning paradigm that provides an alternative to conventional suburban sprawl, with stores and services as an integral part of the community. This design will help to minimize car trips onto Pi'ilani Highway, since many establishments providing for residents' day-to-day needs will be within walking and biking distance. Therefore, unlike in a conventional subdivision, Honua'ula is designed to be a community with services and facilities to enable residents to meet many of their daily needs without using their cars; thus minimizing trips to outside areas and reducing congestion. Honua'ula will also provide homes near regional employment centers, thereby decreasing commuting and increasing quality of life and environmental stewardship. Furthermore, Honua'ula will include a system of pedestrian and bike trails along the community's roadways, gulches, and drainage ways. This secondary circulation system of linked pedestrian/bike trails will connect residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas and will provide residents a meaningful alternative to driving for traveling within the community.</p>			
<p>HRS § 226-18.5: Objectives and policies for facility systems—telecommunications.</p>			
<p>Objective: <i>Planning for the State's telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people.</i></p>			
<p>Policies:</p>			
(1) <i>Facilitate research and development of telecommunications systems and resources;</i>			X
(2) <i>Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning;</i>			X
(3) <i>Promote efficient management and use of existing telecommunications systems and services; and</i>			X
(4) <i>Facilitate the development of education and training of telecommunications personnel.</i>			X
<p>Discussion: Coordination with the various communication companies will be undertaken; however Honua'ula is not involved with the planning of the State's telecommunications facility systems. Therefore, this objective and these policies are not applicable.</p>			

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HRS § 226-19: Objectives and policies for socio-cultural advancement – housing.			
Objectives: <i>Planning for the State's socio-cultural advancement with regard to housing shall be directed toward the achievement of the following objectives:</i>			
<i>(1) Greater opportunities for Hawaii's people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more affordable housing is made available to very low-, low- and moderate-income segments of Hawaii's population.</i>	X		
<i>(2) The orderly development of residential areas sensitive to community needs and other land uses.</i>	X		
<i>(3) The development and provision of affordable rental housing by the State to meet the housing needs of Hawaii's people.</i>	X		
Policies:			
<i>(1) Effectively accommodate the housing needs of Hawaii's people.</i>	X		
<i>(2) Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households.</i>	X		
<i>(3) Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.</i>	X		
<i>(4) Promote appropriate improvement, rehabilitation, and maintenance of existing housing units and residential areas.</i>			X
<i>(5) Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.</i>	X		
<i>(6) Facilitate the use of available vacant, developable, and underutilized urban lands for housing.</i>	X		
<i>(7) Foster a variety of lifestyles traditional to Hawaii through the design and maintenance of neighborhoods that reflect the culture and values of the community.</i>	X		
<i>(8) Promote research and development of methods to reduce the cost of housing construction in Hawaii.</i>	X		
<p>Discussion: As discussed in Section 4.9.3 (Housing), Honua'ula will offer a mix of single-family and multi-family housing types for a range of consumer groups, and will emphasize community development with single-family and multi-family units complemented with village-mixed uses primarily serving the residents of the community. As part of the mix of housing types, Honua'ula will include a significant number of workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). All workforce affordable homes will be priced and subject to restrictions in accordance with the requirements of Chapter 2.96, MCC to ensure they remain both available and affordable for full-time Maui residents.</p>			
HRS § 226-20: Objectives and policies for socio-cultural advancement – health			
Objectives: <i>Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:</i>			
<i>(1) Fulfillment of basic individual health needs of the general public.</i>			X
<i>(2) Maintenance of sanitary and environmentally healthful conditions in Hawaii's</i>			X

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<i>communities.</i>			
Policies:			
(1) <i>Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse.</i>			X
(2) <i>Encourage improved cooperation among public and private sectors in the provision of health care to accommodate the total health needs of individuals throughout the State.</i>			X
(3) <i>Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.</i>			X
(4) <i>Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.</i>			X
(5) <i>Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.</i>			X
(6) <i>Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring, and enforcement.</i>			X
Discussion: Honua'ula does not plan for the State's socio-cultural advancement with regard to health; therefore, these objectives and policies are not applicable.			
HRS § 226-21: Objectives and policies for socio-cultural advancement – education.			
Objectives: <i>Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.</i>			
Policies:			
(1) <i>Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.</i>	X		
(2) <i>Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.</i>	X		
(3) <i>Provide appropriate educational opportunities for groups with special needs.</i>			X
(4) <i>Promote educational programs which enhance understanding of Hawaii's cultural heritage.</i>			X
(5) <i>Provide higher educational opportunities that enable Hawaii's people to adapt to changing employment demands.</i>			X
(6) <i>Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.</i>			X
(7) <i>Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.</i>			X
(8) <i>Emphasize quality educational programs in Hawaii's institutions to promote academic excellence.</i>			X
(9) <i>Support research programs and activities that enhance the education programs of the State.</i>			X
Discussion: As discussed in Section 4.10.1 (Schools), in compliance with County of Maui Ordinance No. 3554, Honua'ula Partners, LLC will pay the DOE \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kīhei-Mākena Community Plan area; provided that, should the State pass			

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legislation imposing school impact fees that apply to Kihei-Mākena Project District 9, Honua'ula Partners, LLC will from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.			
HRS § 226-22: Objective and policies for socio-cultural advancement – social services			
Objective: <i>Planning for the State's socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being.</i>			
Policies:			
(1) <i>Assist individuals, especially those in need of attaining a minimally adequate standard of living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.</i>			X
(2) <i>Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.</i>			X
(3) <i>Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawaii's communities.</i>			X
(4) <i>Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.</i>			X
(5) <i>Support public and private efforts to prevent domestic abuse and child molestation, and assist victims of abuse and neglect.</i>			X
(6) <i>Promote programs which assist people in need of family planning services to enable them to meet their needs.</i>			X
Discussion: Honua'ula does not plan for the State's socio-cultural advancement with regard to social services; therefore, these objectives and policies are not applicable.			
HRS § 226-23: Objectives and policies for socio-cultural advancement – leisure.			
Objective: <i>Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.</i>			
Policies:			
(1) <i>Foster and preserve Hawaii's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.</i>	X		
(2) <i>Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.</i>	X		
(3) <i>Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.</i>	X		
(4) <i>Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.</i>	X		
(5) <i>Ensure opportunities for everyone to use and enjoy Hawaii's recreational resources.</i>	X		
(6) <i>Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.</i>	X		
(7) <i>Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawaii's people.</i>	X		

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<i>(8) Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.</i>			X
<i>(9) Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawaii's population to participate in the creative arts.</i>			X
<i>(10) Assure adequate access to significant natural and cultural resources in public ownership.</i>	X		

Discussion: As discussed Section 4.10.5 (Recreational Facilities), Honua'ula will include: 1) neighborhood parks open to the public but privately maintained; 2) over 12 miles of pedestrian and bike trails along the community's roadways, gulches, and drainage ways, including a scenic trail along portions of the golf course that will link to several other trail segments and a Nature/Cultural trail that will border the Native Plant Preservation Area; and 3) an 18-hole homeowner's golf course and related recreational facilities.

To provide the greater community the opportunity to enjoy recreational benefits of the golf course, in compliance with County of Maui Ordinance No. 3554 (Condition 12), Honua'ula Partners, LLC will: 1) develop and support an organized instructional program for Maui junior golfers; and 2) allow for Maui residents to play at the golf course on Tuesday of each week at a discounted rate that does not exceed 40 percent of the average market rate in South Maui for green fees and golf cart rental fees.

Additionally, in compliance with County of Maui Ordinance No. 3554 (Condition 10), Honua'ula Partners, LLC pay not less than \$5,000,000 to the County upon Project District Phase II approval for the development of the South Maui Community Park.

HRS § 226-24: Objective and policies for socio-cultural advancement – individual rights and personal well-being.

Objective: *Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations.*

Policies:

<i>(1) Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.</i>			X
<i>(2) Uphold and protect the national and state constitutional rights of every individual.</i>			X
<i>(3) Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.</i>			X
<i>(4) Ensure equal opportunities for individual participation in society.</i>			X

Discussion: Honua'ula does not plan for the State's socio-cultural advancement with regard to individual rights and personal well-being; therefore, this objective and these policies are not applicable..

HRS § 226-25: Objectives and policies for socio-cultural advancement – culture.

Objective: *Planning for the State's socio-cultural advancement with regard to culture shall be directed*

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<i>toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawaii's people.</i>			
Policies:			
<i>(1) Foster increased knowledge and understanding of Hawaii's ethnic and cultural heritages and the history of Hawaii.</i>			X
<i>(2) Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawaii's people and which are sensitive and responsive to family and community needs.</i>			X
<i>(3) Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawaii.</i>			X
<i>(4) Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawaii's people and visitors.</i>			X
Discussion: Honua'ula does not plan for the State's socio-cultural advancement with regard to culture; therefore, this objective and these policies are not applicable.			
HRS § 226-26: Objectives and policies for socio-cultural advancement – public safety.			
Objectives: <i>Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:</i>			
<i>(1) Assurance of public safety and adequate protection of life and property for all people.</i>			X
<i>(2) Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruptions, wars, natural disasters, and other major disturbances.</i>			X
<i>(3) Promotion of a sense of community responsibility for the welfare and safety of Hawaii's people.</i>			X
Policies related to public safety:			
<i>(1) Ensure that public safety programs are effective and responsive to community needs.</i>			X
<i>(2) Encourage increased community awareness and participation in public safety programs.</i>			X
Policies related to criminal justice:			
<i>(1) Support criminal justice programs aimed at preventing and curtailing criminal activities.</i>			X
<i>(2) Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.</i>			X
<i>(3) Provide a range of correctional resources which may include facilities and alternatives to traditional incarceration in order to address the varied security needs of the community and successfully reintegrate offenders into the community.</i>			X
Policies related to emergency management:			
<i>(1) Ensure that responsible organizations are in a proper state of readiness to respond to major war-related, natural, or technological disasters and civil disturbances at all times.</i>			X
<i>(2) Enhance the coordination between emergency management programs throughout the State.</i>			X
Discussion: Honua'ula does not include State public safety programs; therefore, these objectives and policies are not applicable.			

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HRS § 226-27: Objectives and policies for socio-cultural advancement – government.			
Objectives: Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:			
(1) Efficient, effective, and responsive government services at all levels in the State.			X
(2) Fiscal integrity, responsibility, and efficiency in the state government and county governments.			X
Policies:			
(1) Provide for necessary public goods and services not assumed by the private sector.			X
(2) Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.			X
(3) Minimize the size of government to that necessary to be effective.			X
(4) Stimulate the responsibility in citizens to productively participate in government for a better Hawaii.			X
(5) Assure that government attitudes, actions, and services are sensitive to community needs and concerns.			X
(6) Provide for a balanced fiscal budget.			X
(7) Improve the fiscal budgeting and management system of the State.			X
(8) Promote the consolidation of state and county governmental functions to increase the effective and efficient delivery of government programs and services and to eliminate duplicative services wherever feasible.			X
Discussion: Planning the State's socio-cultural advancement with regard to government is not relevant to Honua'ula; therefore, these objectives and policies are not applicable.			

PART III. PRIORITY GUIDELINES

The purpose of this part of the Hawai'i State Plan is to establish overall priority guidelines to address areas of statewide concern. The Hawai'i State Plan notes that the State shall strive to improve the quality of life for Hawai'i's present and future population through the pursuit of desirable courses of action in 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 Honua'ula are discussed below:

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HRS § 226-101: Purpose. <i>The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.</i>			
HRS § 226-102: Overall direction. <i>The State shall strive to improve the quality of life for Hawaii's present and future present and future population through the pursuit of desirable courses of action in five major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, and quality education.</i>			
HRS § 226-103: Economic priority guidelines.			
(a) <i>Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawaii's people and achieve a stable and diversified economy:</i>			
(1) <i>Seek a variety of means to increase the availability of investment capital for new and expanding enterprises.</i>			X
(A) <i>Encourage investments which:</i>	X		
(i) <i>Reflect long term commitments to the State;</i>	X		
(ii) <i>Rely on economic linkages within the local economy;</i>	X		
(iii) <i>Diversify the economy;</i>	X		
(iv) <i>Reinvest in the local economy;</i>	X		
(v) <i>Are sensitive to community needs and priorities; and</i>	X		
(vi) <i>Demonstrate a commitment to provide management opportunities to Hawaii residents.</i>			X
(2) <i>Encourage the expansion of technological research to assist industry development and support the development and commercialization of technological advancements.</i>			X
(3) <i>Improve the quality, accessibility, and range of services provided by government to business, including data and reference services and assistance in complying with governmental regulations.</i>			X
(4) <i>Seek to ensure that state business tax and labor laws and administrative policies are equitable, rational, and predictable.</i>			X
(5) <i>Streamline the building and development permit and review process, and eliminate or consolidate other burdensome or duplicative governmental requirements imposed on business, where public health, safety and welfare would not be adversely affected.</i>			X
(6) <i>Encourage the formation of cooperatives and other favorable marketing or distribution arrangements at the regional or local level to assist Hawaii's small-scale producers, manufacturers, and distributors.</i>			X
(7) <i>Continue to seek legislation to protect Hawaii from transportation interruptions between Hawaii and the continental United States.</i>			X
(8) <i>Provide public incentives and encourage private initiative to develop and attract industries which promise long-term growth potentials and which have the following characteristics:</i>			X
(A) <i>An industry that can take advantage of Hawaii's unique location and available physical and human resources.</i>			X
(B) <i>A clean industry that would have minimal adverse effects on Hawaii's environment.</i>			X
(C) <i>An industry that is willing to hire and train Hawaii's people to meet the industry's labor needs at all levels of employment.</i>			X
(D) <i>An industry that would provide reasonable income and steady employment.</i>			X
(9) <i>Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawaii business.</i>			X
(10) <i>Enhance the quality of Hawaii's labor force and develop and maintain career</i>			X

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<i>opportunities for Hawaii's people through the following actions:</i>			
(A) <i>Expand vocational training in diversified agriculture, aquaculture, information industry, and other areas where growth is desired and feasible.</i>			X
(B) <i>Encourage more effective career counseling and guidance in high schools and post-secondary institutions to inform students of present and future career opportunities.</i>			X
(C) <i>Allocate educational resources to career areas where high employment is expected and where growth of new industries is desired.</i>			X
(D) <i>Promote career opportunities in all industries for Hawaii's people by encouraging firms doing business in the State to hire residents.</i>			X
(E) <i>Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on- the-job training opportunities.</i>			X
(F) <i>Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.</i>			X
<i>(b) Priority guidelines to promote the economic health and quality of the visitor industry:</i>			
(1) <i>Promote visitor satisfaction by fostering an environment which enhances the Aloha Spirit and minimizes inconveniences to Hawaii's residents and visitors.</i>			X
(2) <i>Encourage the development and maintenance of well-designed, adequately serviced hotels and resort destination areas which are sensitive to neighboring communities and activities and which provide for adequate shoreline setbacks and beach access.</i>			X
(3) <i>Support appropriate capital improvements to enhance the quality of existing resort destination areas and provide incentives to encourage investment in upgrading, repair, and maintenance of visitor facilities.</i>			X
(4) <i>Encourage visitor industry practices and activities which respect, preserve, and enhance Hawaii's significant natural, scenic, historic, and cultural resources.</i>			X
(5) <i>Develop and maintain career opportunities in the visitor industry for Hawaii's people, with emphasis on managerial positions.</i>			X
(6) <i>Support and coordinate tourism promotion abroad to enhance Hawaii's share of existing and potential visitor markets.</i>			X
(7) <i>Maintain and encourage a more favorable resort investment climate consistent with the objectives of this chapter.</i>			X
(8) <i>Support law enforcement activities that provide a safer environment for both visitors and residents alike.</i>			X
(9) <i>Coordinate visitor industry activities and promotions to business visitors through the state network of advanced data communication techniques.</i>			X
<i>(c) Priority guidelines to promote the continued viability of the sugar and pineapple industries:</i>			
(1) <i>Provide adequate agricultural lands to support the economic viability of the sugar and pineapple industries.</i>			X
(2) <i>Continue efforts to maintain federal support to provide stable sugar prices high enough to allow profitable operations in Hawaii.</i>			X
(3) <i>Support research and development, as appropriate, to improve the quality and production of sugar and pineapple crops.</i>			X
<i>(d) Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:</i>			
(1) <i>Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.</i>			X
(2) <i>Assist in providing adequate, reasonably priced water for agricultural activities.</i>			X
(3) <i>Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and</i>			X

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<i>aquaculture.</i>			
(4) <i>Assist in the formation and operation of production and marketing associations and cooperatives to reduce production and marketing costs.</i>			X
(5) <i>Encourage and assist with the development of a waterborne and airborne freight and cargo system capable of meeting the needs of Hawaii's agricultural community.</i>			X
(6) <i>Seek favorable freight rates for Hawaii's agricultural products from interisland and overseas transportation operators.</i>			X
(7) <i>Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.</i>			X
(8) <i>Continue the development of agricultural parks and other programs to assist small independent farmers in securing agricultural lands and loans.</i>			X
(9) <i>Require agricultural uses in agricultural subdivisions and closely monitor the uses in these subdivisions.</i>			X
(10) <i>Support the continuation of land currently in use for diversified agriculture.</i>			X
<i>(e) Priority guidelines for water use and development:</i>			
(1) <i>Maintain and improve water conservation programs to reduce the overall water consumption rate.</i>	X		
(2) <i>Encourage the improvement of irrigation technology and promote the use of nonpotable water for agricultural and landscaping purposes.</i>	X		
(3) <i>Increase the support for research and development of economically feasible alternative water sources.</i>	X		
(4) <i>Explore alternative funding sources and approaches to support future water development programs and water system improvements.</i>	X		
<i>(f) Priority guidelines for energy use and development:</i>			
(1) <i>Encourage the development, demonstration, and commercialization of renewable energy sources.</i>			X
(2) <i>Initiate, maintain, and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.</i>			X
(3) <i>Provide incentives to encourage the use of energy conserving technology in residential, industrial, and other buildings.</i>			X
(4) <i>Encourage the development and use of energy conserving and cost-efficient transportation systems.</i>			X
<i>(g) Priority guidelines to promote the development of the information industry:</i>			
(1) <i>Establish an information network that will serve as the catalyst for establishing a viable information industry in Hawaii.</i>			X
(2) <i>Encourage the development of services such as financial data processing, a products and services exchange, foreign language translations, telemarketing, teleconferencing, a twenty-four-hour international stock exchange, international banking, and a Pacific Rim management center.</i>			X
(3) <i>Encourage the development of small businesses in the information field such as software development, the development of new information systems and peripherals, data conversion and data entry services, and home or cottage services such as computer programming, secretarial, and accounting services.</i>			X
(4) <i>Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.</i>			X
(5) <i>Encourage research activities, including legal research in the information and telecommunications fields.</i>			X
(6) <i>Support promotional activities to market Hawaii's information industry services.</i>			X

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<p>Discussion: As discussed in Section 4.9.5 (Economy), Honua'ula is projected to generate approximately \$1.2 billion of direct capital investment in the Maui economy over the projected 13-year build-out period. This will result in significant expenditures that will have a substantial positive impact on the County of Maui and State of Hawaii economies, on both a direct and indirect basis. By significantly increasing the level of capital investment and capital flow in the region, which will in turn create employment opportunities and widen the tax base, Honua'ula will serve as a compelling economic stimulus for the region. Honua'ula will provide direct employment opportunities for present and future residents of the area and contribute to the stability, diversity, and growth of local and regional economies.</p> <p>As discussed in Section 4.8.1 (Water System), Honua'ula will include a private water system providing both potable and non-potable water for use within Honua'ula. Non-potable water will be used for all irrigation purposes. In addition, water conservation strategies will be implemented to reduce consumption, conserve resources, and minimize water demands.</p> <p>As discussed in Section 4.8.2 (Wastewater System), Honua'ula will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2). After treatment, R-1 recycled water (reclaimed water) will be used within Honua'ula for golf course irrigation.</p>			
HRS § 226-104: Population growth and land resources priority guidelines.			
<i>(a) Priority guidelines to effect desired statewide growth and distribution:</i>			
<i>(1) Encourage planning and resource management to insure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawaii's people.</i>	X		
<i>(2) Manage a growth rate for Hawaii's economy that will parallel future employment needs for Hawaii's people.</i>	X		
<i>(3) Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.</i>	X		
<i>(4) Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.</i>			X
<i>(5) Explore the possibility of making available urban land, low-interest loans, and housing subsidies to encourage the provision of housing to support selective economic and population growth on the neighbor islands.</i>			X
<i>(6) Seek federal funds and other funding sources outside the State for research, program development, and training to provide future employment opportunities on the neighbor islands.</i>			X
<i>(7) Support the development of high technology parks on the neighbor islands.</i>			X
<i>(b) Priority guidelines for regional growth distribution and land resource utilization:</i>			
<i>(1) Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.</i>			X

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(2) <i>Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.</i>			X
(3) <i>Restrict development when drafting of water would result in exceeding the sustainable yield or in significantly diminishing the recharge capacity of any groundwater area.</i>			X
(4) <i>Encourage restriction of new urban development in areas where water is insufficient from any source for both agricultural and domestic use.</i>			X
(5) <i>In order to preserve green belts, give priority to state capital-improvement funds which encourage location of urban development within existing urban areas except where compelling public interest dictates development of a noncontiguous new urban core.</i>			X
(6) <i>Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.</i>			X
(7) <i>Pursue rehabilitation of appropriate urban areas.</i>			X
(8) <i>Support the redevelopment of Kakaako into a viable residential, industrial, and commercial community.</i>			X
(9) <i>Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.</i>			X
(10) <i>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.</i>			X
(11) <i>Identify all areas where priority should be given to preserving rural character and lifestyle.</i>			X
(12) <i>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.</i>			X
(13) <i>Protect and enhance Hawaii's shoreline, open spaces, and scenic resources.</i>			X

Discussion: Honua'ula responds to the demand of a growing population for the Kīhei-Mākena region, as well as the demand for homes in South Maui for existing full-time residents, as discussed in Section 4.9.2 (Population).

As discussed in Section 4.8 (Infrastructure and Utilities), Honua'ula Partners, LLC will be responsible for all required infrastructure improvements for Honua'ula, including water source and system improvements for potable and non-potable use and fire protection, drainage improvements, traffic-related improvements, wastewater system improvements, and utility upgrades, as determined by the appropriate governmental agencies and public utility companies.

As discussed in Section 4.10.1 (Schools), to help address the need for funding of school improvements, Honua'ula Partners, LLC will pay at least \$3,450,000 to the DOE for school improvements over the course of the 13-year build-out period. In compliance with County of Maui Ordinance No. 3554 (Condition 22), Honua'ula Partners, LLC will

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<p>pay the DOE \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kīhei-Mākena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kīhei-Mākena Project District 9, Honua'ula Partners, LLC will from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.</p>			
<p>As discussed in Section 4.10.2 (Police), to help address the need for resources to adequately fund police services, in compliance with County of Maui Ordinance No. 3554 (Condition 24), Honua'ula Partners, LLC will contribute \$550,000 to the County for the development of the new Kīhei District Police station in South Maui, to be paid at the time a contract is entered into for the construction of that police station.</p>			
<p>As discussed in Section 4.10.3 (Fire), to help address the growing need for fire prevention and emergency services, in compliance with County of Maui Ordinance No. 3554 (Condition 24), Honua'ula Partners, LLC will provide the County with two acres of land that has direct access to the Pi'ilani Highway extension for the development of fire control facilities within the village mixed-use sub-district. This land will be donated at the time 50 percent of the total unit/lot count has received either a certificate of occupancy or final subdivision approval. The acreage provided will have roadway and full utility services provided to the parcel.</p>			
<p>Honua'ula will have a significant positive impact on the State and County economies and will contribute to increased State and County revenues in the form of increased property taxes, general excise taxes, and income taxes. Should the State and County choose to allocate these additional tax revenues to fund more services to protect public health, welfare, and safety, any cost to the public that may result will be effectively minimized.</p>			
HRS § 226-105: Crime and criminal justice.			
<i>Priority guidelines in the area of crime and criminal justice:</i>			
(1) <i>Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.</i>			X
(2) <i>Target state and local resources on efforts to reduce the incidence of violent crime and on programs relating to the apprehension and prosecution of repeat offenders.</i>			X
(3) <i>Support community and neighborhood program initiatives that enable residents to assist law enforcement agencies in preventing criminal activities.</i>			X
(4) <i>Reduce overcrowding or substandard conditions in correctional facilities through a comprehensive approach among all criminal justice agencies which may include sentencing law revisions and use of alternative sanctions other than incarceration for persons who pose no danger to their community.</i>			X
(5) <i>Provide a range of appropriate sanctions for juvenile offenders, including community-based programs and other alternative sanctions.</i>			X
(6) <i>Increase public and private efforts to assist witnesses and victims of crimes and to minimize the costs of victimization.</i>			X

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Discussion: The priority guidelines for crime and criminal justice are not applicable to Honua'ula.			
HRS § 226-106: Affordable housing.			
<i>Priority guidelines for the provision of affordable housing:</i>			
(1) <i>Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households.</i>	X		
(2) <i>Encourage the use of alternative construction and development methods as a means of reducing production costs.</i>			X
(3) <i>Improve information and analysis relative to land availability and suitability for housing.</i>			X
(4) <i>Create incentives for development which would increase home ownership and rental opportunities for Hawaii's low- and moderate-income households, gap-group households, and residents with special needs.</i>	X		
(5) <i>Encourage continued support for government or private housing programs that provide low interest mortgages to Hawaii's people for the purchase of initial owner-occupied housing.</i>			X
(6) <i>Encourage public and private sector cooperation in the development of rental housing alternatives.</i>	X		
(7) <i>Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations.</i>			X
(8) <i>Give higher priority to the provision of quality housing that is affordable for Hawaii's residents and less priority to development of housing intended primarily for individuals outside of Hawaii.</i>	X		
Discussion: As discussed in Section 4.9.3 (Housing), Honua'ula will include homes priced for a range of consumer groups, including workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). All workforce affordable homes will be priced and subject to restrictions in accordance with the requirements of Chapter 2.96, MCC to ensure they remain both available and affordable for full-time Maui residents.			
HRS § 226-107: Quality education.			
<i>Priority guidelines to promote quality education:</i>			
(1) <i>Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement;</i>			X
(2) <i>Continue emphasis on general education "core" requirements to provide common background to students and essential support to other university programs;</i>			X
(3) <i>Initiate efforts to improve the quality of education by improving the capabilities of the education work force;</i>			X
(4) <i>Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision-making responsibilities;</i>			X
(5) <i>Increase and improve the use of information technology in education by the availability of telecommunications equipment for:</i>			X
(A) <i>The electronic exchange of information;</i>			X
(B) <i>Statewide electronic mail; and</i>			X
(C) <i>Access to the Internet.</i>			X

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<i>Encourage programs that increase the public's awareness and understanding of the impact of information technologies on our lives;</i>			X
(1) <i>Pursue the establishment of Hawaii's public and private universities and colleges as research and training centers of the Pacific;</i>			X
(2) <i>Develop resources and programs for early childhood education;</i>			X
(3) <i>Explore alternatives for funding and delivery of educational services to improve the overall quality of education; and</i>			X
(4) <i>Strengthen and expand educational programs and services for students with special needs.</i>			X
<p>Discussion: Honua'ula will not directly establish education programs. Therefore, these priority guidelines are not applicable. However, as discussed in Section 4.10.1 (Schools), to help address the need for funding of school improvements, Honua'ula Partners, LLC will pay at least \$3,450,000 to the DOE for school improvements over the course of the 13-year build-out period. In compliance with County of Maui Ordinance No. 3554 (Condition 22), Honua'ula Partners, LLC will pay the DOE \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kihei-Mākena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kihei-Mākena Project District 9, Honua'ula Partners, LLC will from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.</p>			

5.1.5 State Functional Plans

The Hawai'i State Plan directs State agencies to prepare functional plans for their respective program areas. There are 14 state functional plans that serve as the primary implementing vehicle for the goals, objectives, and policies of the Hawai'i State Plan. The functional plans applicable to Honua'ula, along with each plan's applicable objectives, policies, and actions, are discussed below.

HAWAI'I STATE FUNCTIONAL PLANS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
AGRICULTURE FUNCTIONAL PLAN			
Objective A: <i>Achievement of increased agricultural production and growth through cultural and management practices.</i>			X
Objective B: <i>Achievement of an orderly agricultural marketing system through product promotion and industry organization.</i>			X
Objective C: <i>Achievement of increased consumption of and demand for Hawaii's agricultural products through consumer education and product quality.</i>			X
Objective D: <i>Achievement of optimal contribution by agriculture to the State's economy.</i>			X
Objective E: <i>Achievement of adequate capital, and knowledge of its proper management, for agricultural development.</i>			X
Objective F: <i>Achievement of increased agricultural production and growth through pest and disease controls.</i>			X

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HAWAII STATE FUNCTIONAL PLANS		S	N/S	N/A
<i>(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)</i>				
Objective G:	<i>Achievement of effective protection and improved quality of Hawaii's land, water, and air.</i>			X
Objective H:	<i>Achievement of productive agricultural use of lands most suitable and needed for agriculture.</i>			X
Objective I:	<i>Achievement of efficient and equitable provision of adequate water for agricultural use.</i>			X
Objective J:	<i>Achievement of maximum degree of public understanding and support of agriculture in Hawaii.</i>			X
Objective K:	<i>Achievement of adequate supply of properly trained labor for agricultural needs.</i>			X
Objective L:	<i>Achievement of adequate transportation services and facilities to meet agricultural needs.</i>			X
Objective M:	<i>Achievement of adequate support services and infrastructure to meet agricultural needs.</i>			X
<p>Discussion: Honua'ula will not reduce the inventory of agriculturally significant lands. As discussed in Section 3.3 (Soils), the Property is rated "E" and unclassified under the LSB classification system and not classified under the ALISH classification system, indicating that the Property is not agriculturally significant.</p>				
CONSERVATION LANDS FUNCTIONAL PLAN				
Objective IA:	<i>Establishment of data bases for inventories of existing lands and resources.</i>			X
Objective IB:	<i>Establishment of criteria for management of land and natural resources.</i>			X
Objective IIA:	<i>Establishment of plans for natural resources and land management.</i>			X
Objective IIB:	<i>Protection of fragile or rare natural resources.</i>	X		
Objective IIC:	<i>Enhancement of natural resources.</i>	X		
Objective IID:	<i>Appropriate development of natural resources.</i>	X		
Objective IIE:	<i>Promotion and marketing of appropriate natural resources designated for commercial development.</i>			X
Objective IIF:	<i>Increase enforcement of land and natural resource use laws and regulations.</i>			X
Objective IIIA:	<i>Develop and implement conservation education programs for the general public and visitors.</i>			X
Objective IIIB:	<i>Increase access to land and natural resource data by the public and increase cooperation between agencies by making access to land and natural resource information more efficient.</i>			X
<p>Discussion: While Honua'ula is within the State Urban District and not the State Conservation District, as discussed in Sections 3.6 (Botanical Resources), Honua'ula Partners, LLC will conserve portions of Honua'ula and undertake propagation of selected remnant native dry shrubland plants located on-site. To protect and conserve the area that contains the highest density of representative native plant species, a Native Plant Preservation Area will be established in perpetuity under a conservation easement and additional native plant conservation and protection areas also will be established. In total, approximately 143 acres will be set aside as Native Plant Areas to ensure the long-term genetic viability and survival of native plants.</p>				

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HAWAII STATE FUNCTIONAL PLANS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
EDUCATION FUNCTIONAL PLAN			
Objective A(1): Academic Excellence. Emphasize quality educational programs in Hawaii's institutions to promote academic excellence.			X
Objective A(2): Basic Skills. Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning. Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement.			X
Objective A(3): Education Workforce. Initiate efforts to improve the quality of education by improving the capabilities of the education workforce.			X
Objective A(4): Services and Facilities. Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.			X
Objective B(1): Alternatives for Funding and Delivery. Explore alternatives for funding and delivery of educational services to improve the overall quality of education.			X
Objective B(2): Autonomy and flexibility. Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision-making responsibilities.			X
Objective B(3): Increased Use of Technology. Increase and improve the use information technology in education and encourage programs which increase the public's awareness and understanding of the impact of information technologies on our lives.			X
Objective B(4): Personal Development. Support education programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.			X
Objective B(5): Students with Special Needs. Provide appropriate educational opportunities for groups with special needs.			X
Objective C(1): Early Childhood Education. Develop resources and programs for early childhood education.			X
Objective C(2): Hawaii's Cultural Heritage. Promote educational programs which enhance understanding of Hawaii's cultural heritage.			X
Objective C(3): Research Programs and [Communication] Activities. Support research programs and activities that enhance the education programs of the State.			X
<p>Discussion: As discussed in Section 4.10.1 (Schools), to help address the need for funding of school improvements, Honua'ula Partners, LLC will pay at least \$3,450,000 to the DOE for school improvements over the course of the 13-year build-out period. In compliance with County of Maui Ordinance No. 3554 (Condition 22), Honua'ula Partners, LLC will pay the DOE \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kihei-Mākena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kihei-Mākena Project District 9, Honua'ula Partners, LLC will from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.</p>			

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EMPLOYMENT FUNCTIONAL PLAN				
Objective A:	<i>Improve the qualifications of entry-level workers and their transition to employment.</i>			X
Objective B:	<i>Develop and deliver education, training and related services to ensure and maintain a quality and competitive workforce.</i>			X
Objective C:	<i>Improve labor exchange.</i>			X
Objective D:	<i>Improve the quality of life for workers and families.</i>	X		
Objective E:	<i>Improve planning of economic development, employment and training activities</i>			X
<p>Discussion: Honua'ula will improve the quality of life for workers and families by providing: 1) workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy); and 2) homes near regional employment centers, thereby decreasing commuting and increasing quality of life and environmental stewardship.</p>				
ENERGY FUNCTIONAL PLAN				
Objective A:	<i>Moderate the growth in energy demand through conservation and energy efficiency.</i>	X		
Objective B:	<i>Displace oil and fossil fuels through alternate and renewable energy resources.</i>	X		
Objective C:	<i>Promote energy education and legislation.</i>			X
Objective D:	<i>Support and develop an integrated approach to energy development and management.</i>			X
Objective E:	<i>Ensure State's abilities to implement energy emergency actions immediately in event of fuel supply disruptions. Ensure essential public services are maintained and provisions are made to alleviate economic and personal hardships which may arise.</i>			X
<p>Discussion: As discussed in Sections 2.5 (Environmentally-Responsible Planning and Design) and 4.8.5 (Electrical System), Honua'ula will include energy-efficient design and energy conservation measures, such as energy systems that meet all applicable ENERGY STAR requirements established by the United States EPA in effect at the time of construction. Energy systems include all hot water systems, roof and attic areas, outside walls, windows, air cooling systems, and heating systems.</p>				
HEALTH FUNCTIONAL PLAN				
Objective 1:	<i>Health promotion and disease prevention. Reduction in the incidence, morbidity and mortality associated with preventable and controllable conditions.</i>			X
Objective 2:	<i>Prevention and control of communicable diseases. Reduction in the incidence, morbidity, and mortality associated with infectious and communicable diseases.</i>			X
Objective 3:	<i>Health needs of special populations with impaired access to health care. Increased availability and accessibility of health services for groups with impaired access to health care programs.</i>			X

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HAWAII STATE FUNCTIONAL PLANS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)		S	N/S	N/A
Objective 4:	<i>Community hospitals system. Development of a community hospital system which is innovative, responsive and supplies high quality care to the constituencies it serves.</i>			X
Objective 5:	<i>Environmental programs to protect and enhance the environment. Continued development of new environmental protection and health services programs to protect, monitor, and enhance the quality of life in Hawaii.</i>			X
Objective 6:	<i>DOH leadership. To improve the Department of Health's ability to meet the public health need of the State of Hawaii in the most appropriate, beneficial and economical way possible.</i>			X
<p>Discussion: Honua'ula does not include the creation of medical or health programs; therefore, the Health Functional Plan is not applicable.</p>				
HIGHER EDUCATION FUNCTIONAL PLAN				
Objective A:	<i>A number and variety of postsecondary education institutions sufficient to provide the diverse range of programs required to satisfy individual and societal needs and interests.</i>			X
Objective B:	<i>The highest level of quality, commensurate with its mission and objectives, of each educational, research, and public service program offered in Hawaii by an institution of higher education.</i>			X
Objective C:	<i>Provide appropriate educational opportunities for all who are willing and able to benefit from postsecondary education.</i>			X
Objective D:	<i>Provide financing for postsecondary education programs sufficient to ensure adequate diversity, high quality, and wide accessibility.</i>			X
Objective E:	<i>Increase program effectiveness and efficiency through better coordination of educational resources.</i>			X
<p>Discussion: Honua'ula does not include the creation of higher education programs; therefore, the Higher Education Functional Plan is not applicable.</p>				
HISTORIC PRESERVATION FUNCTIONAL PLAN				
Objective A:	<i>Identification of historic properties.</i>	X		
Objective B:	<i>Protection of historic properties.</i>	X		
Objective C:	<i>Management and treatment of historic properties.</i>	X		
Objective D:	<i>Provision of adequate facilities to preserve historic resources.</i>	X		
Objective E:	<i>The establishment of programs to collect and conserve historic records, artifacts, and oral histories and to document and perpetuate traditional arts, skills, and culture.</i>	X		
Objective F:	<i>Provision of better access to historic information.</i>			X
Objective G:	<i>Enhancement of skills and knowledge needed to preserve historical resources.</i>			X
<p>Discussion: As discussed in Section 4.1 (Archaeological and Historic Resources), a total of 40 archaeological sites comprised of 60 component features have been recorded within the Property. No burials or human remains have been found. Permanent <i>in situ</i> preservation is recommended for 15 sites. Data recovery is recommended for 18 sites.</p>				

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HAWAI'I STATE FUNCTIONAL PLANS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<p>No further work is recommended for seven sites.</p> <p>As further discussed in Section 4.1 (Archaeological and Historic Resources), Aki Sinoto Consulting, LLC and Hana Pono, LLC prepared a CRPP which also serves as the archaeological preservation/mitigation plan pursuant to Chapter 6E, HRS. The CRPP sets forth (among other things) selection criteria for sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate for each site to be preserved, and the types of native plants to be used for landscaping buffer zones.</p> <p>In addition, Honua'ula Partners, LLC 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 the construction activities, work will cease immediately in the immediate vicinity of the find and the find will be protected from further damage. The contractor shall immediately contact SHPD, which will assess the significance of the find and recommend appropriate mitigation measures, if necessary.</p>			
HOUSING FUNCTIONAL PLAN			
Objective A: <i>Homeownership for at least sixty percent, or roughly 248,500 households by the year 2000.</i>			X
Objective B: <i>Sufficient amount of affordable rental housing units by the year 2000 so as to increase the State's rental vacancy rate to at least 3%, with priority given to increasing the supply of units affordable to very low and lower income households.</i>			X
Objective C: <i>Increased development of rental housing units for the elderly and other special need groups to afford them an equal access to housing.</i>			X
Objective D: <i>Preservation of existing public and private housing stock.</i>			X
Objective E: <i>Acquire and designate land suitable for housing development in sufficient amount to locate the deficit in housing units by the year 2000.</i>			X
Objective F: <i>Maintain a statewide housing data system for use by public and private agencies engaged in the provision of housing.</i>			X
<p>Discussion: Although Honua'ula does not directly relate to the Housing Functional Plan's objectives, Honua'ula will help to satisfy the housing demand of a growing population by providing homes Kīhei-Mākena region priced for a wide range of consumer groups, including workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy).</p>			
HUMAN SERVICES FUNCTIONAL PLAN			
Objective A: <i>To sustain and improve current elder abuse and neglect services.</i>			X
Objective B: <i>To increase cost-effective, high quality home and community based services.</i>			X
Objective C: <i>To increase home-based services to keep children in their homes and to increase placement resources for those children who must be temporarily or permanently removed from their homes, due to abuse or</i>			X

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<i>neglect.</i>			
Objective D: <i>To address factors that contribute to child abuse and other forms of family violence.</i>			X
Objective E: <i>To provide affordable, accessible, and quality child care.</i>			X
Objective G: <i>To provide AFDC recipients with a viable opportunity to become independent of the welfare system.</i>			X
Objective H: <i>To facilitate client access to human services.</i>			X
Objective I: <i>To eliminate organizational barriers which limit client access to human services.</i>			X
<p>Discussion: Honua'ula does not include the creation of human service programs; therefore, the Human Services Functional Plan is not applicable.</p>			
RECREATION FUNCTIONAL PLAN			
Objective I.A: <i>Address the problem of saturation of the capacity of beach parks and nearshore waters.</i>			X
Objective I.B: <i>Reduce the incidence of ocean recreation accidents.</i>			X
Objective I.C: <i>Resolve conflicts between different activities at heavily used ocean recreation areas.</i>			X
Objective I.D: <i>Provide adequate boating facilities. Balance the demand for boating facilities against the need to protect the marine environment from potential adverse impacts.</i>			X
Objective II.A: <i>Plan, develop, and promote recreational activities and facilities in mauka and other areas to provide a wide range of alternatives.</i>	X		
Objective II.B: <i>Meet special recreation needs of the elderly, the disabled, woman, single-parent families, immigrants, and other groups.</i>			X
Objective II.C: <i>Improve and expand the provision of recreation facilities in urban areas and local communities.</i>	X		
Objective III.A: <i>Prevent the loss of access to shoreline and upland recreation areas due to new developments.</i>			X
Objective III.B: <i>Resolve the problem of landowner liability that seriously hampers public access over private lands.</i>			X
Objective III.C: <i>Increase access to State Forest Reserve lands over federal property, leased State lands, and other government lands.</i>			X
Objective III.D: <i>Acquire, develop, and manage additional public accessways.</i>	X		
Objective IV.A: <i>Promote a conservation ethic in the use of Hawaii's recreational resources.</i>	X		
Objective IV.B: <i>Prevent degradation of the marine environment.</i>	X		
Objective IV.C: <i>Improve the State's enforcement capabilities.</i>			X
Objective IV.D: <i>Mitigate adverse impacts of tour helicopters on the quality of recreational experiences in wilderness areas.</i>			X
Objective V.A: <i>Properly maintain existing parks and recreation areas.</i>	X		
Objective V.B: <i>Promote interagency coordination and cooperation to facilitate sharing of resources, joint development efforts, clarification of responsibilities and jurisdictions, and improvements in enforcement capabilities.</i>			X
Objective V.C: <i>Assure adequate support for priority outdoor recreation programs and facilities.</i>			X
Objective VI.A: <i>Increase recreational access and opportunities in Hawaii's wetlands.</i>			X

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Objective VI.B: <i>Develop an adequate information base to assist the County planning departments and other regulatory agencies in make decisions regarding wetlands.</i>			X
Objective VI.C: <i>Assure the protection of the most valuable wetlands in the state.</i>			X
<p>Discussion: As discussed in Section 4.10.5 (Recreational Facilities), Honua'ula will include: 1) neighborhood parks open to the public but privately maintained; 2) over 12 miles of pedestrian and bike trails along the community's roadways, gulches, and drainage ways, including a scenic trail along portions of the golf course that will link to several other trail segments and a Nature/Cultural trail that will border the Native Plant Preservation Area; and 3) an 18-hole homeowner's golf course and related recreational facilities.</p> <p>To provide the greater community the opportunity to enjoy recreational benefits of the golf course, in compliance with County of Maui Ordinance No. 3554 (Condition 12), Honua'ula Partners, LLC will: 1) develop and support an organized instructional program for Maui junior golfers; and 2) allow for Maui residents to play at the golf course on Tuesday of each week at a discounted rate that does not exceed 40 percent of the average market rate in South Maui for green fees and golf cart rental fees.</p> <p>As discussed in Section 3.5.2 (Nearshore Marine Environment), the results of a nearshore water quality assessment and further evaluation of the potential changes to groundwater composition indicate that there is little or no potential for alteration of the marine environment or negative impacts to marine waters due to Honua'ula.</p>			
TOURISM FUNCTIONAL PLAN			
Objective I.A: <i>Development, implementation and maintenance of policies and actions which support the steady and balanced growth of the visitor industry.</i>			X
Objective II.A: <i>Development and maintenance of well-designed visitor facilities and related developments which are sensitive to the environment, sensitive to neighboring communities and activities, and adequately serviced by infrastructure and support services.</i>			X
Objective III.A: <i>Enhancement of respect and regard for the fragile resources which comprise Hawaii's natural and cultural environment. Increased preservation and maintenance efforts.</i>			X
Objective IV.A: <i>Support of Hawaii's diverse range of lifestyles and natural environment.</i>			X
Objective IV.B: <i>Achievement of mutual appreciation among residents, visitors, and the visitor industry.</i>			X
Objective V.A: <i>Development of a productive workforce to maintain a high quality visitor industry.</i>			X
Objective V.B: <i>Enhancement of career and employment opportunities in the visitor industry.</i>			X
Objective VI.A: <i>Maintenance of a high customer awareness of Hawaii as a visitor destination in specific desired market segments.</i>			X

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<p>Discussion: Honua'ula is not targeting the visitor industry; therefore, the Tourism Functional Plan is not applicable.</p>			
TRANSPORTATION FUNCTIONAL PLAN			
Objective I.A: Expansion of the transportation system.			X
Objective I.B: Reduction of travel demand through zoning and decentralization initiatives.			X
Objective I.C: Management of existing transportation systems through a program of transportation systems management (TSM).			X
Objective I.D: Identification and reservation of lands and rights-of-way required for future transportation improvements.			X
Objective I.E: Planning and designing State highways to enhance inter-regional mobility.			X
Objective I.F: Improving and enhancing transportation safety.			X
Objective I.G: Improved transportation maintenance programs.			X
Objective I.H: Ensure that transportation facilities are accessible to people with disabilities.			X
Objective II.A: Development of a transportation infrastructure that supports economic development initiatives.	X		
Objective III.B: Expansion of revenue bases for transportation improvements.			X
Objective IV.A: Providing educational programs.			X
<p>Discussion: Although Honua'ula does not directly relate to the Transportation Functional Plan's objectives, as discussed in Section 4.4 (Roadways and Traffic), Honua'ula will provide a wide-range of traffic-related improvements that will not only address traffic impacts specifically related to the creation of Honua'ula, but will also address traffic impacts that would be necessary because of general regional population growth even if Honua'ula was not built. In addition, Honua'ula's TMPs propose transportation management strategies to reduce: 1) construction-related traffic during the construction of Honua'ula and the widening of Pi'ilani Highway; and 2) dependency on individual vehicles by Honua'ula residents, employees, and visitors after construction.</p>			
WATER RESOURCES DEVELOPMENT FUNCTIONAL PLAN			
Objective A: Enunciate State water policy and improve management framework.			X
Objective B: Maintain the long-term availability of freshwater supplies, giving consideration to the accommodation of important environmental values.			X
Objective C: Improve management of floodplains.			X
Objective D: Assure adequate municipal water supplies for planned urban growth.			X
Objective E: Assure the availability of adequate water for agriculture.			X
Objective F: Encourage and coordinate with other water programs the development of self-supplied industrial water and the production of water-based energy.	X		
Objective G: Provide for the protection and enhancement of Hawaii's freshwater and estuarine environment.	X		

HAWAII STATE FUNCTIONAL PLANS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Objective H: <i>Improve State grant and loan procedures for water program and projects.</i>			X
Objective I: <i>Pursue water resources data collection and research to meet changing needs.</i>	X		
<p>Discussion: As discussed in Section 4.8.1 (Water System), Honua'ula will include a private water system providing both potable and non-potable water for use within Honua'ula. Non-potable water will be used for all irrigation purposes. In addition, water conservation strategies will be implemented to reduce consumption, conserve resources, and minimize water demands.</p> <p>As discussed in Section 4.8.2 (Wastewater System), Honua'ula will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2). After treatment, R-1 recycled water (reclaimed water) will be used within Honua'ula for golf course irrigation.</p> <p>As discussed in Section 3.5.2 (Nearshore Marine Environment), the results of a nearshore water quality assessment and further evaluation of the potential changes to groundwater composition indicate that there is little or no potential for alteration of the marine environment or negative impacts to marine waters due to Honua'ula.</p>			

5.2 COUNTY OF MAUI

County-specific land use plans and ordinances pertaining to Honua'ula include the *Countywide Policy Plan*, the *Kihei-Mākena Community Plan*, and Chapter 19.90A, MCC.

5.2.1 Countywide Policy Plan

The Countywide Policy Plan was adopted in March 2010 and is a comprehensive policy document for the islands of Maui County to the year 2030. The plan replaces the *General Plan of the County of Maui 1990 Update* and provides the policy framework for the development of the forthcoming Maui Island Plan as well as for updating the nine detailed Community Plans.

The final Maui Island Plan has not yet been adopted by the Maui County Council; however the backbone of the Maui Island Plan will be the Directed Growth Strategy, which will include Directed Growth Maps specifying "urban growth boundaries" for the Island of Maui. As April 2010, Honua'ula is within the "urban growth boundary" of the Directed Growth Maps of put forth by: 1) the Planning Department; 2) the Maui Planning Commission; and 3) the General Plan Advisory Committee.

The Countywide Policy Plan provides broad goals, objectives, policies and implementing actions that portray the desired direction of the County's future. Goals are intended to describe a desirable condition of the County by the year 2030 and are intentionally general. Objectives tend to be more specific and may be regarded as milestones to achieve the larger goals. Policies are not intended as regulations, but instead provide a general guideline for County decision makers, departments, and collaborating organizations toward the attainment of goals and objectives. Implementing actions are specific tasks, procedures, programs, or techniques that carry out policy.

Discussion of how Honua'ula conforms to the relevant goals, objectives, policies, and implementing actions of the *Countywide Policy Plan* is provided below.

COUNTYWIDE POLICY PLAN (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
A. PROTECT THE NATURAL ENVIRONMENT			
Goal: <i>Maui County's natural environment and distinctive open spaces will be preserved, managed, and cared for in perpetuity.</i>			
Objective:			
(1) <i>Improve the opportunity to experience the natural beauty and native biodiversity of the islands for present and future generations.</i>	X		
Policies:			
(a) <i>Perpetuate native Hawaiian biodiversity by preventing the introduction of invasive species, containing or eliminating existing noxious pests, and protecting critical habitat areas.</i>	X		
(b) <i>Preserve and reestablish indigenous and endemic species' habitats and their connectivity.</i>	X		
(c) <i>Restore and protect forests, wetlands, watersheds, and stream flows, and guard against wildfires, flooding, and erosion.</i>	X		
(d) <i>Protect baseline stream flows for perennial streams, and support policies that ensure adequate stream flow to support Native Hawaiian aquatic species, traditional kalo cultivation, and self-sustaining ahupua'a.</i>			X
(e) <i>Protect undeveloped beaches, dunes, and coastal ecosystems, and restore natural shoreline processes.</i>			X
(f) <i>Protect the natural state and integrity of unique terrain, valued natural environments, and geological features.</i>	X		
(g) <i>Preserve and provide ongoing care for important scenic vistas, view planes, landscapes, and open-space resources.</i>	X		
(h) <i>Expand coordination with the State and nonprofit agencies and their volunteers to reduce invasive species, replant indigenous species, and identify critical habitat.</i>	X		
Implementing Actions:			
(a) <i>Develop island-wide networks of greenways, watercourses, and habitat corridors.</i>	X		
Discussion: As discussed in Section 3.6 (Botanical Resources), to protect and conserve the area that contains the highest density of representative native plant species, a Native Plant Preservation Area will be established in perpetuity under a conservation easement and additional native plant conservation and protection areas also will be established. In total, approximately 143 acres will be set aside as Native Plant Areas to ensure the long-term genetic viability and survival of native plants. In addition, the <i>Honua'ula Conservation and Stewardship Plan</i> sets forth proactive stewardship actions to manage the Native Plant			

COUNTYWIDE POLICY PLAN (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<p>Areas, including removal of invasive plant species.</p> <p>As discussed in Section 3.7 (Wildlife Resources), to protect the Blackburn's sphinx moth and the Hawaiian hoary bat (as well as the candidate endangered 'āwikiwiki plant), a multi-species Habitat Conservation Plan is being prepared under Section 10(a)(1)(B) of the Endangered Species Act and in collaboration with DLNR and USFWS. Several other mitigation measures are also proposed for the protection of wildlife resources.</p> <p>As discussed in Section 3.4 (Natural Hazards), the creation of Honua'ula will mitigate the potential for wildfires on the Property through its landscape design and plant palette. In large part, vegetative fuel for fires, such as kiawe/buffel grass, will be replaced by buildings and landscaping of the community.</p> <p>As discussed in Section 4.7 (Visual Resources), Honua'ula will not impinge upon any significant public scenic view corridors, and Honua'ula will have no significant impacts on views toward the ocean or Haleakalā. The design objectives of Honua'ula will encourage building forms that respect and maintain the unique topographic and landscape character of the land. Honua'ula also will include buffer areas along the border with Maui Meadows and along Pi'ilani Highway.</p> <p>As discussed in Section 4.3 (Trails and Access), Honua'ula will include an integrated system of pedestrian and bike paths along the community's roadways, gulches and drainage ways. This secondary circulation system of linked pedestrian/bike trails will provide another option for traveling within the community and will connect residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas.</p>			
Objective:			
(2) <i>Improve the quality of environmentally sensitive, locally valued natural resources and native ecology of each island.</i>	X		
Policies:			
(a) <i>Protect and restore nearshore reef environments and water quality.</i>	X		
(b) <i>Protect marine resources and valued wildlife.</i>	X		
(c) <i>Improve the connection between urban environments and the natural landscape, and incorporate natural features of the land into urban design.</i>	X		
(d) <i>Utilize land-conservation tools to ensure the permanence of valued open spaces.</i>	X		
(e) <i>Mitigate the negative effects of upland uses on coastal wetlands, marine life, and coral reefs.</i>	X		
(f) <i>Strengthen coastal-zone management, re-naturalization of shorelines, where possible, and filtration or treatment of urban and agricultural runoff.</i>	X		
(g) <i>Regulate the use and maintenance of stormwater-treatment systems that incorporate the use of native vegetation and mimic natural systems.</i>	X		
(h) <i>Advocate for stronger regulation of fishing, boating, cruise ship, and ecotourism activities.</i>			X
(i) <i>Restore watersheds and aquifer-recharge areas to healthy and productive status, and</i>			X

COUNTYWIDE POLICY PLAN (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<i>increase public knowledge about the importance of watershed stewardship, water conservation, and groundwater protection.</i>			
Implementing Actions:			
(a) <i>Develop regulations to minimize runoff of pollutants into nearshore waters and reduce nonpoint and point source pollution.</i>			X
<p>Discussion: The creation of Honua'ula will not involve alteration of the shoreline or offshore environments, as Honua'ula is separated from the shoreline by the existing Wailea Resort. As discussed in Section 3.5.2 (Nearshore Marine Environment), the results of a nearshore water quality assessment and further evaluation of the potential changes to groundwater composition indicate that there is little or no potential for alteration of the marine environment or negative impacts to marine waters due to Honua'ula. The assessment concludes that: "the estimates of changes to groundwater and surface water would result in a decrease in nutrient and sediment loading to the ocean relative to the existing condition. With such a scenario, it is evident that there would be no expected impacts to the nearshore marine ecosystem owing to development of Honua'ula." Honua'ula will maintain on-going water quality monitoring in compliance with County of Maui Ordinance No. 3554 Condition 20.</p> <p>As further discussed in Section 3.5.2 (Nearshore Marine Environment), the Wailea Resort has been in existence for several decades, and therefore the marine communities downslope from Honua'ula have been influenced by land uses of the Resort and do not represent "pristine" conditions. A preliminary assessment of the marine community structure of the nearshore waters downstream from Honua'ula (MRC 2010b) concludes: 1) potential changes to water chemistry as a result of the alteration of groundwater flow and composition (see Section 3.5.1 (Groundwater)) will not change the existing character of the marine environment to an extent that will alter biotic community structure; 2) Honua'ula does not appear to present the potential for alteration of the offshore environment; and 3) none of the activities necessary for the creation of Honua'ula has the potential to induce large changes in physico-chemical properties that could affect biotic community structure.</p> <p>As discussed in Section 4.8.3 (Drainage System), drainage from Honua'ula is not expected to have a significant adverse effect on groundwater, downstream properties, or marine waters. All drainage improvements will be designed so that there will be no increase in the peak rate of storm water runoff leaving the Property compared to existing conditions. Runoff will be stored in detention basins located throughout the Property. The use of detention basins, debris basins, and natural swales or channels will store and filter the stormwater, removing pollutants (via percolation) prior to exiting the Property.</p> <p>As discussed in Section 2.2.1 (Statement of Objectives) an important objective of Honua'ula is to integrate natural and human-made boundaries and landmarks to craft a sense of place within a defined community. In addition, as discussed in Section 2.3.6 (Design Guidelines) guiding principles and design objectives for Honua'ula include</p>			

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encouraging building forms that respect and maintain both the unique topographic and landscape character of each individual building site			
Objective:			
(3) <i>Improve the stewardship of the natural environment.</i>	X		
Policies:			
(a) <i>Preserve and protect natural resources with significant scenic, economic, cultural, environmental, or recreational value.</i>	X		
(b) <i>Improve communication, coordination, and collaboration among government agencies, nonprofit organizations, communities, individuals, and land owners that work for the protection of the natural environment.</i>	X		
(c) <i>Evaluate development to assess potential short-term and long-term impacts on land, air, aquatic, and marine environments.</i>	X		
(d) <i>Improve efforts to mitigate and plan for the impact of natural disasters, human influenced emergencies, and global warming.</i>	X		
(e) <i>Regulate access to sensitive ecological sites and landscapes.</i>	X		
(f) <i>Reduce air, noise, light, land, and water pollution, and reduce Maui County's contribution to global climate change.</i>	X		
(g) <i>Plan and prepare for and educate visitors and residents about the possible effects of global warming.</i>			X
(h) <i>Provide public access to beaches and shorelines for recreational and cultural purposes where appropriate.</i>			X
(i) <i>Educate the construction and landscape industries and property owners about the use of best management practices to prevent erosion and nonpoint source pollution.</i>	X		
(j) <i>Support the acquisition of resources with scenic, environmental, and recreational value, and encumber their use.</i>			X
(k) <i>Improve enforcement activities relating to the natural environment.</i>	X		
(l) <i>For each shoreline community, identify and prioritize beach-conservation objectives, and develop action plans for their implementation.</i>			X
Implementing Actions:			
(a) <i>Document, record, and monitor existing conditions, populations, and locations of flora and fauna communities.</i>	X		
(b) <i>Implement Federal and State policies that require a reduction of greenhouse-gas emissions.</i>			X
(c) <i>Establish a baseline inventory of available natural resources and their respective carrying capacities.</i>	X		
<p>Discussion: As discussed in Sections 3.6 (Botanical Resources) and 3.7 (Wildlife Resources), Honua'ula Partners, LLC will conserve portions of Honua'ula and undertake propagation of selected remnant native dry shrubland plants located on-site. To protect and conserve the area that contains the highest density of representative native plant species, a Native Plant Preservation Area will be established in perpetuity under a conservation easement, and additional native plant conservation and protection areas also will be established. In total, approximately 143 acres will be set aside as Native Plant Areas to ensure the long-term genetic viability and survival of native plants.</p> <p>In addition, the <i>Honua'ula Conservation and Stewardship Plan</i> sets forth proactive</p>			

COUNTYWIDE POLICY PLAN	S	N/S	N/A
(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)			
<p>stewardship actions to manage the Native Plant Areas, and a multi-species Habitat Conservation Plan to protect the Blackburn's sphinx moth and the Hawaiian hoary bat (as well as the candidate endangered 'āwikiwiki plant) is being prepared under Section 10(a)(1)(B) of the Endangered Species Act and in collaboration with DLNR and USFWS.</p>			
<p>As discussed in Section 3.4 (Natural Hazards), the creation of Honua'ula will mitigate the potential for wildfires on the Property through its landscape design and plant palette. In large part, vegetative fuel for fires, such as kiawe/buffel grass, will be replaced by buildings and landscaping of the community.</p>			
<p>As discussed in Section 4.3 (Trails and Access), Honua'ula will integrate a system of pedestrian and bike paths along the community's roadways, gulches, and drainage ways. This secondary circulation system of linked pedestrian/bike trails will provide another option for traveling through the community. The community trail system will connect residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas. Therefore, unlike residents in conventional residential subdivisions, Honua'ula residents will not have to drive outside of the community for all of their needs and services, and it is expected that car trips by Honua'ula residents onto Pi'ilani Highway will be reduced accordingly. Honua'ula will also include traditional native Hawaiian mauka-makai access trails across the Property (<i>ala i ke kai</i> (pathway to the ocean) and the <i>ala i ke kula</i> (pathway to the uplands)). These trails will follow the Property's natural gulches from mauka to makai.</p>			
<p>As discussed in Section 4.4 (Roadways and Traffic), an objective of Honua'ula is to provide homes near regional employment centers, thereby decreasing commuting time and increasing quality of life and environmental stewardship. Honua'ula's workforce affordable homes are expected to appeal to many employees working in the nearby Wailea and Mākena resorts. Providing the opportunity for workers to afford a home near their jobs is expected to decrease commuting to and from other parts of Maui, lessen traffic congestion, reduce stress, allow more family and recreation time, lessen pollution, and improve overall quality of life for not only Honua'ula residents, but for Maui residents in general.</p>			
<p>As discussed in Section 4.8.6 (Electrical System), Honua'ula is committed to limiting energy consumption. Honua'ula Partners, LLC will design and construct energy systems for all residential units to meet all applicable ENERGY STAR requirements established by the EPA in effect at the time of construction. All homes will be equipped with a primary hot water system at least as energy efficient as a conventional solar panel hot water system and other energy-saving concepts and devices will be encouraged in the design of Honua'ula. Design standards will specify low-impact lighting and encourage energy-efficient building design and site development practices.</p>			
<p>In addition, as discussed in Section 4.5 (Noise) and Section 4.6 (Air Quality), Honua'ula is</p>			

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not anticipated to significantly impact the acoustical environment or air quality and thus will not significantly contribute to cumulative and secondary impacts associated with these issues. Finally, adherence with Chapter 20.35, MCC regarding outdoor lighting ensures cumulative and secondary impacts related to light pollution will not impact sensitive surrounding land uses.			
Objective:			
(4) Educate residents and visitors about responsible stewardship practices and the interconnectedness of the natural environment and people.	X		
Policies:			
(a) Expand education about native flora, fauna, and ecosystems.	X		
(b) Align priorities to recognize that the health of the natural environment and the health of people are inextricably linked.	X		
(c) Promote programs and incentives that decrease greenhouse-gas emissions and improve environmental stewardship.	X		
Discussion: As discussed in Section 3.6 (Botanical Resources), goals of the <i>Honua'ula Conservation and Stewardship Plan</i> are to: 1) conserve native plant resources of Honua'ula; and 2) to cooperate with researchers in furthering the science of native plant propagation, provide education and outreach opportunities, and enhance the natural beauty of Honua'ula.			
B. PRESERVE LOCAL CULTURES AND TRADITIONS			
Goal: Maui County will foster a spirit of pono and protect, perpetuate, and reinvigorate its residents' multi-cultural values and traditions to ensure that current and future generations will enjoy the benefits of their rich island heritage.			
Objective:			
(1) Perpetuate the Hawaiian culture as a vital force in the lives of residents.	X		
Policies:			
(a) Protect and preserve access to mountain, ocean, and island resources for traditional Hawaiian cultural practices.	X		
(b) Prohibit inappropriate development of cultural lands and sites that are important for traditional Hawaiian cultural practices, and establish mandates for the special protection of these lands in perpetuity.	X		
(c) Promote the use of ahupua'a and moku management practices.	X		
(d) Encourage the use of traditional Hawaiian architecture and craftsmanship.			X
(e) Promote the use of the Hawaiian language.	X		
(f) Recognize and preserve the unique natural and cultural characteristics of each ahupua'a or district.	X		
(g) Encourage schools to promote broader incorporation of Hawaiian and other local cultures' history and values lessons into curriculum.			X
(h) Ensure the protection of Native Hawaiian rights.	X		
(i) Promote, encourage, and require the correct use of traditional place names, particularly in government documents, signage, and the tourism industry.	X		
Implementing Actions:			
(a) Establish alternative land use and overlay zoning designations that recognize and preserve the unique natural and cultural characteristics of each ahupua'a or district.			X

COUNTYWIDE POLICY PLAN (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(b) <i>Develop requirements for all County applicants to perpetuate and use proper traditional place names in all applications submitted.</i>			X
<p>Discussion: As discussed in Section 4.1 (Archaeological and Historic Resources), a total of 40 archaeological sites comprised of 60 component features have been recorded within the Property. No burials or human remains have been found. Permanent <i>in situ</i> preservation is recommended for 15 sites. Data recovery is recommended for 18 sites. No further work is recommended for seven sites.</p> <p>As discussed in Section 4.2 (Cultural Resources), in compliance with County of Maui Ordinance No. 3554 (Condition 13), Aki Sinoto Consulting, LLC and Hana Pono, LLC have prepared a CRPP in consultation with interested and concerned parties, cultural advisors, Nā Kūpuna O Maui, the Maui County Cultural Resources Commission, the Maui/Lānaʻi Island Burial Council, the DLNR Nā Ala Hele, SHPD, OHA, and various knowledgeable individuals.</p> <p>The CRPP incorporates the findings of the archaeological inventory survey and cultural impact assessment report (discussed in Section 4.2) and sets forth (among other things) selection criteria for archaeological sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate for each site and types of native flora to be used for landscaping for buffer zones.</p> <p>In addition, Honuaʻula Partners, LLC 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 the construction activities, work will cease immediately in the immediate vicinity of the find and the find will be protected. The contractor shall immediately contact SHPD, which will assess the significance of the find and recommend appropriate mitigation measures, if necessary.</p> <p>As discussed in Section 4.3 (Trails and Access), Honuaʻula will include traditional native Hawaiian mauka-makai access trails across the Property (<i>ala i ke kai</i> (pathway to the ocean) and the <i>ala i ke kula</i> (pathway to the uplands)). These trails will follow the Property's natural gulches from mauka to makai.</p> <p>As established in Honuaʻula's Design Guidelines, Honuaʻula will reflect community values and feature distinctive architecture to create an interesting, unique community in context with the Kīhei-Mākena region. This cohesive approach will integrate natural and human-made boundaries and landmarks to craft a sense of place within a defined community.</p>			
<p>Objective:</p>			
(2) <i>Emphasize respect for our island lifestyle and our unique local cultures, family, and natural environment.</i>	X		

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COUNTYWIDE POLICY PLAN (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Policies:			
(a) Acknowledge the Hawaiian culture as the host culture, and foster respect and humility among residents and visitors toward the Hawaiian people and their practices.	X		
(b) Perpetuate a respect for diversity, and recognize the historic blending of cultures and ethnicities.			X
(c) Encourage the perpetuation of each culture's unique cuisine, attire, dance, music, and folklore, and other unique island traditions and recreational activities.			X
(d) Recognize the interconnectedness between the natural environment and the cultural heritage of the islands.	X		
(e) Protect and prioritize funding for recreational activities that support local cultural practices, such as surfing, fishing, and outrigger-canoe paddling.			X
<p>Discussion: As discussed in Section 4.2 (Cultural Resources), Aki Sinoto Consulting, LLC and Hana Pono, LLC prepared a CRPP which also serves as the archaeological preservation/mitigation plan pursuant to Chapter 6E, HRS. The CRPP sets forth (among other things) selection criteria for archaeological sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate for each site and types of native flora to be used for landscaping for buffer zones.</p> <p>The CRPP incorporates the findings of the archaeological inventory survey and cultural impact assessment report (discussed in Section 4.1 and 4.2) and includes information regarding traditional place names, protocols, practices, as well as glimpses of daily life gained from oral interviews conducted in conjunction with both the CRPP and the cultural impact study. Starting from mythology and legends that include references to places in the region, there are well-known stories and folklore recounted for generations by the inhabitants. The compilation of not only this conventional folklore, but the recording of individual stories and experiences of area <i>kupuna</i> are invaluable resources that aid in interpreting the unique aspects of the region. The CRPP contains a compilation of not only texts and translations of several <i>mele</i> and <i>oli</i>, both traditional and contemporary, but also audio recordings of these on a compact disc.</p>			
Objective:			
(3) Preserve for present and future generations the opportunity to know and experience the arts, culture, and history of Maui County.	X		
Policies:			
(a) Foster teaching opportunities for cultural practitioners to share their knowledge and skills.			X
(b) Support the development of cultural centers.			X
(c) Broaden opportunities for public art and the display of local artwork.			X
(d) Foster the Aloha Spirit by celebrating the Hawaiian host culture and other Maui County cultures through support of cultural-education programs, festivals, celebrations, and ceremonies.			X
(e) Support the perpetuation of Hawaiian arts and culture.	X		
(f) Support programs and activities that record the oral and pictorial history of residents.	X		
(g) Support the development of repositories for culture, history, genealogy, oral history, film, and interactive learning.			X

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COUNTYWIDE POLICY PLAN (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Implementing Actions:			
(a) <i>Establish incentives for the display of public art.</i>			X
(b) <i>Establish centers and programs of excellence for the perpetuation of Hawaiian arts and culture.</i>			X
<p>Discussion: As discussed in Section 4.2 (Cultural Resources), Aki Sinoto Consulting, LLC and Hana Pono, LLC prepared a CRPP which also serves as the archaeological preservation/mitigation plan pursuant to Chapter 6E, HRS. The CRPP sets forth (among other things) selection criteria for archaeological sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate for each site and types of native flora to be used for landscaping for buffer zones.</p> <p>The CRPP: 1) was prepared in consultation with interested and concerned parties, cultural advisors, Nā Kūpuna O Maui, the Maui County Cultural Resources Commission, the Maui/Lāna'i Island Burial Council, the DLNR Nā Ala Hele, SHPD, OHA, and various knowledgeable individuals; 2) will be submitted to SHPD and OHA for review and recommendations; and 3) will be provided to the Maui County Cultural Resources Commission for review and adoption after receipt of comments and recommendations from SHPD and OHA.</p> <p>Through this collaborative process the CRPP will be refined to provide additional information including: 1) the nature of access to religious, ceremonial, and confirmed burial sites; 2) determination of appropriate traditional protocols and practices; and 3) establishment of educational and community stewardship programs.</p>			
Objective:			
(4) <i>Preserve and restore significant historic architecture, structures, cultural sites, cultural districts, and cultural landscapes.</i>	X		
Policies:			
(a) <i>Support the development of island-wide historic, archaeological, and cultural resources inventories.</i>	X		
(b) <i>Promote the rehabilitation and adaptive reuse of historic sites, buildings, and structures to perpetuate a traditional sense of place.</i>	X		
(c) <i>Identify a sustainable rate of use and set forth specific policies to protect cultural resources.</i>	X		
(d) <i>Protect and preserve lands that are culturally or historically significant.</i>	X		
(e) <i>Support programs that protect, record, restore, maintain, provide education about, and interpret cultural districts, landscapes, sites, and artifacts in both natural and museum settings.</i>	X		
(f) <i>Perpetuate the authentic character and historic integrity of rural communities and small towns.</i>			X
(g) <i>Seek solutions that honor the traditions and practices of the host culture while recognizing the needs of the community.</i>	X		
(h) <i>Support the development of an Archaeological District Ordinance.</i>			X
(i) <i>Protect summits, slopes, and ridgelines from inappropriate development.</i>			X
(j) <i>Support the registering of important historic sites on the State and Federal historic</i>			X

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<i>registers.</i>			
<i>(k) Provide opportunities for public involvement with restoration and enhancement of all types of cultural resources.</i>	X		
<i>(l) Foster partnerships to identify and preserve or revitalize historic and cultural sites.</i>	X		
Implementing Actions:			
<i>(a) Identify, develop, map, and maintain an inventory of locally significant natural, cultural, and historical resources for protection.</i>	X		
<i>(b) Prepare, continually update, and implement a cultural-management plan for cultural sites, districts, and landscapes, where appropriate.</i>	X		
<i>(c) Enact an Archaeological District Ordinance.</i>			X
<i>(d) Nominate important historic sites to the State and Federal historic registers.</i>			X
<p>Discussion: As discussed in Section 4.1 (Archaeological and Historic Resources), a total of 40 archaeological sites comprised of 60 component features have been recorded within the Property. No burials or human remains have been found. Permanent <i>in situ</i> preservation is recommended for 15 sites. Data recovery is recommended for 18 sites. No further work is recommended for seven sites.</p> <p>As discussed in Section 4.2 (Cultural Resources), Aki Sinoto Consulting, LLC and Hana Pono, LLC prepared a CRPP which also serves as the archaeological preservation/mitigation plan pursuant to Chapter 6E, HRS. The CRPP sets forth (among other things) selection criteria for archaeological sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate for each site and types of native flora to be used for landscaping for buffer zones.</p> <p>The CRPP: 1) was prepared in consultation with interested and concerned parties, cultural advisors, Nā Kūpuna O Maui, the Maui County Cultural Resources Commission, the Maui/Lānaʻi Island Burial Council, the DLNR Nā Ala Hele, SHPD, OHA, and various knowledgeable individuals; 2) will be submitted to SHPD and OHA for review and recommendations; and 3) will be provided to the Maui County Cultural Resources Commission for review and adoption after receipt of comments and recommendations from SHPD and OHA.</p> <p>Through this collaborative process the CRPP will be refined to provide additional information including: 1) the nature of access to religious, ceremonial, and confirmed burial sites; 2) determination of appropriate traditional protocols and practices; and 3) establishment of educational and community stewardship programs.</p> <p>In addition, Honua'ula Partners, LLC 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 the construction activities, work will cease immediately in the immediate vicinity of the find and the find will be protected. The contractor shall immediately contact SHPD, which will assess the significance of the find and recommend</p>			

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COUNTYWIDE POLICY PLAN	S	N/S	N/A
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appropriate mitigation measures, if necessary.			
<p>The Honua'ula Property has been designated "Project District 9" in the <i>Kihei Mākena Community Plan</i> for over 18 years. As planned, Honua'ula is consistent with the residential, recreational, and commercial uses envisioned for the Property in the <i>Kihei-Mākena Community Plan</i> and will reflect community values to provide an interesting, unique community in context with the Kihei-Mākena region. This cohesive approach will integrate natural and human-made boundaries and landmarks to craft a sense of place within a defined community. Incorporation of unique elements and natural and cultural resources will provide Honua'ula residents with a distinctive home for generations.</p>			
C. IMPROVE EDUCATION			
Goal: <i>Residents will have access to lifelong formal and informal educational options enabling them to realize their ambitions.</i>			
Objective:			
<i>(1) Encourage the State to attract and retain school administrators and educators of the highest quality.</i>			X
Policies:			
<i>(a) Encourage the State to provide teachers with nationally competitive pay and benefit packages.</i>			X
<i>(b) Encourage the State to ensure teachers will have the teaching tools and support staff needed to provide students with an excellent education.</i>			X
<i>(c) Explore Maui County district- and school-based decision making in public education.</i>			X
<p>Discussion: Honua'ula will not directly establish education programs, and therefore this objective and these policies are not directly applicable. However, as discussed in Section 4.10.1 (Schools), to help address the need for funding of school improvements, Honua'ula Partners, LLC will pay at least \$3,450,000 to the DOE for school improvements over the course of the projected 13-year build-out period. In compliance with County of Maui Ordinance No. 3554 (Condition 22), Honua'ula Partners, LLC will pay the DOE \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kihei-Mākena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kihei-Mākena Project District 9, Honua'ula Partners, LLC will from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.</p>			
Objective:			
<i>(2) Provide nurturing learning environments that build skills for the 21st century.</i>			X
Policies:			
<i>(a) Expand professional-development opportunities in disciplines that support the economic-development goals of Maui County.</i>			X
<i>(b) Plan for demographic, social, and technological changes in a timely manner.</i>	X		
<i>(c) Encourage collaborative partnerships to improve conditions of learning environments.</i>			X
<i>(d) Promote development of neighborhood schools and educational centers.</i>			X

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(e) Integrate schools, community parks, and playgrounds, and expand each community's use of these facilities.	X		
(f) Support coordination between land use and school-facility planning agencies.			X
(g) Encourage the upgrade and ongoing maintenance of public-school facilities.			X
(h) Encourage the State Department of Education to seek reliable, innovative, and alternative methods to support a level of per-pupil funding that places Hawai'i among the top tier of states nationally for its financial support of public schools.			X
(i) Encourage the State to promote healthier, more productive learning environments, including by providing healthy meals, more physical activity, natural lighting, and passive cooling.			X
(j) Encourage the State to support the development of benchmarks to measure the success of Hawai'i's public-education system and clarify lines of accountability.			X
(k) Design school and park facilities in proximity to residential areas.	X		
(l) Support technology- and natural-environment-based learning.			X
(m) Encourage the State to support lower student-teacher ratios in public schools.			X
(n) Encourage alternative learning and educational opportunities.			X
Implementing Actions:			
(a) Develop safe walking and bicycling programs for school children.	X		

Discussion: While Honua'ula will not directly establish education programs, as discussed in Section 4.10.1 (Schools), to help address the need for funding of school improvements, Honua'ula Partners, LLC will pay at least \$3,450,000 to the DOE for school improvements over the course of the projected 13-year build-out period. In compliance with County of Maui Ordinance No. 3554 (Condition 22), Honua'ula Partners, LLC will pay the DOE \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kīhei-Mākena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kīhei-Mākena Project District 9, Honua'ula Partners, LLC will from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.

As discussed in Section 4.9.2 (Population), Honua'ula will respond to the demand for housing for the growing population in the Kīhei-Mākena region as well as provide opportunities for existing Maui residents wishing to relocate to South Maui to be closer to their jobs. This will have a meaningful positive impact, as it will decrease commuting to and from South Maui, lessen traffic congestion, reduce stress, reduce gasoline consumption, lessen pollution, allow more family and recreation time, and improve overall quality of life for not only Honua'ula residents, but for Maui residents in general.

As discussed in Section 2.3 (Honua'ula Description), Honua'ula will be a master-planned community embracing "smart growth" principles such as diverse residential opportunities, village mixed uses, on-site recreational amenities, and integrated bicycle and pedestrian networks. Honua'ula will contribute to a high quality of life for all Honua'ula residents. Honua'ula's inclusionary design provides for a complete and vibrant community with a range of housing types, including single-family, multifamily, and workforce housing, complemented with village mixed uses, parks, and open space, and integrated bicycle and

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<p>pedestrian networks. These components combine to form a community that encourages residents to build relationships with each other, rely less on cars for transportation, walk and bicycle more often, enjoy outdoor surroundings, and actively engage in civic life.</p> <p>As discussed in Section 4.10.5 (Recreational Facilities), Honua'ula will include: 1) neighborhood parks open to the public but privately maintained; 2) over 12 miles of pedestrian and bike trails along the community's roadways, gulches, and drainage ways, including a scenic trail along portions of the golf course that will link to several other trail segments and a Nature/Cultural trail that will border the Native Plant Preservation Area; and 3) an 18-hole homeowner's golf course and related recreational facilities.</p> <p>To provide the greater community and especially Maui's youth with the opportunity to enjoy recreational benefits of the golf course, in compliance with County of Maui Ordinance No. 3554 (Condition 12), Honua'ula Partners, LLC will: 1) develop an organized instructional program for Maui junior golfers at its golf course facility, including use of the golf course and sponsorship of one Maui Junior Golf fund-raising tournament per year; 2) permit one nonprofit organization per calendar quarter to use the golf course and clubhouse for a fund-raising activity; 3) permit the Maui Interscholastic League and the Hawaii High School Athletic Association to each use the golf course once per year for an official tournament or for regular season Maui Interscholastic League playoffs; and 4) permit Maui residents to play at the golf course on Tuesday of each week at a set discounted rate.</p>			
Objective:			
(3) Provide all residents with educational opportunities that can help them better understand themselves and their surroundings and allow them to realize their ambitions.			X
Policies:			
(a) Encourage the State to improve Maui Community College as a comprehensive community college that will serve each community.			X
(b) Broaden the use of technology and telecommunications to improve educational opportunities throughout the County.			X
(c) Attract graduate-level research programs and institutions.			X
(d) Promote the teaching of traditional practices, including aquaculture; subsistence agriculture; Pacific Island, Asian, and other forms of alternative health practices; and indigenous Hawaiian architecture.			X
(e) Integrate cultural and environmental values in education, including self-sufficiency and sustainability.			X
(f) Foster a partnership and ongoing dialogue between business organizations, formal educational institutions, and vocational training centers to tailor learning and mentoring programs to County needs.			X
(g) Ensure teaching of the arts to all ages.			X
(h) Expand and develop vocational learning opportunities by establishing trade schools.			X
(i) Encourage the State to integrate financial and economic literacy in elementary, secondary, and higher-education levels.			X
Implementing Actions:			

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(a) <i>Encourage the State to establish a four-year university, and support the development of other higher-education institutions to enable residents to obtain bachelor degrees and postgraduate degrees in Maui County.</i>			X
<p>Discussion: Although Honua'ula will not directly establish education programs, Honua'ula will provide educational opportunities that further this objective by: 1) supporting the Maui Junior Golf program's use the Honua'ula golf course; 2) providing access to the Native Plant Preservation Area to organizations on Maui dedicated to the preservation of native plants to help restore and perpetuate native species and to engage in needed research activities; and 3) establishing educational and community stewardship programs regarding archaeological and cultural resources as will be detailed in the final the CRPP.</p>			
Objective:			
(4) <i>Maximize community-based educational opportunities.</i>			X
Policies:			
(a) <i>Encourage the State and others to expand pre-school, after-school, and homebased (parent-child) learning.</i>			X
(b) <i>Support public-private partnerships to develop youth-internship, -apprenticeship, and -mentoring programs.</i>	X		
(c) <i>Support the development of a wide range of informal educational and cultural programs for all residents.</i>	X		
(d) <i>Improve partnerships that utilize the skills and talents at Hawai'i's colleges and universities to benefit the County.</i>			X
(e) <i>Support career-development and job-recruitment programs and centers.</i>			X
(f) <i>Attract learning institutions and specialty schools to diversify and enhance educational opportunities.</i>			X
(g) <i>Expand education of important life skills for the general public.</i>			X
(h) <i>Support community facilities such as museums, libraries, nature centers, and open spaces that provide interactive-learning opportunities for all ages.</i>			X
<p>Discussion: Honua'ula will provide educational opportunities by: 1) supporting the Maui Junior Golf program's use the Honua'ula golf course; 2) providing access to the Native Plant Preservation Area to organizations on Maui dedicated to the preservation of native plants to help restore and perpetuate native species and to engage in needed research activities; and 3) establishing educational and community stewardship programs regarding archaeological and cultural resources as will be detailed in the final the CRPP.</p>			
D. STRENGTHEN SOCIAL AND HEALTHCARE SERVICES			
Goal: <i>Health and social services in Maui County will fully and comprehensively serve all segments of the population.</i>			
Objective:			
(1) <i>In cooperation with the Federal and State governments and nonprofit agencies, broaden access to social and healthcare services and expand options to improve the overall wellness of the people of Maui County.</i>			X
Policies:			
(a) <i>Work with other levels of government and the nonprofit sector to expand services to</i>			X

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<i>address hunger, homelessness, and poverty.</i>			
<i>(b) Support the improvement of opportunities for disadvantaged youth, encourage the tradition of hanai relatives, and support expanded opportunities for foster care.</i>			X
<i>(c) Support expanded long-term-care options, both in institutions and at home, for patients requiring ongoing assistance and medical attention.</i>			X
<i>(d) Encourage the expansion and improvement of local hospitals, facilitate the establishment of new healthcare facilities, and facilitate prompt and high-quality emergency- and urgent-care services for all.</i>			X
<i>(e) Support broadened access to affordable health insurance and health care, and recognize the unique economic challenges posed to families when healthcare services are provided off-island.</i>			X
<i>(f) Encourage equal access to social and healthcare services through both technological and traditional means.</i>			X
<p>Discussion: Honua'ula does not include the creation of health or social services; therefore, this objective and these policies are not directly applicable. However, as discussed in Section 4.10.4 (Medical), Honua'ula's commercial areas will provide the opportunity for medical services, such as doctors' offices and/or a medical clinic, to be developed within Honua'ula to serve the community and neighboring areas.</p>			
Objective:			
<i>(2) Encourage the Federal and State governments and the private sector to improve the quality and delivery of social and healthcare services.</i>			X
Policies:			
<i>(a) Strengthen partnerships with government, nonprofit, and private organizations to provide funding and to improve counseling and other assistance to address substance abuse, domestic violence, and other pressing social challenges.</i>			X
<i>(b) Encourage the State to improve the quality of medical personnel, facilities, services, and equipment.</i>			X
<i>(c) Encourage investment to improve the recruitment of medical professionals and the quality of medical facilities and equipment throughout Maui County.</i>			X
<i>(d) Promote the development of continuum-of-care facilities that provide assisted living, hospice, home-care, and skilled-nursing options allowing the individual to be cared for in a manner congruent with his or her needs and desires.</i>			X
<i>(e) Support improved social, healthcare, and governmental services for special needs populations.</i>			X
<i>(f) Plan for the needs of an aging population and the resulting impacts on social services, housing, and healthcare delivery.</i>			X
<i>(g) Improve coordination among the police, the courts, and the public in the administration of social and healthcare services.</i>			X
<i>(h) Support programs that address needs of veterans.</i>			X
<i>(i) Support programs that address the needs of immigrants.</i>			X
Implementing Actions:			
<i>(a) Invest in programs designed to improve the general welfare and quality of life of Native Hawaiians.</i>			X
<i>(b) Assist and facilitate the State Department of Public Safety and others in efforts to strengthen programs and facilities that will improve the mental and social health of incarcerated people and assist in prison inmates' successful transition back into Maui County communities.</i>			X

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(c) <i>Develop and maintain a comprehensive index that will measure the health and wellness needs of families.</i>			X
(d) <i>Provide heliports countywide for emergency health and safety purposes.</i>			X
<p>Discussion: Honua'ula does not include the creation of health or social services; therefore, this objective and these policies are not directly applicable. However, as discussed in Section 4.10.4 (Medical), Honua'ula's commercial areas will provide the opportunity for medical services, such as doctors' offices and/or a medical clinic, to be developed within Honua'ula to serve the community and neighboring areas.</p>			
Objective:			
(3) <i>Strengthen public-awareness programs related to healthy lifestyles and social and medical services.</i>			X
Policies:			
(a) <i>Expand public awareness about personal safety and crime prevention.</i>			X
(b) <i>Encourage residents to pursue education and training for careers in the healthcare, social services, and community-development fields.</i>			X
(c) <i>Expand public awareness and promote programs to achieve healthy eating habits and drug-free lifestyles.</i>			X
<p>Discussion: Honua'ula does not include the creation of health or social services; therefore, this objective and these policies are not directly applicable. However, Honua'ula will promote healthy lifestyles by: 1) making walking and biking meaningful alternatives to driving by locating commercial and retail establishments convenient to residential areas and integrating bicycle/pedestrian recreation ways throughout the community; 2) providing homes near regional employment centers, thereby decreasing commuting time and increasing quality of life and environmental stewardship; and 3) providing parks and other recreational amenities, such as the golf course.</p>			
E. EXPAND HOUSING OPPORTUNITIES FOR RESIDENTS			
Goal: <i>Quality, island-appropriate housing will be available to all residents.</i>			
Objective:			
(1) <i>Reduce the affordable housing deficit for residents.</i>	X		
Policies:			
(a) <i>Ensure that an adequate and permanent supply of affordable housing, both new and existing units, is made available for purchase or rental to our resident and/or workforce population, with special emphasis on providing housing for low- to moderate-income families, and ensure that all affordable housing remains affordable in perpetuity.</i>	X		
(b) <i>Seek innovative ways to lower housing costs without compromising the quality of our island lifestyle.</i>	X		
(c) <i>Seek innovative methods to secure land for the development of low- and moderate-income housing.</i>	X		
(d) <i>Provide the homeless population with emergency and transitional shelter and other supportive programs.</i>			X
(e) <i>Provide for a range of senior-citizen and special needs housing choices on each island that affordably facilitates a continuum of care and services.</i>			X

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<i>(f) Support the Department of Hawaiian Home Lands' development of homestead lands.</i>			X
<i>(g) Manage property-tax burdens to protect affordable resident homeownership.</i>			X
<i>(h) Explore taxation mechanisms to increase and maintain access to affordable housing.</i>			X
<i>(i) Improve awareness regarding available affordable homeowner's insurance.</i>			X
<i>(j) Redevelop commercial areas with a mixture of affordable residential and business uses, where appropriate.</i>			X
<i>(k) Ensure residents are given priority to obtain affordable housing units developed in their communities, consistent with all applicable regulations.</i>	X		
<i>(l) Establish pricing for affordable housing that is more reflective of Maui County's workforce than the United States Housing and Urban Development's median-income estimates for Maui County.</i>			X
<i>(m) Develop neighborhoods with a mixture of accessible and integrated community facilities and services.</i>	X		
<i>(n) Provide alternative regulatory frameworks to facilitate the use of Kuleana lands by the descendants of Native Hawaiians who received those lands pursuant to the Kuleana Act of 1850.</i>			X
<i>(o) Work with lending institutions to expand housing options and safeguard the financial security of homeowners.</i>			X
<i>(p) Promote the use of the community land trust model and other land-lease and land-financing options.</i>			X
<i>(q) Support the opportunity to age in place by providing accessible and appropriately designed residential units.</i>	X		
<p>Discussion: Honua'ula will offer a mix of single-family and multi-family housing types for a range of consumer groups and will emphasize community development with single-family and multi-family units complemented with village-mixed uses primarily serving the residents of the community. As part of the mix of housing types, Honua'ula will include a significant number of workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). All workforce affordable homes will be priced and subject to restrictions in accordance with the requirements of Chapter 2.96, MCC to ensure they remain both available and affordable for full-time Maui residents.</p>			
Objective:			
<i>(2) Increase the mix of housing types in towns and neighborhoods to promote sustainable land use planning, expand consumer choice, and protect the County's rural and small town character.</i>	X		
Policies:			
<i>(a) Seek innovative ways to develop 'ohana cottages and accessory-dwelling units as affordable housing.</i>			X
<i>(b) Design neighborhoods to foster interaction among neighbors.</i>	X		
<i>(c) Encourage a mix of social, economic, and age groups within neighborhoods.</i>	X		
<i>(d) Promote infill housing in urban areas at scales that capitalize on existing infrastructure, lower development costs, and are consistent with existing or desired patterns of development.</i>	X		
<i>(e) Encourage the building industry to use environmentally sustainable materials, technologies, and site planning.</i>	X		
<i>(f) Develop workforce housing in proximity to job centers and transit facilities.</i>	X		
<i>(g) Provide incentives to developers and owners who incorporate green building</i>	X		

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<i>practices and energy-efficient technologies into their housing developments.</i>			
Implementing Actions:			
(a) <i>Revise laws to support neighborhood designs that incorporate a mix of housing types that are appropriate for island living.</i>			X
<p>Discussion: As discussed in Section 2.3 (Honua'ula Description), Honua'ula will be a master-planned community embracing "smart growth" principles such as diverse residential opportunities, village mixed uses, on-site recreational amenities, and integrated bicycle and pedestrian networks. Objectives of Honua'ula include: 1) emphasizing community development and creating a complete and vibrant community with a range of housing types, including single-family, multifamily, and workforce housing, complemented with village-mixed uses primarily serving the residents of the community; and 2) providing homes near regional employment centers, thereby decreasing commuting and increasing quality of life.</p> <p>Honua'ula will be in character with surrounding uses and will complement the pattern of development as envisioned in the <i>Kīhei-Mākena Community Plan</i> and by the County zoning of the Property. Design objectives of Honua'ula will encourage building forms that respect and maintain the unique topographic and landscape character of the land.</p> <p>As discussed in Section 4.9.3 (Housing), as part of the mix of housing types, Honua'ula will include a significant number of workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). All workforce affordable homes will be priced and subject to restrictions in accordance with the requirements of Chapter 2.96, MCC to ensure they remain both available and affordable for full-time Maui residents.</p> <p>As discussed in Section 4.8.6 (Electrical System), Honua'ula is committed to limiting energy consumption. Honua'ula Partners, LLC will design and construct energy systems for all residential units to meet all applicable ENERGY STAR requirements established by the EPA in effect at the time of construction. All homes will be equipped with a primary hot water system at least as energy efficient as a conventional solar panel hot water system and other energy-saving concepts and devices will be encouraged in the design of Honua'ula. Design standards will specify low-impact lighting and encourage energy-efficient building design and site development practices.</p>			
Objective:			
(3) <i>Increase and maintain the affordable housing inventory.</i>	X		
Policies:			
(a) <i>Recognize housing as a basic human need, and work to fulfill that need.</i>	X		
(b) <i>Prioritize available infrastructure capacity for affordable housing.</i>	X		
(c) <i>Improve communication, collaboration, and coordination among housing providers and social-service organizations.</i>			X
(d) <i>Study future projected housing needs, monitor economic cycles, and prepare for</i>			X

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<i>future conditions on each island.</i>			
<i>(e) Develop public-private and nonprofit partnerships that facilitate the construction of quality affordable housing.</i>	X		
<i>(f) Streamline the review process for high-quality, affordable housing developments that implement the goals, objectives, and policies of the General Plan.</i>			X
<i>(g) Minimize the intrusion of housing on prime, productive, and potentially productive agricultural lands and regionally valuable agricultural lands.</i>	X		
<i>(h) Encourage long-term residential use of existing and future housing to meet residential needs.</i>	X		
Implementing Actions:			
<i>(a) Develop policies to even out the peaks and valleys in Maui County's construction-demand cycles.</i>			X
<p>Discussion: As discussed in Section 4.9.3 (Housing), Honua'ula will help to satisfy the housing demand of a growing population by providing homes in the Kīhei-Mākena region. Objectives of Honua'ula include: 1) emphasizing community development and creating a complete and vibrant community with a range of housing types, including single-family, multifamily, and workforce housing, complemented with village mixed uses primarily serving the residents of the community; and 2) providing homes near regional employment centers, thereby decreasing commuting and increasing quality of life.</p> <p>Honua'ula will include workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). All workforce affordable homes will be priced and subject to restrictions in accordance with the requirements of Chapter 2.96, MCC to ensure they remain both available and affordable for full-time Maui residents.</p> <p>The Honua'ula Property has been designated "Project District 9" in the <i>Kīhei Mākena Community Plan</i> for over 18 years. The <i>Kīhei-Mākena Community Plan</i> is one of nine community plans developed to address both the general policies of the Maui County General Plan and the unique aspects of each region. As planned, Honua'ula is consistent with the goals, objectives, and policies of the <i>Kīhei-Mākena Community Plan</i> and will reflect community values to provide an interesting, unique community in context with the Kīhei-Mākena region. This cohesive approach will integrate natural and human-made boundaries and landmarks to craft a sense of place within a defined community. Incorporation of unique elements and natural and cultural resources will provide Honua'ula residents with a distinctive home for generations.</p> <p>Honua'ula will not reduce the inventory of agriculturally significant lands. As discussed in Section 3.3 (Soils), the Property is rated "E" and unclassified under the LSB classification system and is not classified under the ALISH classification system, indicating that the Property is not agriculturally significant.</p>			
Objective:			
<i>(4) Expand access to education related to housing options, homeownership, financing, and residential construction.</i>			X

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COUNTYWIDE POLICY PLAN (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Policies:			
(a) Broaden access to information about County, State, and Federal programs that provide financial assistance to renters and home buyers.			X
(b) Expand access to information about opportunities for homeownership and self-help housing.			X
(c) Educate residents about making housing choices that support their individual needs, the needs of their communities, and the health of the islands' natural systems.			X
(d) Improve home buyers' education on all aspects of homeownership.			X
<p>Discussion: Honua'ula does not directly expand access to education with regard to housing options, homeownership, financing and residential construction; therefore, this objective and these policies are not applicable.</p>			
F. STRENGTHEN THE LOCAL ECONOMY			
Goal: Maui County's economy will be diverse, sustainable, and supportive of community values.			
Objective:			
(1) Promote an economic climate that will encourage diversification of the County's economic base and a sustainable rate of economic growth.	X		
Policies:			
(a) Support economic decisions that create long-term benefits.	X		
(b) Promote lifelong education, career development, and technical training for existing and emerging industries.			X
(c) Invest in infrastructure, facilities, and programs that foster economic diversification.	X		
(d) Support and promote locally produced products and locally owned operations and businesses that benefit local communities and meet local demand.	X		
(e) Support programs that assist industries to retain and attract more local labor and facilitate the creation of jobs that offer a living wage.	X		
(f) Encourage work environments that are safe, rewarding, and fulfilling to employees.	X		
(g) Support home-based businesses that are appropriate for and in character with the community.	X		
(h) Encourage businesses that promote the health and well-being of the residents, produce value-added products, and support community values.	X		
(i) Foster an understanding of the role of all industries in our economy.			X
(j) Support efforts to improve conditions that foster economic vitality in our historic small towns.			X
(k) Support and encourage traditional host-culture businesses and indigenous agricultural practices.			X
(l) Support public and private entities that assist entrepreneurs in establishing locally operated businesses.			X
Implementing Actions:			
(a) Develop regulations and programs that support opportunities for local merchants, farmers, and small businesses to sell their goods and services directly to the public.			X
(b) Monitor the carrying capacity of the islands' social, ecological, and infrastructure systems with respect to the economy.	X		
<p>Discussion: Honua'ula is projected to generate approximately \$1.2 billion of direct capital investment in the Maui economy over the projected 13-year build-out period. This will result in significant expenditures that will have a substantial positive impact on the County</p>			

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<p>of Maui and State of Hawaii economies, on both a direct and indirect basis. By significantly increasing the level of capital investment and capital flow in the region, which will in turn create employment opportunities and widen the tax base, Honua'ula will serve as a compelling economic stimulus for the region. Honua'ula will provide direct employment opportunities for present and future residents of the area and contribute to the stability, diversity, and growth of local and regional economies.</p>			
<p>The approximately \$1.2 billion of direct capital investment that Honua'ula is projected to generate in the Maui economy includes investment in on-site infrastructure, home construction, golf course construction, and commercial building construction. A total of approximately 9,537 "worker years"¹² of direct on-site employment will be created during the projected 13-year construction and sales period: including direct construction-related jobs, on-site business operation and maintenance positions, and off-site/direct worker-year requirements. After completion, Honua'ula is projected to generate 518 permanent full-time equivalent jobs—382 directly related to on-site activities and 136 indirect jobs throughout the island.</p>			
<p>Employee wages of approximately \$480 million are projected to be paid out during the projected 13-year build-out period. On a stabilized basis after construction is completed, golf course and commercial operations, maintenance, and other on- and off-site positions are projected to earn approximately \$19 million in wages each year.</p>			
<p>Discretionary expenditures made by Honua'ula residents and guests during the projected 13-year build-out period are expected to total \$513.9 million, or nearly \$40 million annually. After the build-out period, discretionary expenditures are expected to stabilize at approximately \$77 million annually. The household income of full-time residents is forecast to total approximately \$497 million over the build-out period and stabilize at \$68.9 million per year after build-out.</p>			
<p>The gross taxable operating economic activity generated from on-site operations (which include commercial operations, golf course operations, maintenance, landscaping, and renovations) is estimated to total approximately \$383.7 million during the build-out period. After the build-out period, annual operating economic activity is estimated to be approximately \$96.9 million.</p>			
<p>The overall statewide economic impact over the projected 13-year build-out period is estimated to total approximately \$3.2 billion. This includes direct capital investment, contractors' and suppliers' profits, employee wages, resident income and expenditures, and operating economic activity. On a stabilized basis after build-out, the overall</p>			

¹² A "worker year" is defined as the amount of time one full-time worker can work in one year although one worker year (2,080 working hours) may be comprised of many employees involved in specialized tasks of shorter duration.

COUNTYWIDE POLICY PLAN	S	N/S	N/A
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<p>economic impact of Honua'ula is estimated to be approximately \$290.5 million annually. The expenditure of these funds into the island and state economies will create hundreds of additional off-site, secondary, and indirect jobs on Maui and statewide.</p>			
<p>Fiscal and economic impacts from the short-term construction and long-term operation of Honua'ula are expected to directly benefit the State of Hawai'i and County of Maui through four major sources: 1) real property taxes; 2) gross excise tax receipts; 3) state income taxes; and 4) development fees.</p>			
<p>As projected, the County of Maui will enjoy a net revenue benefit (taxes less costs) totaling approximately \$41.8 million during the projected 13-year construction period, and \$1.6 million each year after build-out. It is projected that the State of Hawai'i will show a similar positive net revenue benefit from Honua'ula, with a projected net profit of approximately \$97 million in the projected 13-year build-out period and a stabilized benefit of approximately \$1.5 million per year after build-out.</p>			
<p>In addition to State and County taxes, Honua'ula will also pay specific development fees in compliance with County of Maui Ordinance No. 3554, including traffic improvement fees, park assessment fees, and school impact fees. Together, these fees are at least \$25,240 per residential unit and total over \$29 million. In addition to the foregoing, Honua'ula Partners, LLC will also:</p>			
<ul style="list-style-type: none"> • Pay not less than \$5 million to the County for the development of the South Maui Community Park in-lieu of dedicating a Little League Field within Honua'ula (Condition 10) • Contribute \$550,000 to the County for the development of the new Kihei District Police Station in South Maui (Condition 24) • Provide the County two acres of land with direct access to the Pi'ilani Highway extension for the development of a fire station (Condition 24). 			
<p>In addition, Honua'ula's VMX district is envisioned to include retail spaces which would allow local merchants or small business owners to sell their goods and services directly to the public.</p>			
Objective:			
(2) <i>Diversify and expand sustainable forms of agriculture and aquaculture.</i>			X
Policies:			
(a) <i>Support programs that position Maui County's agricultural products as premium export products.</i>			X
(b) <i>Prioritize the use of agricultural land to feed the local population, and promote the use of agricultural lands for sustainable and diversified agricultural activities.</i>			X
(c) <i>Capitalize on Hawai'i's economic opportunities in the ecologically sensitive aquaculture industries.</i>			X
(d) <i>Assist farmers to help make Maui County more self-sufficient in food production.</i>			X

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<i>(e) Support ordinances, programs, and policies that keep agricultural land and water available and affordable to farmers.</i>			X
<i>(f) Support a tax structure that is conducive to the growth of the agricultural economy.</i>			X
<i>(g) Enhance County efforts to monitor and regulate important agricultural issues.</i>			X
<i>(h) Support education, research, and facilities that strengthen the agricultural industry.</i>			X
<i>(i) Maintain the genetic integrity of existing food crops.</i>			X
<i>(j) Encourage healthy and organic farm practices that contribute to land health and regeneration.</i>			X
<i>(k) Support cooperatives and other types of nontraditional and communal farming efforts.</i>			X
<i>(l) Encourage methods of monitoring and controlling genetically modified crops to prevent adverse effects.</i>			X
<i>(m) Work with the State to ease the permitting process for the revitalization of traditional fish ponds.</i>			X
Implementing Actions:			
<i>(a) Redirect efforts in the Office of Economic Development to further facilitate the development of the agricultural section and to monitor agricultural legislation and issues.</i>			X
<i>(b) Publicly identify, with signage and other means, the field locations of all genetically modified crops.</i>			X
<i>(c) Create agricultural parks in areas distant from genetically modified crops.</i>			X
<p>Discussion: Honua'ula will not reduce the inventory of agriculturally significant lands. As discussed in Section 3.3 (Soils), the Property is rated "E" and unclassified under the LSB classification system and is not classified under the ALISH classification system, indicating that the Property is not agriculturally significant.</p>			
Objective:			
<i>(3) Support a visitor industry that respects the resident culture and the environment.</i>			X
Policies:			
<i>(a) Promote traditional Hawaiian practices in visitor-related facilities and activities.</i>			X
<i>(b) Encourage and educate the visitor industry to be sensitive to island lifestyles and cultural values.</i>			X
<i>(c) Encourage a spirit of welcome for residents at visitor facilities, such as by offering kama`aina incentives and discount programs.</i>			X
<i>(d) Support the renovation and enhancement of existing visitor facilities.</i>			X
<i>(e) Support policies, programs, and a tax structure that redirect the benefits of the visitor industry back into the local community.</i>			X
<i>(f) Encourage resident ownership of visitor-related businesses and facilities.</i>			X
<i>(g) Develop partnerships to provide educational and training facilities to residents employed in the visitor industry.</i>			X
<i>(h) Foster an understanding of local cultures, customs, and etiquette, and emphasize the importance of the Aloha Spirit as a common good for all.</i>			X
<i>(i) Support the diversification, development, evolution, and integration of the visitor industry in a way that is compatible with the traditional, social, economic, spiritual, and environmental values of island residents.</i>			X
<i>(j) Improve collaboration between the visitor industry and the other sectors of Maui County's economy.</i>			X

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(k) <i>Perpetuate an authentic image of the Hawaiian culture and history and an appropriate recognition of the host culture.</i>			X
(l) <i>Support the programs and initiatives outlined in the Maui County Tourism Strategic Plan 2006-2015.</i>			X
(m) <i>Promote water conservation, beach conservation, and open-space conservation in areas providing services for visitors.</i>			X
(n) <i>Recognize the important contributions that the visitor industry makes to the County's economy, and support a healthy and vibrant visitor industry.</i>			X
<p>Discussion: Honua'ula is not targeting the visitor industry, and transient vacation rentals or time shares will not be allowed within Honua'ula; therefore, this objective and these policies are not directly applicable.</p>			
Objective:			
(4) <i>Expand economic sectors that increase living-wage job choices and are compatible with community values.</i>			X
Policies:			
(a) <i>Support emerging industries, including the following:</i> <ul style="list-style-type: none"> • <i>Health and wellness industry;</i> • <i>Sports and recreation industry;</i> • <i>Film and entertainment industry;</i> • <i>Arts and culture industry;</i> • <i>Renewable-energy industry;</i> • <i>Research and development industry;</i> • <i>High-technology and knowledge-based industries;</i> • <i>Education and training industry;</i> • <i>Ecotourism industry; and</i> • <i>Agritourism industry.</i> 			X
<p>Discussion: Honua'ula is not directly aimed at expanding potential emerging industries that serve to increase and diversify Hawaii's economic base (although Honua'ula will provide significant positive economic benefits); therefore, this objective and policy are not directly applicable. However, Honua'ula could indirectly contribute to the health and wellness industry, the sports and recreation industry, the arts and culture industry, and the renewable-energy industry by providing onsite recreational amenities, preserving archaeological and cultural resources, and incorporating energy-saving design in Honua'ula homes and buildings.</p>			
G. IMPROVE PARKS AND PUBLIC FACILITIES			
Goal: <i>A full range of island-appropriate public facilities and recreational opportunities will be provided to improve the quality of life for residents and visitors.</i>			
Objective:			
(1) <i>Expand access to recreational opportunities and community facilities to meet the present and future needs of residents of all ages and physical abilities.</i>	X		
Policies:			
(a) <i>Protect, enhance, and expand access to public shoreline and mountain resources.</i>	X		
(b) <i>Expand and enhance the network of parks, multi-use paths, and bikeways.</i>	X		

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<i>(c) Assist communities in developing recreational facilities that promote physical fitness.</i>	X		
<i>(d) Expand venue options for recreation and performances that enrich the lifestyles of Maui County's people.</i>	X		
<i>(e) Expand affordable recreational and after-school programs for youth.</i>	X		
<i>(f) Encourage and invest in recreational, social, and leisure activities that bring people together and build community pride.</i>	X		
<i>(g) Promote the development and enhancement of community centers, civic spaces, and gathering places throughout our communities.</i>	X		
<i>(h) Expand affordable access to recreational opportunities that support the local lifestyle.</i>	X		
Implementing Actions:			
<i>(a) Identify and reserve lands for cemeteries, and preserve existing cemeteries on all islands, appropriately accommodating varying cultural and, faith-based traditions.</i>			X
<p>Discussion: Honua'ula will contribute to a high quality of life for all Honua'ula residents. Honua'ula's inclusionary design provides for a complete and vibrant community with a range of housing types, including single-family, multifamily, and workforce housing, complemented with village mixed uses, parks, and open space, and integrated bicycle and pedestrian networks. These components combine to form a community that encourages residents to build relationships with each other, rely less on cars for transportation, walk and bicycle more often, enjoy outdoor surroundings, and actively engage in civic life.</p> <p>As discussed Section 4.10.5 (Recreational Facilities), Honua'ula will include: 1) neighborhood parks open to the public but privately maintained; 2) over 12 miles of pedestrian and bike trails along the community's roadways, gulches, and drainage ways, including a scenic trail along portions of the golf course that will link to several other trail segments and a Nature/Cultural trail that will border the Native Plant Preservation Area; and 3) an 18-hole homeowner's golf course and related recreational facilities. Honua'ula will also include traditional native Hawaiian mauka-makai access trails across the Property (<i>ala i ke kai</i> (pathway to the ocean) and the <i>ala i ke kula</i> (pathway to the uplands)). These trails will follow the Property's natural gulches from mauka to makai.</p> <p>To provide the greater community the opportunity to enjoy recreational benefits of the golf course, in compliance with County of Maui Ordinance No. 3554 (Condition 12), Honua'ula Partners, LLC will: 1) develop an organized instructional program for Maui junior golfers at its golf course facility, including use of the golf course and sponsorship of one Maui Junior Golf fund-raising tournament per year; 2) permit one nonprofit organization per calendar quarter to use the golf course and clubhouse for a fund-raising activity; 3) permit the Maui Interscholastic League and the Hawaii High School Athletic Association to each use the golf course once per year for an official tournament or for regular season Maui Interscholastic League playoffs; and 4) permit Maui residents to play at the golf course on Tuesday of each week at a set discounted rate.</p> <p>Additionally, in compliance with County of Maui Ordinance No. 3554 (Condition 10), Honua'ula Partners, LLC will pay not less than \$5,000,000 to the County upon Project</p>			

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District Phase II approval for the development of the South Maui Community Park.			
Objective:			
(2) <i>Improve the quality and adequacy of community facilities.</i>	X		
Policies:			
(a) <i>Provide an adequate supply of dedicated shelters and facilities for disaster relief</i>			X
(b) <i>Provide and maintain community facilities that are appropriately designed to reflect the traditions and customs of local cultures.</i>	X		
(c) <i>Ensure that parks and public facilities are safe and adequately equipped for the needs of all ages and physical abilities to the extent reasonable.</i>	X		
(d) <i>Maintain, enhance, expand, and provide new active and passive recreational facilities in ways that preserve the natural beauty of their locations.</i>	X		
(e) <i>Redesign or retrofit public facilities to adapt to major shifts in environmental or urban conditions to the extent reasonable.</i>			X
<p>Discussion: Honua'ula's open space, parks, conservation areas, bicycle and pedestrian network, and golf course will provide for different recreational needs, significant recreational benefits, protection of important habitat and natural features, and an overall setting of enhanced environmental quality and community health.</p>			
Objective:			
(3) <i>Enhance the funding, management, and planning of public facilities and park lands.</i>	X		
Policies:			
(a) <i>Identify and encourage the establishment of regulated and environmentally sound campgrounds.</i>			X
(b) <i>Manage park use and control access to natural resources in order to rest sensitive places and utilize the resources in a sustainable manner.</i>	X		
(c) <i>Provide public-recreational facilities that are clean and well-maintained.</i>	X		
(d) <i>Develop partnerships to ensure proper stewardship of the islands' trails, public lands, and access systems.</i>	X		
(e) <i>Ensure that there is an adequate supply of public restrooms in convenient locations.</i>			X
Implementing Actions:			
(a) <i>Encourage the State to allow for overnight fishing along the shoreline in accordance with management plans and regulations.</i>			X
(b) <i>Develop and regularly update functional plans, including those relating to public facilities, parks, and campgrounds.</i>			X
(c) <i>Develop and adopt local level-of-service standards for public facilities and parks.</i>			X
(d) <i>Identify, acquire, and develop lands for parks, civic spaces, and public uses.</i>	X		
<p>Discussion: Honua'ula will include: 1) neighborhood parks open to the public but privately maintained; 2) over 12 miles of pedestrian and bike trails along the community's roadways, gulches, and drainage ways, including a scenic trail along portions of the golf course that will link to several other trail segments and a Nature/Cultural trail that will border the Native Plant Preservation Area and traverse an adjacent Native Plant Conservation Area; and 3) an 18-hole homeowner's golf course and related recreational facilities.</p>			

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<p>Additionally, in compliance with County of Maui Ordinance No. 3554 (Condition 10), Honua'ula Partners, LLC will pay not less than \$5,000,000 to the County upon Project District Phase II approval for the development of the South Maui Community Park.</p>			
H. DIVERSIFY TRANSPORTATION OPTIONS			
Goal: Maui County will have an efficient, economical, and environmentally sensitive means of moving people and goods.			
Objective:			
(1) Provide an effective, affordable, and convenient ground-transportation system that is environmentally sustainable.	X		
Policies:			
(a) Execute planning strategies to reduce traffic congestion.	X		
(b) Plan for the efficient relocation of roadways for the public benefit.			X
(c) Support the use of alternative roadway designs, such as traffic-calming techniques and modern roundabouts.			X
(d) Increase route and mode options in the ground-transportation network.	X		
(e) Ensure that roadway systems are safe, efficient, and maintained in good condition.	X		
(f) Preserve roadway corridors that have historic, scenic, or unique physical attributes that enhance the character and scenic resources of communities.			X
(g) Design new roads and roadway improvements to retain and enhance the existing character and scenic resources of the communities through which they pass.	X		
(h) Promote a variety of affordable and convenient transportation services that meet countywide and community needs and expand ridership of transit systems.	X		
(i) Collaborate with transit agencies, government agencies, employers, and operators to provide planning strategies that reduce peak-hour traffic.	X		
(j) Develop and expand an attractive, island-appropriate, and efficient public transportation system.			X
(k) Provide and encourage the development of specialized transportation options for the young, the elderly, and persons with disabilities.			X
(l) Evaluate all alternatives to preserve quality of life before widening roads.			X
(m) Encourage businesses in the promotion of alternative transportation options for resident and visitor use.	X		
(n) Support the development of carbon-emission standards and an incentive program aimed at achieving County carbon-emission goals.			X
Implementing Actions:			
(a) Create incentives and implement strategies to reduce visitor dependence on rental cars.			X
(b) Establish efficient public-transit routes between employment centers and primary workforce residential areas.	X		
(c) Create attractive, island-appropriate, conveniently located park-and-ride and ride-share facilities.	X		
<p>Discussion: Honua'ula is part of the new "smart growth" planning paradigm that provides an alternative to conventional suburban sprawl, with stores and services as an integral part of the community. An important objective of Honua'ula is to make walking and biking meaningful alternatives to driving by locating commercial and retail establishments convenient to residential areas and integrating bicycle/pedestrian recreation ways</p>			

COUNTYWIDE POLICY PLAN (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<p>throughout the community. Therefore, unlike residents in conventional residential subdivisions, Honua'ula residents will not have to drive outside of the community for all of their needs and services, and it is expected that car trips by Honua'ula residents onto Pi'ilani Highway will be reduced accordingly.</p> <p>Another objective of Honua'ula is to provide homes near regional employment centers, thereby decreasing commuting time and increasing quality of life and environmental stewardship. Honua'ula's workforce affordable homes are expected to appeal to many employees working in the nearby Wailea and Mākena resorts. Providing the opportunity for workers to afford a home near their jobs is expected to decrease commuting to and from other parts of Maui, lessen traffic congestion, reduce stress, allow more family and recreation time, lessen pollution, and improve overall quality of life for not only Honua'ula residents, but for Maui residents in general. Providing homes near employment also allows workers more transportation options to get to work, such as walking and bicycling, and makes public transportation more feasible by clustering populations and destinations within a defined area along a practical route.</p> <p>As discussed in Section 4.4 (Roadways and Traffic), Honua'ula Partners, LLC will widen Pi'ilani Highway to four lanes from Kilohana Drive to Wailea Ike Drive before the commencement of any construction on the Property, with the exception of grading. Appropriate signage, lighting, storage lanes, traffic signals, and buffers will be provided along this part of Pi'ilani Highway, including the following traffic improvements to be completed prior to occupancy of the first units at Honua'ula:</p> <ul style="list-style-type: none"> • Signalize the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection and provide an exclusive left-turn lane on Okolani Drive (Condition 2c)¹³ • Signalize the Pi'ilani Highway/Wailea Ike Drive intersection and provide a right-turn lane from Pi'ilani Highway to Wailea Ike Drive and a second right-turn lane from Wailea Ike Drive to northbound Pi'ilani Highway (Condition 2d). • Modify the Pi'ilani Highway/Kilohana Drive/Māpu Place intersection to provide an exclusive left-turn lane, and the southbound Pi'ilani Highway approach to provide an exclusive right-turn lane into Māpu Place (Condition 2f). <p>At or prior to the completion for 50 percent of Honua'ula, Honua'ula Partners, LLC will extend Pi'ilani Highway south, into Honua'ula, from Wailea Ike Drive to Kaukahi Street (County of Maui Ordinance No. 3554 Condition 2b).</p> <p>Additionally, in accordance with County of Maui Ordinance No. 3554 and before occupancy of any units within Honua'ula, Honua'ula Partners, LLC will modify the</p>			

¹³ This condition is also a condition of the Kai Malu project (MF-8). Honua'ula Partners, LLC and the Kai Malu project (MF-8) developer, A&B Wailea, Inc., will coordinate the installation of the signal as part of the widening Pi'ilani Highway.

COUNTYWIDE POLICY PLAN (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<p>Wailea Alanui/Wailea Ike Drive intersection to add a signalized double right-turn movement for northbound to eastbound turning traffic and provide two left-turn lanes for southbound traffic from Wailea Ike Drive (Condition 2e).</p> <p>Furthermore, when warranted, Honua'ula Partners, LLC will also: 1) signalize the Wailea Ike Drive/Kālai Wa'a Street intersection in coordination with Wailea Resort and Mākena Resort (Condition 2g); and 2) signalize the Wailea/Kaukahi Drive/Kaukahi Street intersection in coordination with Wailea Resort and Mākena Resort (Condition 2h).</p> <p>The planning and design of the above roadway improvements are being done in close collaboration with the State DOT and the County of Maui. In compliance with County of Maui Ordinance No. 3554 (Condition 18k), Honua'ula Partners, LLC will consult with the State DOT and the County Department of Public Works to ensure that the proposed roadway improvements meet with their satisfaction.</p> <p>The traffic improvements that will be implemented by Honua'ula Partners, LLC will have a significant positive impact on traffic conditions in the region. Not only will Honua'ula Partners, LLC provide improvements that are specifically intended to address traffic impacts generated by the Honua'ula, they will also complete improvements needed to address traffic impacts caused by general regional traffic growth even without Honua'ula—improvements that are highly unlikely to be realized without Honua'ula.</p> <p>In addition to specific traffic improvements, Honua'ula Partners, LLC also will pay a traffic improvement fee of at least \$5,000 per residential unit to the County of Maui before issuance of a residential building permit, in compliance with County of Maui Ordinance No. 3554 (Condition 3). If all Honua'ula units are constructed, this fee will total at least \$5.75 million and is in addition to the costs Honua'ula Partners, LLC will incur for the above regional and Honua'ula-related traffic improvements.</p> <p>Honua'ula's Transportation Management Plans (TMPs) propose transportation management strategies to reduce: 1) construction-related traffic during the construction of Honua'ula and the widening of Pi'ilani Highway; and 2) dependency on individual vehicles by Honua'ula residents, employees, and visitors after construction. Among other provisions, the TMPs support the establishment of centrally-located and well-developed park-and-ride facilities, ridesharing, bicycle and pedestrian use, and alternative work schedules.</p>			
Objective:			
(2) <i>Reduce the reliance on the automobile and fossil fuels by encouraging walking, bicycling, and other energy-efficient and safe alternative modes of transportation.</i>	X		
Policies:			
(d) <i>Make walking and bicycling transportation safe and easy between and within communities.</i>	X		

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COUNTYWIDE POLICY PLAN (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(e) <i>Require development to be designed with the pedestrian in mind.</i>	X		
(f) <i>Design new and retrofit existing rights-of-way with adequate sidewalks, bicycle lanes, or separated multi-use transit corridors.</i>			X
(g) <i>Support the development of a countywide network of bikeways, equestrian trails, and pedestrian paths.</i>	X		
(h) <i>Support the reestablishment of traditional trails between communities, to the ocean, and through the mountains for public use.</i>	X		
(i) <i>Encourage educational programs to increase safety for pedestrians and bicyclists.</i>			X
Implementing Actions:			
(a) <i>Design, build, and modify existing bikeways to improve safety and separation from automobiles.</i>			X
(b) <i>Increase enforcement to reduce abuse of bicycle and pedestrian lanes by motorized vehicles.</i>			X
(c) <i>Identify non-motorized transportation options as a priority for new sources of funding.</i>			X
<p>Discussion: Honua'ula is part of the new "smart growth" planning paradigm that provides an alternative to conventional suburban sprawl, with stores and services as an integral part of the community. An important objective of Honua'ula is to make walking and biking meaningful alternatives to driving by locating commercial and retail establishments convenient to residential areas and integrating bicycle/pedestrian recreation ways throughout the community. Honua'ula will integrate a system of pedestrian and bike paths along the community's roadways. This secondary circulation system of linked pedestrian/bike trails will provide another option for traveling through the community. The community trail system will connect residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas. Therefore, unlike residents in conventional residential subdivisions, Honua'ula residents will not have to drive outside of the community for all of their needs and services, and it is expected that car trips by Honua'ula residents onto Pi'ilani Highway will be reduced.</p>			
Objective:			
(3) <i>Improve opportunities for affordable, efficient, safe, and reliable air transportation.</i>			X
Policies:			
(a) <i>Discourage private helicopter and fixed-wing landing sites to mitigate environmental and social impacts.</i>			X
(b) <i>Encourage the use of quieter aircraft and noise-abatement procedures for arrivals and departures.</i>			X
(c) <i>Encourage the modernization and maintenance of air-transportation facilities for general-aviation activities.</i>			X
(d) <i>Encourage a viable and competitive atmosphere for air carriers to expand service and ensure sufficient intra-County flights and affordable fares for consumers.</i>			X
(e) <i>Continue to support secondary airports, and encourage the State to provide them with adequate funding.</i>			X
(f) <i>During Community Plan updates, explore the use of the smaller airports.</i>			X
(g) <i>Encourage the State to provide efficient, adequate, and affordable parking and transit connections within and around airports.</i>			X

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Discussion: Honua'ula does not include facilities for air transportation; therefore, this objective and these policies are not applicable.			
Objective:			
(4) Improve opportunities for affordable, efficient, safe, and reliable ocean transportation.			X
Policies:			
(a) Support programs and regulations that reduce the disposal of maritime waste and prevent spills into the ocean.			X
(b) Encourage the upgrading of harbors to resist damage from natural hazards and disasters.			X
(c) Encourage the State to study the use of existing harbors and set priorities for future use.			X
(d) Explore all options to protect the traditional recreational uses of harbors, and mitigate harbor-upgrade impacts to recreational uses where feasible.			X
(e) Encourage the upgrading of harbors and the separation of cargo and bulk materials from passenger and recreational uses.			X
(f) Encourage the State to provide for improved capacity at shipping, docking, and storage facilities.			X
(g) Encourage the State to provide adequate parking facilities and transit connections within and around harbor areas.			X
(h) Encourage the redevelopment and revitalization of harbors while preserving historic and cultural assets in harbor districts.			X
(i) Encourage the State to provide adequate facilities for small-boat operations, including small-boat launch ramps, according to community needs.			X
(j) Support the maintenance and cleanliness of harbor facilities.			X
(k) Support the redevelopment of harbors as pedestrian-oriented gathering places.			X
Discussion: Honua'ula is not located on the coastline and does not include facilities for ocean transportation; therefore, this objective and these policies regarding ocean transportation are not applicable.			
Objective:			
(5) Improve and expand the planning and management of transportation systems.	X		
Policies:			
(a) Encourage progressive community design and development that will reduce transportation trips.	X		
(b) Require new developments to contribute their pro rata share of local and regional infrastructure costs.	X		
(c) Establish appropriate user fees for private enterprises that utilize public transportation facilities for recreational purposes.			X
(d) Support the revision of roadway-design criteria and standards so that roads are compatible with surrounding neighborhoods and the character of rural areas.			X
(e) Plan for multi-modal transportation and utility corridors on each island.			X
(f) Support designing all transportation facilities, including airport, harbor, and mass-transit stations, to reflect Hawaiian architecture.			X
(g) Utilize transportation-demand management as an integral part of transportation planning.	X		

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(h) Accommodate the planting of street trees and other appropriate landscaping in all public rights-of-way.	X		

Discussion: Honua'ula is part of the new "smart growth" planning paradigm that provides an alternative to conventional suburban sprawl, with stores and services as an integral part of the community. An important objective of Honua'ula is to make walking and biking meaningful alternatives to driving by locating commercial and retail establishments convenient to residential areas and integrating bicycle/pedestrian recreation ways throughout the community. Therefore, unlike residents in conventional residential subdivisions, Honua'ula residents will not have to drive outside of the community for all of their needs and services, and it is expected that car trips by Honua'ula residents onto Pi'ilani Highway will be reduced accordingly.

Another objective of Honua'ula is to provide homes near regional employment centers, thereby decreasing commuting time and increasing quality of life and environmental stewardship. Honua'ula's workforce affordable homes are expected to appeal to many employees working in the nearby Wailea and Mākena resorts. Providing the opportunity for workers to afford a home near their jobs is expected to decrease commuting to and from other parts of Maui, lessen traffic congestion, reduce stress, allow more family and recreation time, lessen pollution, and improve overall quality of life for not only Honua'ula residents, but for Maui residents in general. Providing homes near employment also allows workers more transportation options to get to work, such as walking and bicycling, and makes public transportation more feasible by clustering populations and destinations within a defined area along a practical route.

As discussed in Section 4.4 (Roadways and Traffic), Honua'ula Partners, LLC will widen Pi'ilani Highway to four lanes from Kilohana Drive to Wailea Ike Drive before the commencement of any construction on the Property, with the exception of grading. Appropriate signage, lighting, storage lanes, traffic signals, and buffers will be provided along this part of Pi'ilani Highway, including the following traffic improvements to be completed prior to occupancy of the first units at Honua'ula:

- Signalize the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection and provide an exclusive left-turn lane on Okolani Drive (Condition 2c)¹⁴
- Signalize the Pi'ilani Highway/Wailea Ike Drive intersection and provide a right-turn lane from Pi'ilani Highway to Wailea Ike Drive and a second right-turn lane from Wailea Ike Drive to northbound Pi'ilani Highway (Condition 2d).
- Modify the Pi'ilani Highway/Kilohana Drive/Māpu Place intersection to provide an exclusive left-turn lane, and the southbound Pi'ilani Highway approach to provide an exclusive right-turn lane into Māpu Place (Condition 2f).

¹⁴ This condition is also a condition of the Kai Malu project (MF-8). Honua'ula Partners, LLC and the Kai Malu project (MF-8) developer, A&B Wailea, Inc., will coordinate the installation of the signal as part of the widening Pi'ilani Highway.

COUNTYWIDE POLICY PLAN (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<p>At or prior to the completion for 50 percent of Honua'ula, Honua'ula Partners, LLC will extend Pi'ilani Highway south, into Honua'ula, from Wailea Ike Drive to Kaukahi Street (County of Maui Ordinance No. 3554 Condition 2b).</p> <p>Additionally, in accordance with County of Maui Ordinance No. 3554 and before occupancy of any units within Honua'ula, Honua'ula Partners, LLC will modify the Wailea Alanui/Wailea Ike Drive intersection to add a signalized double right-turn movement for northbound to eastbound turning traffic and provide two left-turn lanes for southbound traffic from Wailea Ike Drive (Condition 2e).</p> <p>Furthermore, when warranted, Honua'ula Partners, LLC will also: 1) signalize the Wailea Ike Drive/Kālai Wa'a Street intersection in coordination with Wailea Resort and Mākena Resort (Condition 2g); and 2) signalize the Wailea/Kaukahi Drive/Kaukahi Street intersection in coordination with Wailea Resort and Mākena Resort (Condition 2h).</p> <p>The planning and design of the above roadway improvements are being done in close collaboration with the State DOT and the County of Maui. In compliance with County of Maui Ordinance No. 3554 (Condition 18k), Honua'ula Partners, LLC will consult with the State DOT and the County Department of Public Works to ensure that the proposed roadway improvements meet with their satisfaction.</p> <p>The traffic improvements that will be implemented by Honua'ula Partners, LLC will have a significant positive impact on traffic conditions in the region. Not only will Honua'ula Partners, LLC provide improvements that are specifically intended to address traffic impacts generated by the Honua'ula, they will also complete improvements needed to address traffic impacts caused by general regional traffic growth even without Honua'ula—improvements that are highly unlikely to be realized without Honua'ula.</p> <p>In further compliance with County of Maui Ordinance No. 3554, Honua'ula Partners, LLC will pay a traffic improvement fee of at least \$5,000 per residential unit to the County of Maui before issuance of a residential building permit (Condition 3). If all Honua'ula units are constructed, this fee will total at least \$5.75 million and is in addition to the costs Honua'ula Partners, LLC will incur for providing the above regional and Honua'ula-related traffic improvements.</p> <p>Honua'ula's TMPs propose transportation management strategies to reduce: 1) construction-related traffic during the construction of Honua'ula and the widening of Pi'ilani Highway; and 2) dependency on individual vehicles by Honua'ula residents, employees, and visitors after construction. Among other provisions, the TMPs support the establishment of centrally-located and well-developed park-and-ride facilities, ridesharing, bicycle and pedestrian use, and alternative work schedules.</p>			

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<p>Honua'ula will provide a buffer along Pi'ilani Highway to mitigate highway noise and to reduce the visual impact of development, as discussed in Section 4.4 (Roadways and Traffic). Additionally, appropriate landscaping will be planted along public rights-of-way, roads and parks consistent with the Maui County Planting Plan.</p>			
I. IMPROVE PHYSICAL INFRASTRUCTURE			
Goal: Maui County's physical infrastructure will be maintained in optimum condition and will provide for and effectively serve the needs of the County through clean and sustainable technologies.			
Objective:			
(1) Improve water systems to assure access to sustainable, clean, reliable, and affordable sources of water.	X		
Policies:			
(a) Ensure that adequate supplies of water are available prior to approval of subdivision or construction documents.	X		
(b) Develop and fund improved water-delivery systems.	X		
(c) Ensure a reliable and affordable supply of water for productive agricultural uses.			X
(d) Promote the reclamation of gray water, and enable the use of reclaimed, gray, and brackish water for activities that do not require potable water.	X		
(e) Retain and expand public control and ownership of water resources and delivery systems.			X
(f) Improve the management of water systems so that surface-water and groundwater resources are not degraded by overuse or pollution.	X		
(g) Explore and promote alternative water-source-development methods.			X
(h) Seek reliable long-term sources of water to serve developments that achieve consistency with the appropriate Community Plans.	X		
Implementing Actions:			
(a) Develop a process to review all applications for desalination.			X
<p>Discussion: As discussed in Section 4.8.1 (Water System), Honua'ula will include a private water system providing both potable and non-potable water for use within Honua'ula. Non-potable water will be used for all irrigation purposes. The water system will include source, storage facilities, and transmission lines in accordance with all State and County standards. In addition, water conservation strategies will be implemented to reduce consumption, conserve resources, and minimize water demands.</p>			
Objective:			
(2) Improve waste-disposal practices and systems to be efficient, safe, and as environmentally sound as possible.	X		
Policies:			
(a) Provide sustainable waste-disposal systems and comprehensive, convenient recycling programs to reduce the flow of waste into landfills.	X		
(b) Support innovative and alternative practices in recycling solid waste and wastewater and disposing of hazardous waste.	X		
(c) Encourage vendors and owners of automobile, appliance, and white goods to participate in the safe disposal and recycling of such goods, and ensure greater accountability for large waste producers.			X

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COUNTYWIDE POLICY PLAN (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<i>(d) Develop strategies to promote public awareness to reduce pollution and litter, and encourage residents to reduce, reuse, recycle, and compost waste materials.</i>	X		
<i>(e) Pursue improvements and upgrades to existing wastewater and solid-waste systems consistent with current and future plans and the County's Capital Improvement Program.</i>	X		
Implementing Actions:			
<i>(a) Establish recycling, trash-separation, and materials recovery programs and facilities to reduce the flow of waste into landfills.</i>	X		
<i>(b) Study the feasibility of developing environmentally safe waste-to-energy facilities.</i>			X
<i>(c) Utilize taxes and fees as means to encourage conservation and recycling.</i>			X
<i>(d) Implement and regularly update the Integrated Solid Waste Management Plan.</i>	X		
<i>(e) Phase out the use of injection wells.</i>	X		
<p>Discussion: As discussed in Section 4.8.5 (Solid Waste), Honua'ula will implement strategies for diverting solid waste from landfills by providing options for recycling, such as collection systems and bin spaces, and promoting sound recycling practices among residents, guests, and construction and maintenance personnel. Green waste, particularly from the golf course, may be processed on-site and reused.</p> <p>As discussed in Section 4.8.2 (Wastewater System), Honua'ula will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2). R-1 recycled water (reclaimed water) will be used within Honua'ula for golf course irrigation and none of the reclaimed water will be placed into injection wells.</p>			
Objective:			
<i>(3) Significantly increase the use of renewable and green technologies to promote energy efficiency and energy self-sufficiency.</i>	X		
Policies:			
<i>(a) Promote the use of locally renewable energy sources, and reward energy efficiency.</i>			X
<i>(b) Consider tax incentives and credits for the development of sustainable- and renewable-energy sources.</i>			X
<i>(c) Expand education about energy conservation and self-sufficiency.</i>	X		
<i>(d) Encourage small-scale energy generation that utilizes wind, sun, water, biowaste, and other renewable sources of energy.</i>			X
<i>(e) Expand renewable-energy production.</i>			X
<i>(f) Develop public-private partnerships to ensure the use of renewable energy and increase energy efficiency.</i>			X
<i>(g) Require the incorporation of locally appropriate energy-saving and green building design concepts in all new developments by providing energy efficient urban design guidelines and amendments to the Building Code.</i>	X		
<i>(h) Encourage the use of sustainable energy to power vehicles.</i>			X
<i>(i) Promote the retrofitting of existing buildings and new development to incorporate energy-saving design concepts and devices.</i>	X		
<i>(j) Encourage green footprint practices.</i>	X		
<i>(k) Reduce Maui County's dependence on fossil fuels and energy imports.</i>	X		
<i>(l) Support green building practices such as the construction of buildings that aim to</i>	X		

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COUNTYWIDE POLICY PLAN (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<i>minimize carbon dioxide production, produce renewable energy, and recycle water.</i>			
<i>(m) Promote and support environmentally friendly practices in all energy sectors.</i>	X		
Implementing Actions:			
<i>(a) Adopt an energy-efficiency policy for Maui County government as a model for other jurisdictions.</i>			X
<i>(b) Adopt a Green Building Code, and support green building practices.</i>			X
<p>Discussion: As discussed in Sections 2.5 (Environmentally-Responsible Planning and Design) and 4.8.5 (Electrical System), Honua'ula will include energy-efficient design and energy conservation measures, such as energy systems that meet all applicable ENERGY STAR requirements established by the United States EPA in effect at the time of construction. Energy systems include all hot water systems, roof and attic areas, outside walls, windows, air cooling systems, and heating systems. Design standards also will specify low-impact lighting and encourage energy-efficient building design and site development practices.</p> <p>In compliance with County of Maui Ordinance No. 3554 (Condition 30), Honua'ula Partners, LLC will: 1) equip all residential units with a primary hot water system at least as energy efficient as a conventional solar panel hot water system, sized to meet at least 80 percent of the hot water demand for the unit; and 2) ensure that all air cooling systems and all heating systems for laundry facilities, swimming pools, and spa areas will make maximum use of energy-efficient construction and technology.</p> <p>In addition, by locating commercial and retail establishments convenient to residential areas, walking and biking will be meaningful alternatives to driving within Honua'ula and, unlike residents in conventional residential subdivisions, Honua'ula residents will not have to drive outside of the community for all of their needs and services. In so doing, Honua'ula will reduce the use and dependence of its residents and guests on non-renewable energy sources.</p>			
Objective:			
<i>(4) Direct growth in a way that makes efficient use of existing infrastructure and to areas where there is available infrastructure capacity.</i>	X		
Policies:			
<i>(a) Capitalize on existing infrastructure capacity as a priority over infrastructure expansion.</i>			X
<i>(b) Planning for new towns should only be considered if a region's growth is too large to be directed into infill and adjacent growth areas.</i>			X
<i>(c) Utilize appropriate infrastructure technologies in the appropriate locations.</i>			X
<i>(d) Promote land use patterns that can be provided with infrastructure and public facilities in a cost-effective manner.</i>	X		
<i>(e) Support catchment systems and on-site wastewater treatment in rural areas and aggregated water and wastewater systems in urban areas if they are appropriately located.</i>	X		
Implementing Actions:			
<i>(a) Develop a streamlining system for urban infill projects.</i>			X

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(b) Identify appropriate areas for urban expansion of existing towns where infrastructure and public facilities can be provided in a cost-effective manner.			X
<p>Discussion: Honua'ula implements State and County planning policies for the Property that have been thought-out, studied, and advanced for over 20 years. Honua'ula realizes and supports decisions regarding the use of the Property for residential, recreational, and commercial uses made by the State LUC, the Maui Planning Commission, and the Maui County Council, which were affirmed through a community-based process during the course of the most recent update of the <i>Kihei-Mākena Community Plan</i>. Honua'ula is also within the "urban growth boundary" of the current Directed Growth Maps of: 1) the Planning Department; 2) the Maui Planning Commission; and 3) the General Plan Advisory Committee. As such, Honua'ula realizes the vision for the Property that has been formulated and refined over the course of more than two decades.</p> <p>As discussed in Section 4.8 (Infrastructure and Utilities), Honua'ula Partners, LLC will be responsible for all required infrastructure improvements for Honua'ula, including water source and system improvements for potable and non-potable use and fire protection, drainage improvements, traffic-related improvements, wastewater system improvements, and utility upgrades, as determined by the appropriate governmental agencies and public utility companies.</p> <p>As further discussed in Section 4.8 (Infrastructure and Utilities), Honua'ula will provide utilities to meet the needs of the planned community. Honua'ula will not rely upon or burden any County water system or facilities. Instead, Honua'ula Partners, LLC will develop, maintain, and operate a private water system providing both potable and non-potable water for use within Honua'ula. Similarly, Honua'ula will not rely upon or burden any public wastewater facilities. In compliance with County of Maui Ordinance No. 3554 (Condition 17), Honua'ula Partners, LLC will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2).</p>			
Objective:			
(5) Improve the planning and management of infrastructure systems.	X		
Policies:			
(a) Provide a reliable and sufficient level of funding to enhance and maintain infrastructure systems.	X		
(b) Require new developments to contribute their pro rata share of local and regional infrastructure costs.	X		
(c) Improve coordination among infrastructure providers and planning agencies to minimize construction impacts.	X		
(d) Maintain inventories of infrastructure capacity, and project future infrastructure needs.	X		
(e) Require social-justice and -equity issues to be considered during the infrastructure-planning process.			X
(f) Discourage the development of critical infrastructure systems within hazard zones	X		

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<i>and the tsunami-inundation zone to the extent practical.</i>			
(g) <i>Ensure that infrastructure is built concurrent with or prior to development.</i>	X		
(h) <i>Ensure that basic infrastructure needs can be met during a disaster.</i>	X		
(i) <i>Locate public facilities and emergency services in appropriate locations that support the health, safety, and welfare of each community and that minimize delivery inefficiencies.</i>	X		
(j) <i>Promote the undergrounding of utility and other distribution lines for health safety, and aesthetic reasons.</i>	X		
Implementing Actions:			
(a) <i>Develop and regularly update functional plans for infrastructure systems.</i>			X
(b) <i>Develop, adopt, and regularly update local or community-sensitive level-of service standards for infrastructure systems.</i>			X

Discussion: As discussed in Section 4.8 (Infrastructure and Utilities), Honua'ula Partners, LLC will be responsible for all required infrastructure improvements for Honua'ula, including water source and system improvements for potable and non-potable use and fire protection, drainage improvements, traffic-related improvements, wastewater system improvements, and utility upgrades, as determined by the appropriate governmental agencies and public utility companies.

As discussed in Section 4.4 (Roadways and Traffic), Honua'ula Partners, LLC will widen Pi'ilani Highway to four lanes from Kilohana Drive to Wailea Ike Drive before the commencement of any construction on the Property, with the exception of grading.

The planning and design of roadway improvements are being done in close collaboration with the State DOT and the County of Maui. In compliance with County of Maui Ordinance No. 3554 (Condition 18k), Honua'ula Partners, LLC will consult with the State DOT and the County Department of Public Works to ensure that the proposed roadway improvements meet with their satisfaction.

In further compliance with County of Maui Ordinance No. 3554 (Condition 3), Honua'ula Partners, LLC will pay a traffic improvement fee of at least \$5,000 per residential unit to the County of Maui before issuance of a residential building permit. If all Honua'ula units are constructed, this fee will total at least \$5.75 million and is in addition to the costs Honua'ula Partners, LLC will incur for providing the above regional traffic improvements.

Honua'ula will have a significant positive impact on the State and County economies and will contribute to increased State and County revenues in the form of increased property taxes, general excise taxes, and income taxes. Should the State and County choose to allocate these additional tax revenues to fund more services to protect public health, welfare, and safety, any cost to the public that may result will be effectively minimized.

Pursuant to Honua'ula's zoning conditions under County of Maui Ordinance No. 3554, the timing of the provision of traffic improvements, the payment of school, traffic and park

COUNTYWIDE POLICY PLAN	S	N/S	N/A
(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)			
<p>fees, and the contribution of land and funds for fire and police facilities are based primarily upon the timing of the build-out of Honua'ula. This will ensure that the development of Honua'ula is done in a systematic fashion, commensurate with the provision of adequate infrastructure and public facilities and services.</p>			
<p>As discussed in Section 3.4 (Natural Hazards), Honua'ula will not exacerbate any natural hazard conditions. A majority of the Property is located in Flood Zone C (which is outside of the 500-year flood plain in an area of minimal flooding) and is not in the tsunami evacuation zone. However, to protect against natural hazards, all structures at Honua'ula will be constructed in compliance with requirements of the UBC, and other County, State, and Federal standards. Honua'ula Partners, LLC will also coordinate with the State of Hawai'i Department of Defense, Office of Civil Defense and the County of Hawaii Civil Defense Agency regarding civil defense measures, such as sirens, necessary to serve Honua'ula.</p>			
<p>As discussed in Section 3.4 (Natural Hazards), the creation of Honua'ula will mitigate the potential for wildfires on the Property through its landscape design and plant palette. In large part, vegetative fuel for fires, such as kiawe/buffel grass, will be replaced by buildings and landscaping of the community.</p>			
<p>As discussed in Section 4.10.2 (Police), to help address the need for resources to adequately fund police services, in compliance with County of Maui Ordinance No. 3554 (Condition 24), Honua'ula Partners, LLC will contribute \$550,000 to the County for the development of the new Kihei District Police station in South Maui, to be paid at the time a contract is entered into for the construction of that police station.</p>			
<p>As discussed in Section 4.10.3 (Fire), to help address the growing need for fire prevention and emergency services, in compliance with County of Maui Ordinance No. 3554 (Condition 24), Honua'ula Partners, LLC will provide the County with two acres of land that has direct access to the Pi'ilani Highway extension for the development of fire control facilities within the village mixed-use sub-district. This land will be donated at the time 50 percent of the total unit/lot count has received either a certificate of occupancy or final subdivision approval. The acreage provided will have roadway and full utility services provided to the parcel.</p>			
<p>As discussed in Section 4.8.6 (Electrical System), all new electrical lines within Honua'ula will be underground, and Honua'ula Partners, LLC proposes to place underground the existing overhead lines that run over the Property in the mauka-makai direction and along the makai boundary.</p>			
<p>J. PROMOTE SUSTAINABLE LAND USE AND GROWTH MANAGEMENT</p>			
<p>Goal: <i>Community character, lifestyles, economies, and natural assets will be preserved by managing growth and using land in a sustainable manner.</i></p>			

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COUNTYWIDE POLICY PLAN (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Objective:			
(1) <i>Improve land use management and implement a directed-growth strategy.</i>	X		
Policies:			
(a) <i>Establish, map, and enforce urban- and rural-growth limits.</i>			X
(b) <i>Direct urban and rural growth to designated areas.</i>	X		
(c) <i>Limit the number of visitor-accommodation units and facilities in Community Plan Areas.</i>	X		
(d) <i>Maintain a sustainable balance between the resident, part-time resident, and visitor populations.</i>	X		
(e) <i>Encourage redevelopment and infill in existing communities on lands intended for urban use to protect productive farm land and open-space resources.</i>	X		
(f) <i>Discourage new entitlements for residential, resort, or commercial development along the shoreline.</i>			X
(g) <i>Restrict development in areas that are prone to natural hazards, disasters, or sea-level rise.</i>			X
(h) <i>Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic, shoreline, and cultural resources.</i>	X		
(i) <i>Establish and maintain permanent open space between communities to protect each community's identity.</i>	X		
(j) <i>Support the dedication of land for public uses.</i>	X		
(k) <i>Preserve the public's rights of access to and continuous lateral access along all shorelines.</i>			X
(l) <i>Enable existing and future communities to be self-sufficient through sustainable land use planning and management practices.</i>	X		
(m) <i>Protect summits, slopes, and ridgelines from inappropriate development.</i>			X
Implementing Actions:			
(a) <i>Regularly update urban- and rural-growth boundaries and their maps.</i>			X
(b) <i>Establish transfer and purchase of development rights programs.</i>			X
(c) <i>Develop and adopt a green infrastructure plan.</i>			X
(d) <i>Develop studies to help determine a sustainable social, environmental, and economic carrying capacity for each island</i>			X
(e) <i>Identify and define resort-destination areas.</i>			X
<p>Discussion: Honua'ula implements State and County planning policies for the Property that have been thought-out, studied, and advanced for over 20 years. Honua'ula realizes and supports decisions regarding the use of the Property for residential, recreational, and commercial uses made by the State LUC, the Maui Planning Commission, and the Maui County Council, which were affirmed through a community-based process during the course of the most recent update of the <i>Kihei-Makena Community Plan</i>. Honua'ula is also within the "urban growth boundary" of the current Directed Growth Maps of: 1) the Planning Department; 2) the Maui Planning Commission; and 3) the General Plan Advisory Committee. As such, Honua'ula realizes the vision for the Property that has been formulated and refined over the course of more than two decades.</p> <p>Honua'ula will complement the pattern of development in the Kihei-Makena region in a way that is consistent with the State Land Use Urban designation of the Property and envisioned in the <i>Kihei-Makena Community Plan</i>.</p>			

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<p>Key objectives of Honua'ula include: 1) reflecting community values to create a unique and compelling community in context with the Kīhei-Mākena region; 2) preserving the inherent beauty of the Property by incorporating a Native Plant Preservation Area, Native Plant Conservation Areas (see Section 3.6 (Botanical Resources)), parks, and open space, as well as through excellence in landscaping and design; 3) integrating natural and human-made boundaries and landmarks to craft a sense of place within a defined community; 4) incorporating and preserving natural and cultural resources; 5) including buffer zones between residential areas and Pi'ilani Highway; and 6) making walking and biking meaningful alternatives to driving by locating commercial and retail establishments convenient to residential areas and integrating bicycle/pedestrian recreation ways throughout the community.</p> <p>As discussed in Section 4.7 (Visual Resources), Honua'ula will not impinge upon any significant public scenic view corridors, and Honua'ula will have no significant impacts on views toward the ocean or Haleakalā. The design objectives of Honua'ula will encourage building forms that respect and maintain the unique topographic and landscape character of the land. Honua'ula also will include landscaped buffer areas along the border with Maui Meadows and along Pi'ilani Highway.</p> <p>As discussed in Section 4.8 (Infrastructure and Utilities), Honua'ula Partners, LLC will be responsible for all required infrastructure improvements for Honua'ula, including water source and system improvements for potable and non-potable use and fire protection, drainage improvements, traffic-related improvements, wastewater system improvements, and utility upgrades, as determined by the appropriate governmental agencies and public utility companies.</p>			
Objective:			
(2) <i>Improve planning for and management of agricultural lands and rural areas.</i>			X
Policies:			
(a) <i>Protect prime, productive, and potentially productive agricultural lands to maintain the islands' agricultural and rural identities and economies.</i>			X
(b) <i>Provide opportunities and incentives for self-sufficient and subsistence homesteads and farms.</i>			X
(c) <i>Discourage developing or subdividing agriculturally designated lands when non-agricultural activities would be primary uses.</i>			X
(d) <i>Conduct agricultural-development planning to facilitate robust and sustainable agricultural activities.</i>			X
Implementing Actions:			
(a) <i>Inventory and protect prime, productive, and potentially productive agricultural lands from competing non-agricultural land uses.</i>			X
<p>Discussion: Honua'ula will not reduce the inventory of agriculturally significant lands. As discussed in Section 3.3 (Soils), the Property is rated "E" and unclassified under the LSB classification system and is not classified under the ALISH classification system, indicating</p>			

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that the Property is not agriculturally significant.			
Objective:			
(3) <i>Design all developments to be in harmony with the environment and to protect each community's sense of place.</i>	X		
Policies:			
(a) <i>Support and provide incentives for green building practices.</i>			X
(b) <i>Encourage the incorporation of green building practices and technologies into all government facilities to the extent practicable.</i>			X
(c) <i>Protect and enhance the unique architectural and landscape characteristics of each Community Plan Area, small town, and neighborhood.</i>	X		
(d) <i>Ensure that adequate recreational areas, open spaces, and public-gathering places are provided and maintained in all urban centers and neighborhoods.</i>	X		
(e) <i>Ensure business districts are distinctive, attractive, and pedestrian-friendly destinations.</i>			X
(f) <i>Use trees and other forms of landscaping along rights-of-way and within parking lots to provide shade, beauty, urban-heat reduction, and separation of pedestrians from automobile traffic in accordance with community desires.</i>	X		
(g) <i>Where appropriate, integrate public-transit, equestrian, pedestrian, and bicycle facilities, and public rights-of-way as design elements in new and existing communities.</i>	X		
(h) <i>Ensure better connectivity and linkages between land uses.</i>	X		
(i) <i>Adequately buffer and mitigate noise and air pollution in mixed-use areas to maintain residential quality of life.</i>	X		
(j) <i>Protect rural communities and traditional small towns by regulating the footprint, locations, site planning, and design of structures.</i>	X		
(k) <i>Support small-town revitalization and preservation.</i>			X
(l) <i>Facilitate safe pedestrian access, and create linkages between destinations and within parking areas.</i>	X		
Implementing Actions:			
(a) <i>Establish design guidelines and standards to enhance urban and rural environments.</i>	X		
(b) <i>Provide funding for civic-center and civic-space developments.</i>			X
(c) <i>Establish and enhance urban forests in neighborhoods and business districts.</i>			X
<p>Discussion: As discussed in Section 2.3 (Honua'ula Description), Honua'ula will be a master-planned community embracing "smart growth" principles such as diverse residential opportunities, village mixed uses, on-site recreational amenities, and integrated bicycle and pedestrian networks.</p> <p>As established in Honua'ula's Design Guidelines, Honua'ula will reflect community values and feature distinctive architecture to create an interesting, unique community in context with the Kīhei-Mākena region. This cohesive approach will integrate natural and human-made boundaries and landmarks to craft a sense of place within a defined community.</p> <p>As discussed in Section 4.7 (Visual Resources), Honua'ula will not impinge upon any significant public scenic view corridors, and Honua'ula will have no significant impacts</p>			

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<p>on views toward the ocean or Haleakalā. The design objectives of Honua'ula will encourage building forms that respect and maintain the unique topographic and landscape character of the land.</p> <p>Honua'ula will be in character with surrounding uses and will complement the pattern of development as envisioned in the <i>Kīhei-Mākena Community Plan</i> and by the County zoning of the Property. To mitigate environmental conflicts and enhance scenic amenities, Honua'ula will include buffer areas along the border with Maui Meadows and along Pi'ilani Highway. Design objectives of Honua'ula will encourage building forms that respect and maintain the unique topographic and landscape character of the land.</p> <p>Honua'ula's open space, parks, conservation areas, bicycle and pedestrian network, and golf course will provide for significant recreational benefits, protection of important habitat and natural features, and an overall setting of enhanced environmental quality and community health.</p> <p>Honua'ula will be a complete community with village-mixed use areas comprised of commercial, residential, recreational, and community facilities serving the needs of Honua'ula residents and guests. Honua'ula will integrate a system of pedestrian and bike paths along the community's roadways, gulches, and drainage ways. This secondary circulation system of linked pedestrian/bike trails will provide another option for traveling through the community. The community trail system will connect residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas.</p> <p>As discussed in Sections 2.5 (Environmentally-Responsible Planning and Design) and 4.8.5 (Electrical System), Honua'ula will include energy-efficient design and energy conservation measures, such as energy systems that meet all applicable ENERGY STAR requirements established by the United States EPA in effect at the time of construction. Energy systems include all hot water systems, roof and attic areas, outside walls, windows, air cooling systems, and heating systems.</p>			
<p>Objective:</p>			
<p>(4) <i>Improve and increase efficiency in land use planning and management.</i></p>	X		
<p>Policies:</p>			
<p>(a) <i>Assess the cumulative impact of developments on natural ecosystems, natural resources, wildlife habitat, and surrounding uses.</i></p>	X		
<p>(b) <i>Ensure that new development projects requiring discretionary permits demonstrate a community need, show consistency with the General Plan, and provide an analysis of impacts.</i></p>	X		
<p>(c) <i>Encourage public and private partnerships to preserve lands of importance, develop housing, and meet the needs of residents.</i></p>	X		
<p>(d) <i>Promote creative subdivision designs that implement best practices in land development, sustainable management of natural and physical resources, increased pedestrian and bicycle functionality and safety, and the principles of livable communities.</i></p>	X		

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(e) <i>Coordinate with Federal, State, and County officials in order to ensure that land use decisions are consistent with County plans and the vision local populations have for their communities.</i>	X		
(f) <i>Enable greater public participation in the review of subdivisions.</i>	X		
(g) <i>Improve land use decision making through the use of land- and geographic information systems.</i>	X		
Implementing Actions:			
(a) <i>Institute a time limit and sunseting stipulations on development entitlements and their implementation.</i>			X
<p>Discussion: As discussed in Section 4.9.1 (Community Character), Honua'ula will complement the pattern of development in the Kihei-Mākena region in a way that is consistent with the State Land Use Urban designation of the Property and envisioned in the <i>Kihei-Mākena Community Plan</i>. In doing so, Honua'ula will help to satisfy the housing demand of a growing population and provide for a complete and vibrant community.</p> <p>This EIS assesses the cumulative impact of Honua'ula on natural ecosystems, natural resources, wildlife habitat, and surrounding uses. Specific sections of this EIS address potential impacts on natural ecosystems (see Chapter 3, Description of the Natural Environmental, Potential Impacts, and Mitigation Measures) and Section 7.2 (Cumulative and Secondary Impacts) discusses cumulative impacts.</p> <p>In the course of planning Honua'ula, since 2001, Honua'ula representatives met with concerned individuals, community organizations, private groups, and Federal, State, and County officials ((see Chapter 8). Through this process, the plan evolved to reflect community values and embrace contemporary "smart growth" planning principles, such as diverse residential opportunities, village mixed uses, and integrated bicycle and pedestrian networks. A significant amount of input was received on community impacts such as water, traffic, parks, and affordable and workforce housing. The input received drove solutions to issues such as private source development, improvements to Pi'ilani Highway in advance of any permits, money to be dedicated to park development in South Maui and workforce housing on site. As more investigation was done on the Property, the plan was further refined to integrate and preserve natural and cultural resources and maintain the physical and historic character of the Property.</p> <p>During the County Council hearings for the Honua'ula Change in Zoning and Project District Phase I approval in 2008, the County Council heard extensive testimony from both the public and experts in various fields of study. In response to concerns raised at the hearings, the Council included comprehensive conditions as part of the Change in Zoning Ordinance (County of Maui Ordinance No. 3554) approval. These conditions address a wide range of concerns and ensure that any impacts of Honua'ula are mitigated and addressed.</p> <p>Prior to the County Council hearings in 2008, the Council's Land Use Committee had held</p>			

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extensive public meetings over the course of 2006 and 2007 to consider the Honua'ula project, including an estimated ten public hearings where public testimony was heard. These meetings/hearings provided significant opportunity for the consideration of public questions and concerns prior to the Council's consideration and approval of the Phase I application.			
K. STRIVE FOR GOOD GOVERNANCE			
Goal: Government services will be transparent, effective, efficient, and responsive to the needs of residents.			
Objective:			
(1) Strengthen governmental planning, coordination, consensus building, and decision making.			X
Policies:			
(a) Plan and prepare for the effects of social, demographic, economic, and environmental shifts.			X
(b) Plan for and address the possible implications of Hawaiian sovereignty.			X
(c) Encourage collaboration among government agencies to reduce duplication of efforts and promote information availability and exchange.			X
(d) Expand opportunities for the County to be involved in and affect State and Federal decision making.			X
(e) Plan and prepare for large-scale emergencies and contingencies.			X
(f) Improve public awareness about preparing for natural hazards, disasters, and evacuation plans.			X
(g) Improve coordination among Federal, State, and County agencies.			X
Implementing Actions:			
(a) Develop policies, regulations, and programs to protect and enhance the unique character and needs of the County's various communities.			X
(b) Evaluate and if necessary, recommend modifications to the County Charter that could result in a possible change to the form of governance for Maui County.			X
(c) Study and evaluate the feasibility and implications of voting in Maui County Council elections.			X
(d) Study and evaluate the feasibility of authorizing town governments in Maui County.			X
Discussion: Honua'ula will not directly develop government services; therefore, this objective and these policies are not applicable. However, Honua'ula will have a significant positive impact on the State and County economies and will contribute to increased State and County revenues in the form of increased property taxes, general excise taxes, and income taxes. Should the State and County choose to allocate these additional tax revenues to fund more services to protect public health, welfare, and safety, any cost to the public that may result will be effectively minimized.			
Objective:			
(2) Promote civic engagement.			X
Policies:			
(a) Foster consensus building through in-depth, innovative, and accessible public participatory processes.	X		
(b) Promote and ensure public participation and equal access to government among all			X

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<i>citizens.</i>			
<i>(c) Encourage a broad cross-section of residents to volunteer on boards and commissions.</i>			X
<i>(d) Encourage the State to improve its community-involvement processes.</i>			X
<i>(e) Support community-based decision making.</i>			X
<i>(f) Expand advisory functions at the community level.</i>			X
<i>(g) Expand opportunities for all members of the public to participate in public meetings and forums.</i>	X		
<i>(h) Facilitate the community's ability to obtain relevant documentation.</i>	X		
<i>(i) Increase voter registration and turnout.</i>			X
Implementing Actions:			
<i>(a) Implement two-way communication using audio-visual technology that allows residents to participate in the County's planning processes.</i>			X
<i>(b) Ensure and expand the use of online notification of County business and public meetings, and ensure the posting of all County board and commission meeting minutes.</i>			X
<i>(c) Explore funding mechanisms to improve participation by volunteers on boards and commissions.</i>			X
<i>(d) Develop a project-review process that mandates early and ongoing consultation in and with communities affected by planning and land use activities.</i>	X		

Discussion: In the course of planning Honua'ula, since 2001, Honua'ula representatives met with concerned individuals, community organizations, private groups, and Federal, State, and County officials ((see Chapter 8). Through this process, the plan evolved to reflect community values and embrace contemporary "smart growth" planning principles, such as diverse residential opportunities, village mixed uses, and integrated bicycle and pedestrian networks. A significant amount of input was received on community impacts such as water, traffic, parks, and affordable and workforce housing. The input received drove solutions to issues such as private source development, improvements to Pi'ilani Highway in advance of any permits, money to be dedicated to park development in South Maui and workforce housing on site. As more investigation was done on the Property, the plan was further refined to integrate and preserve natural and cultural resources and maintain the physical and historic character of the Property.

During the County Council hearings for the Honua'ula Change in Zoning and Project District Phase I approval in 2008, the County Council heard extensive testimony from both the public and experts in various fields of study. In response to concerns raised at the hearings, the Council included comprehensive conditions as part of the Change in Zoning Ordinance (County of Maui Ordinance No. 3554) approval. These conditions address a wide range of concerns and ensure that any impacts of Honua'ula are mitigated and addressed.

Prior to the County Council hearings in 2008, the Council's Land Use Committee had held extensive public meetings over the course of 2006 and 2007 to consider the Honua'ula project, including an estimated ten public hearings where public testimony was heard.

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<p>These meetings/hearings provided significant opportunity for the consideration of public questions and concerns prior to the Council's consideration and approval of the Phase I application.</p> <p>Further review for Honua'ula will include the review of this EIS and the Project District Phase II public hearings by the Maui Planning Commission. Both of these steps provide for agency and public input and comments, as well as opportunities for the public and decision makers to ask for more information to address any additional concerns that may arise.</p>			
Objective:			
(3) <i>Improve the efficiency, reliability, and transparency of County government's internal processes and decision making.</i>			X
Policies:			
(a) <i>Use advanced technology to improve efficiency.</i>			X
(b) <i>Simplify and clarify the permitting process to provide uniformity, reliability, efficiency, and transparency.</i>			X
(c) <i>Improve communication with Lana'i and Moloka'i through the expanded use of information technologies, expanded staffing, and the creation and expansion of government-service centers.</i>			X
(d) <i>Ensure that laws, policies, and regulations are internally consistent and effectuate the intent of the General Plan.</i>			X
Implementing Actions:			
(a) <i>Update the County Code to be consistent with the General Plan.</i>			X
(b) <i>Identify and update County regulations and procedures to increase the productivity and efficiency of County government.</i>			X
(c) <i>Develop local level-of-service standards for infrastructure, public facilities, and services.</i>			X
(d) <i>Implement plans through programs, regulations, and capital improvements in a timely manner.</i>			X
(e) <i>Expand government online services.</i>			X
<p>Discussion: Honua'ula will not directly improve government processes, decision making and standards; therefore, this objective and these policies are not applicable. However, Honua'ula will have a significant positive impact on the State and County economies and will contribute to increased State and County revenues in the form of increased property taxes, general excise taxes, and income taxes. Should the State and County choose to allocate these additional tax revenues to fund more services to protect public health, welfare, and safety, any cost to the public that may result will be effectively minimized.</p>			
Objective:			
(4) <i>Adequately fund in order to effectively administer, implement, and enforce the General Plan.</i>			X
Policies:			
(a) <i>Adequately fund, staff, and support the timely update and implementation of planning policy, programs, functional plans, and enforcement activities.</i>			X
(b) <i>Ensure that the County's General Plan process provides for efficient planning at the</i>			X

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<i>County, island, town, and neighborhood level.</i>			
<i>(c) Encourage ongoing professional development, education, and training of County employees.</i>			X
<i>(d) Encourage competitive compensation packages for County employees to attract and retain County personnel.</i>			X
<i>(e) Enable the County government to be more responsive in implementing our General Plan and Community Plans.</i>			X
<i>(f) Review discretionary permits for compliance with the Countywide Policy Plan.</i>			X
<i>(g) Strengthen the enforcement of County, State, and Federal land use laws.</i>			X
Implementing Actions:			
<i>(a) Establish penalties to ensure compliance with County, State, and Federal land use laws.</i>			X
<p>Discussion: Honua'ula will not directly improve government administration, programs, or plans; therefore, this objective and these policies are not applicable. However, Honua'ula will have a significant positive impact on the State and County economies and will contribute to increased State and County revenues in the form of increased property taxes, general excise taxes, and income taxes. Should the State and County choose to allocate these additional tax revenues to fund more services to protect public health, welfare, and safety, any cost to the public that may result will be effectively minimized.</p>			
Objective:			
<i>(5) Strive for County government to be a role model for implementing cultural and environmental policies and practices.</i>			X
Policies:			
<i>(a) Educate residents on the benefits of sustainable practices.</i>			X
<i>(b) Encourage the retention and hiring of qualified professionals who can improve cultural and environmental practices.</i>			X
<i>(c) Incorporate environmentally sound and culturally appropriate practices in government operations and services.</i>			X
<i>(d) Encourage all vendors with County contracts to incorporate environmentally sound and culturally appropriate practices.</i>			X
<p>Discussion: Honua'ula will not directly improve government policies and practices; therefore, this objective and these policies are not applicable. However, Honua'ula will have a significant positive impact on the State and County economies and will contribute to increased State and County revenues in the form of increased property taxes, general excise taxes, and income taxes. Should the State and County choose to allocate these additional tax revenues to fund more services to protect public health, welfare, and safety, any cost to the public that may result will be effectively minimized.</p>			

5.2.2 Kīhei-Mākena Community Plan

The Kīhei-Mākena Community Plan is one of nine community plans developed to address the unique aspects of each region. According to the Kīhei-Mākena Community Plan Land Use Map, the Property is designated Project District 9 (Figure 6). The community plan objectives and policies relevant to the Honua'ula are discussed below.

KĪHEI-MĀKENA COMMUNITY PLAN (1998)	S	N/ S	N/ A
LAND USE			
Goal: <i>A well-planned community with land use and development patterns designed to achieve the efficient and timely provision of infrastructural and community needs while preserving and enhancing the unique character of Ma`alaea, Kihei, Wailea and Makena as well as the region's natural environment, marine resources and traditional shoreline uses.</i>			
Objectives and Policies:			
(a) <i>Acquire beachfront properties for public use.</i>			X
(b) <i>Identify priority growth areas to focus public and private efforts on the provision of infrastructure and amenities to serve existing residents and to accommodate new growth.</i>	X		
(c) <i>Upon adoption of this plan, allow no further development unless infrastructure, public facilities, and services needed to service new development are available prior to or concurrent with the impacts of new development.</i>	X		
(d) <i>Limit hotel uses to those areas presently planned for hotel use, and limit hotel development until adequate public facilities and services are established to meet existing needs.</i>	X		
(e) <i>Establish a system of parks, utility easements, shoreline areas, drainageways and wetlands as an open space framework for the urban areas of the region, i.e. where structures exist or are planned to exist, and provide an integrated system of pedestrian and bicycle paths.</i>	X		
(f) <i>Establish a distribution of land uses which provides housing, jobs, shopping, open space, and recreation areas in close proximity to each other in order to enhance Kihei's neighborhoods and to minimize dependence on automobiles.</i>	X		
(g) <i>Encourage the establishment of single-family and multi-family land use designations which provide affordable housing opportunities for areas which are in close proximity to infrastructure systems and other urban services.</i>	X		
(h) <i>Develop commercial services at the following locations to meet community needs: 1) North Kihei, between the existing South Kihei Road, Pi`ilani Highway and Uwapo Road. 2) A central business and commercial center for Kihei clustered about the South Kihei Road/Road "C" intersection. 3) In existing commercially zoned areas along South Kihei Road in the vicinity of Kalama Park. 4) Along South Kihei Road opposite the Kama`ole beach parks.</i>			X
(i) <i>Limit commercial services to neighborhood business uses or other low-key business activities with a residential scale on those properties which abut single-family residential areas.</i>	X		
(j) <i>Locate resort-related retail commercial facilities at strategic points in the Wailea and Makena destination areas.</i>	X		
(k) <i>Provide for limited expansion of light industrial services in the area south of Ohukai and mauka of Pi`ilani Highway, as well as limited marine-based industrial services in areas next to Ma`alaea Harbor. Provide for moderate expansion of light industrial use in the Central Maui Baseyard, along Mokulele Highway. These areas should limit retail business or commercial activities to the extent that they are accessory or</i>			X

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<i>provide service to the predominate light industrial use. These actions will place industrial use near existing and proposed transportation arteries for the efficient movement of goods.</i>			
<i>(l) Preserve coastal vistas, open space and recreational opportunities for residents by prohibiting further shoreline development except in places designated on the 1997 community plan land use map, and prohibit future community plan amendments along the shoreline that would increase the intensity of land use, with the exception of land use that is public or quasi-public in nature.</i>			X
<i>(m) Provide for limited residential expansion in Ma'alaea which complements the existing natural and built environment.</i>			X
<i>(n) Maintain State Conservation District boundaries in the planning region. However, State Conservation District reclassification of lands may be warranted to enhance environmental preservation.</i>			X
<i>(o) Establish a site for a future higher educational institution north of the research and technology park project district.</i>			X
<i>(p) Prevent urbanization of important agricultural lands.</i>			X
<i>(q) Allow ohana units only where sufficient infrastructure is available.</i>			X
<i>(r) Allow special permits in the State Agricultural Districts to accommodate unusual yet reasonable uses including: (1) limited agriculturally related commercial, public and quasi-public uses serving the immediate community; (2) uses clearly accessory or subordinate to a principal agricultural use on the property; (3) public facility uses such as utility installations or landfills whose location depends on technical considerations; and (4) extractive industries, such as quarrying, where the operation would not adversely affect the environment or surrounding agricultural uses.</i>			X
Implementing Actions:			
<i>(a) Prepare a prioritized island-wide directed and managed growth strategy to ensure that the location, rate and timing of development is consistent with the provision of infrastructure and public facilities and services.</i>	X		
<i>(b) Include conditions of approval for new residential developments requiring that adequate school facilities shall be in place before a certificate of occupancy is issued.</i>	X		
<i>(c) Prepare an Open Space Master Plan for the region to provide a unified system of non-motorized access to community resources, and to provide a planned program of resource stewardship. Establish standards for the use of drainageways, gulches, wetlands, and easements for public access. The Open Space Master Plan shall be prepared by partnership between governmental and non-governmental organizations. The plan preparation shall include, but not be limited to, public input and informational workshops; inventory and mapping of cultural, natural, and open space resources; and review of legal options and constraints. Professional design of the Open Space Master Plan should be funded; and, upon its adoption, the Open Space Master Plan should be incorporated into the Kihei-Makena Community Plan.</i>	X		
<i>(d) Control the timing and phasing of project district construction through zoning in order to ensure systematic and incremental development. Such an action shall prevent haphazard development, and ensure that the provision of adequate infrastructure and public facilities and services takes place prior to or concurrent with development.</i>	X		
<i>(e) Review, amend and adopt, as appropriate, zoning ordinances and maps to carry out the intent of the land use categories identified in the plan.</i>			X

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<i>(f) Establish and enforce building height limits and densities mauka of Pi'ilani Highway which preserve significant mauka views and vistas.</i>	X		
<p>Discussion: The Honua'ula Property has been designated as Kīhei-Mākena Project District 9 (Chapter 19.90A, MCC) to establish permissible land uses and appropriate standards of development for a residential community consisting of single-family and multi-family dwellings complemented with village mixed used, all integrated with an 18-hole golf course and other recreational amenities.</p> <p>As discussed in Section 2.3 (Honua'ula Description), Honua'ula will be a master-planned community embracing “smart growth” principles such as diverse residential opportunities, village mixed uses, on-site recreational amenities, and integrated bicycle and pedestrian networks.</p> <p>As established in Honua'ula's design guidelines, Honua'ula will reflect community values and feature distinctive architecture to create an interesting, unique community in context with the Kīhei-Mākena region. This cohesive approach will integrate natural and human-made boundaries and landmarks to craft a sense of place within a defined community.</p> <p>As discussed in Section 4.4 (Roadways and Traffic) and 4.8 (Infrastructure and Utilities), Honua'ula responds to the demand of a growing population for the Kīhei-Mākena region by funding the Pi'ilani Highway widening project and other traffic improvements and providing additional infrastructure to meet the needs of Honua'ula.</p> <p>Honua'ula's open space, parks, conservation areas, bicycle and pedestrian network, and golf course will provide for significant recreational benefits, protection of important habitat and natural features, and an overall setting of enhanced environmental quality and community health.</p> <p>Honua'ula will be a complete community with village-mixed use areas comprised of commercial, residential, recreational, and community facilities serving the needs of Honua'ula residents and guests. Honua'ula will integrate a system of pedestrian and bike paths along the community's roadways, gulches, and drainage ways. This secondary circulation system of linked pedestrian/bike trails will provide another option for traveling through the community. The community trail system will connect residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas.</p> <p>By locating commercial and retail establishments convenient to residential areas, walking and biking will be meaningful alternatives to driving within Honua'ula and, unlike residents in conventional residential subdivisions, Honua'ula residents will not have to drive outside of the community for all of their needs and services. Located near the intersection of Pi'ilani Highway and Wailea Ike Drive, Honua'ula's commercial and retail establishments will also help serve the needs of the neighboring Wailea and Mākena</p>			

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<p>destination areas.</p> <p>Honua'ula will help to satisfy housing demand by providing homes in the Kīhei-Mākena region priced for a wide range of consumer groups, including workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). Transient vacation rentals or time shares will not be allowed within Honua'ula, thereby maintaining a balance between resident and visitor populations.</p> <p>As discussed in Section 4.10.1 (Schools), Honua'ula Partners, LLC will pay at least \$3,450,000 to the DOE for school improvements over the course of the projected 13-year build-out period. In compliance with County of Maui Ordinance No. 3554 (Condition 22), Honua'ula Partners, LLC will pay the DOE \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kīhei-Mākena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kīhei-Mākena Project District 9, Honua'ula Partners, LLC will from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.</p> <p>Pursuant to Honua'ula's zoning conditions under County of Maui Ordinance No. 3554, the timing of the provision of traffic improvements, the payment of school, traffic and park fees, and the contribution of land and funds for fire and police facilities are based primarily upon the timing of the build-out of Honua'ula. This will ensure that the creation of Honua'ula is done in a systematic fashion, commensurate with the provision of adequate infrastructure and public facilities and services.</p> <p>Honua'ula's Project District 9 (Chapter 19.90A, MCC) ordinance establishes maximum building heights and densities that will help preserve significant mauka views and vistas.</p>			
ENVIRONMENT			
Goal:			
<i>Preservation, protection, and enhancement of Kihei-Makena's unique and fragile environmental resources.</i>			
Objectives and Policies:			
(a) <i>Maintain and enhance the long-term availability of shoreline resources for public enjoyment through adequate access, space, and facility provisions, and through on-going resource management programs.</i>			X
(b) <i>Preserve, protect, and restore unique natural areas with significant conservation values.</i>	X		
(c) <i>Require that new shoreline development respect shoreline resources and maintain public access: 1) Existing dune formations are important elements of the natural setting and should remain intact. 2) Indigenous or endemic strand vegetation should remain undisturbed; new development and landscaping should treat such vegetation as given conditions. 3) Planning for new shoreline development, as well as redevelopment, shall consider the cyclic nature of beach processes. Setbacks shall be used to provide a sufficient buffer between the ocean and structures to allow for periodic and long-term accretion and erosion of the shoreline. A Coastal Erosion Rate Analysis shall be developed. The planning commissions are encouraged to</i>			X

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<i>incorporate data from the analysis into planning decisions for shoreline areas, especially with respect to shoreline building setbacks. In the interim period prior to the completion of the analysis, the planning commissions are further encouraged to utilize minimum setbacks for multi-family and hotel uses of 150 feet from sandy shorelines, and 75 feet from rocky shorelines, or 25% of the average lot depth, whichever is greater. Where shoreline erosion threatens existing structures or facilities, beach replenishment shall be the preferred means of controlling erosion, as opposed to sole reliance on seawalls or other permanent shoreline hardening structures. 4) Storm water run-off from proposed developments shall not adversely affect the marine environment and nearshore and offshore water quality. 5) Planning, design, and layout for new development shall be integrated with public shoreline use and sound principles of resource management.</i>			
<i>(d) Permit recreational activities in the shoreline zone which respond to shoreline characteristics and principles of sound resource management. Activities which damage or deplete shoreline resources, or are incompatible with ecological systems, shall not be permitted.</i>			X
<i>(e) Protect the quality of nearshore waters by ensuring that land-based discharges meet water quality standards. Continued monitoring of existing and future waste disposal systems is necessary to ensure their efficient operation. Programs should be implemented to reduce the reliance on injection wells for wastewater disposal.</i>	X		
<i>(f) Protect all wetland resources, such as those at Kealia Pond and near Road "C". These open space and wildlife habitat resources are important for flood control and for their natural beauty.</i>			X
<i>(g) Require the integration of wetlands and drainageways into an open space, pedestrian pathway, and bikeway system within and around the Lipoa business district.</i>			X
<i>(h) Encourage such land uses as would serve to reduce hazardous fire conditions in the developed community plan areas.</i>	X		
<i>(i) Discourage shoreline hardening structures where North Kihei Road abuts the coastline. Instead, use soft approaches such as dune restoration and beach nourishment with or without supporting structures.</i>			X
Implementing Actions:			
<i>(a) Implement programs to reduce the reliance on injection wells for wastewater disposal.</i>	X		
<i>(b) Establish and maintain a monitoring program for nearshore waters.</i>	X		
<i>(c) Support the development of the Ma`alaea-Kealia bypass highway.</i>			X
<i>(d) Develop a master plan for a recreational coastline access along North Kihei Road once the Ma`alaea-Kealia bypass is planned.</i>			X
<i>(e) Facilitate protection of valuable shoreline resources in the Open Space Master Plan by transferring State Beach Reserves and adjacent undeveloped State-owned lots to County jurisdiction. Prepare and implement a plan for enhancement of these lands to provide stewardship of cultural and natural resources and the fostering of traditional cultural activities.</i>			X
<i>(f) Survey, map, and describe the mauka boundaries of the State Beach Reserves to delineate between public and private property.</i>			X
<i>(g) Partner with the Na Ala Hele, South Maui Heritage Corridor, Kihei 2000, and Bikeways Maui organizations to establish a continuous trail/greenway/bikeway system from Kealia Pond to Kilohana Road, to provide pedestrian lateral accesses to the Kihei-Makena shoreline, and to protect and maintain traditional shoreline access.</i>			X

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(h) <i>Initiate a wetlands enhancement project with the Kihei Franks development in coordination with the enhancement of the Countyowned wetland adjacent to Saint Theresa's Church. Include a pedestrian and bikepath to allow school children to access the beach and greenway.</i>			X
(i) <i>Develop and implement a strategy for sand dune protection.</i>			X
(j) <i>New studies should be commissioned that seek to better understand site-specific causes of coastal erosion.</i>			X
(k) <i>Develop and implement a dune restoration project for the beach area along South Kihei Road from the Maui Lu to Suda Store. Such a project may use drift fencing, native vegetation, and dune walkovers in order to restore the sand dunes and prevent sand from blowing onto and across the road.</i>			X

Discussion: As discussed in Sections 3.6 (Botanical Resources) and 3.7 (Wildlife Resources), Honua'ula Partners, LLC will conserve portions of Honua'ula and undertake propagation of selected remnant native dry shrubland plants located on-site. To protect and conserve the area that contains the highest density of representative native plant species, a Native Plant Preservation Area will be established in perpetuity under a conservation easement and additional native plant conservation and protection areas also will be established. In total, approximately 143 acres will be set aside as Native Plant Areas to ensure the long-term genetic viability and survival of native plants. Further, a *Conservation and Stewardship Plan* sets forth proactive stewardship actions to manage the Native Plant Areas. Section 3.6 (Botanical Resources) contains the full discussion.

Honua'ula is not located on the coastline; therefore, policies regarding shoreline resources are not applicable. Honua'ula, however, will maintain a nearshore water quality monitoring program and will adopt water quality standards that comply with State and Federal regulations regarding wastewater disposal; per County of Maui Ordinance No. 3554 (Condition 17), no reclaimed water from Honua'ula will be placed into injection wells.

As discussed in Section 4.3 (Trails and Access), Honua'ula will include an integrated system of pedestrian and bike paths along the community's roadways, gulches and drainage ways. This secondary circulation system of linked pedestrian/bike trails will provide another option for traveling within the community.

As discussed in Section 3.4 (Natural Hazards), the creation of Honua'ula will mitigate the potential for wildfires on the Property through its landscape design and plant palette. In large part, vegetative fuel for fires, such as kiawe/buffel grass, will be replaced by buildings and landscaping of the community.

CULTURAL RESOURCES

Goal:

Identification, preservation, enhancement, and appropriate use of cultural resources, cultural practice, and historic sites that:

a. provides a sense of history and defines a sense of place for the Kihei- Makena region; and

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<i>b. preserves and protects native Hawaiian rights customarily and traditionally exercised for subsistence, cultural, and religious purposes in accordance with Article XII, Section 7, of the Hawaii State Constitution, and the Hawaii Supreme Court's PASH opinion, 79 Haw. 425 (1995).</i>			
Objectives and Policies:			
<i>(a) Identify, preserve, protect and restore significant historical and cultural sites.</i>	X		
<i>(b) Foster an awareness of the diversity and importance of cultural and archaeological resources and of the history of Kihei-Makena. Promote distinct cultural resources as an identifying characteristic of the region.</i>	X		
<i>(c) Encourage and protect traditional mauka and makai accesses, cultural practices and rural lifestyles.</i>	X		
<i>(d) Protect those areas, structures and elements that are a significant and functional part of Hawaii's ethnic and cultural heritage.</i>	X		
<i>(e) Encourage community stewardship of historic sites.</i>	X		
<i>(f) Preserve and restore historical roads and paths as cultural resources, and require such resources to be available to the public.</i>	X		
<i>(g) Recognize and respect family ancestral ties to certain sites.</i>	X		
<i>(h) Establish "cultural parks" and heritage corridors for visitation and education.</i>	X		
<i>(i) Establish cultural and educational programs to perpetuate Hawaiian and other ethnic heritages.</i>	X		
<i>(j) Develop a County ordinance for indigenous architecture.</i>			X
Implementing Actions:			
<i>(a) Prepare a Kihei-Makena specific Cultural Resources Management Plan. Use the plan to update the Countywide Cultural Resources Management Plan. Include an inventory of cultural resources and develop strategies for the preservation and enhancement of those resources.</i>	X		
<i>(b) Require development projects to identify all cultural resources located within or adjacent to the project area, prior to application, as part of the County development review process. Further require that all proposed activity include recommendations to mitigate potential adverse impacts on cultural resources, including site avoidance, adequate buffer areas and interpretation. Particular attention should be directed toward the southern areas of the planning region.</i>	X		
<i>(c) Implement a historic or cultural district overlay ordinance to provide protection for areas of significant archaeological, historical and cultural resources. These ordinances should be used at Palauea, Keone'o'io and other significant archaeological complexes in the Honua'ula District of the region.</i>			X
<i>(d) Upon development of Project District 8 (Palauea), the developer shall implement a historic park and interpretative center at Palauea, preserving the Palauea archaeological district and providing interpretation for sites in the Makena-Wailea region.</i> <i>Permitted uses shall include a cultural preserve/park area which shall be a minimum of at least 20 contiguous acres to protect and preserve known significant archaeological sites, which shall include, but not be limited to, the Palauea village and heiau complex, and the Palauea landing complex. Consideration should also be given to expanding the cultural preserve to include additional newly identified sites. Because of the significance of the sites, the County Cultural Resources Commission shall review all plans for development. Because of high public interest and the contiguous nature of the sites, consideration should be given to educational uses of the sites.</i>			X
<i>(e) Formulate and adopt rural and historic district roadway standards for the old Makena Road to promote the maintenance of historic landscapes and streetscapes in</i>			X

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<i>character with the region, so long as these standards are for public roadway purposes, and do not obstruct or interfere with the rights of the public for the use and enjoyment of the area. Makena Road shall be kept open for public use.</i>			
<p>(f) <i>General sites that should be identified for preservation include, but are not limited to, the following:</i></p> <ol style="list-style-type: none"> 1) <i>Ancient Trails/Old Government Roads</i> 2) <i>Fishponds</i> 3) <i>Landings</i> 4) <i>Nearshore marine cultural resources</i> 5) <i>Significant native vegetation zones</i> 6) <i>Plantation ditch systems</i> 7) <i>Religious Structures (shrines, churches & heiau)</i> 8) <i>Old bridges</i> 9) <i>Plantation camps</i> 10) <i>Plantation era structures & homes</i> 11) <i>Petroglyphs</i> 12) <i>Burials</i> 	X		
<p>(g) <i>Important sites and areas in the Kihei-Makena Community Plan region include the following:</i></p> <ol style="list-style-type: none"> 1) <i>Lahaina-Pali Trail</i> 2) <i>McGregor's Landing</i> 3) <i>Ma`alaea/McGregor Complex</i> 4) <i>Ma`alaea Petroglyphs</i> 5) <i>Kealia Pond</i> 6) <i>Naval Air Station Pu`unene</i> 7) <i>Kihei Landing</i> 8) <i>Keolahou Church</i> 9) <i>Kalepolepo Fishpond</i> 10) <i>David Malo Church</i> 11) <i>Waiohuli Kai Fishpond</i> 12) <i>Ko`a at Waimahaihai, Kama`ole</i> 13) <i>Kihei Regional Park Complex</i> 14) <i>Kama`ole House Site</i> 15) <i>Palauea Complex</i> 16) <i>Makena Landing Area Sites</i> 17) <i>Makena Complex</i> 18) <i>Keawala`i Church</i> 19) <i>Pu`u Olai</i> 20) <i>Mo`omuku Ko`a</i> 21) <i>Kanahena Landing Area</i> 22) <i>Moanakala Village</i> 23) <i>Kanahena Point Complex</i> 24) <i>Kalaelo Complex</i> 25) <i>Keone`o`io Village</i> 26) <i>Hoapili Trail</i> 27) <i>Keawanaku Complex</i> 28) <i>Wawaloa Complex</i> 29) <i>Alaha Complex</i> 30) <i>Waiakapuhi Complex</i> 31) <i>Kalulu Complex</i> <p><i>The above list is not comprehensive. It represents some of the wellknown sites that</i></p>			X

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<p>are currently listed in the State inventory of Historic Places and on file with the State and National Registers of Historic Places. Many more sites have not been surveyed for historic significance.</p> <p>A map indicating the general location of these sites is on file with the County's Department of Planning. The said map should be consulted prior to development proposals affecting the above-mentioned areas. Prior to any development approvals, the said map shall be referenced and the comments of the State Historic Preservation Division and the County Cultural Resources Commission shall be sought.</p>			

Discussion: As discussed in Section 4.1 (Archaeological and Historic Resources), a total of 40 archaeological sites comprised of 60 component features have been recorded within the Property. No burials or human remains have been found. Permanent *in situ* preservation is recommended for 15 sites. Data recovery is recommended for 18 sites. No further work is recommended for seven sites.

As discussed in Section 4.2 (Cultural Resources), in compliance with County of Maui Ordinance No. 3554 (Condition 13), Aki Sinoto Consulting, LLC and Hana Pono, LLC have prepared a CRPP in consultation with interested and concerned parties, cultural advisors, Nā Kūpuna O Maui, the Maui County Cultural Resources Commission, the Maui/Lāna'i Island Burial Council, the DLNR Nā Ala Hele, SHPD, OHA, and various knowledgeable individuals.

The CRPP incorporates the findings of the archaeological inventory survey and cultural impact assessment report (discussed in Section 4.2) and sets forth (among other things) selection criteria for archaeological sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate for each site and types of native flora to be used for landscaping for buffer zones.

As discussed in Section 4.3 (Trails and Access), Honua'ula will include traditional native Hawaiian mauka-makai access trails across the Property (*ala i ke kai* (pathway to the ocean) and the *ala i ke kula* (pathway to the uplands)). These trails will follow the Property's natural gulches from mauka to makai.

ECONOMIC ACTIVITY			
Goals:			
A diversified and stable economic base which serves resident and visitor needs while providing long-term resident employment.			
Objectives and Policies:			
(a) Establish a sustainable rate of economic development consistent with concurrent provision of needed transportation, utilities, and public facilities improvements.	X		
(b) Expand educational opportunities and encourage research and technological activities.	X		
(c) Encourage research, development, and use of alternate energy sources.	X		
(d) Establish balance between visitor industry employment and nonvisitor industry	X		

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<i>employment.</i>			
(e) <i>Provide for the preservation and enhancement of important agricultural lands for a variety of agricultural activities, including sugar cane, diversified agriculture and aquaculture.</i>			X
(f) <i>Increase the availability and variety of commercial services to provide for regional needs and strategically establish small scale commercial uses within, or in close proximity to, residential areas.</i>	X		
Implementing Actions:			
(a) <i>Seek State and private support for the establishment of a four-year university in the Kihei-Makena region.</i>			X
(b) <i>Establish a comprehensive data base to analyze county and regional economic statistics.</i>			X
(c) <i>Where feasible within the region, utilize alternate energy sources in all public structures, and encourage the same in private residences.</i>	X		
<p>Discussion: Honua'ula is projected to generate approximately \$1.2 billion of direct capital investment in the Maui economy over the projected 13-year build-out period. This will result in significant expenditures that will have a substantial positive impact on the County of Maui and State of Hawaii economies, on both a direct and indirect basis. By significantly increasing the level of capital investment and capital flow in the region, which will in turn create employment opportunities and widen the tax base, Honua'ula will serve as a compelling economic stimulus for the region. Honua'ula will provide direct employment opportunities for present and future residents of the area and contribute to the stability, diversity, and growth of local and regional economies.</p> <p>The approximately \$1.2 billion of direct capital investment that Honua'ula is projected to generate in the Maui economy includes investment in on-site infrastructure, home construction, golf course construction, and commercial building construction. A total of approximately 9,537 "worker years"¹⁵ of direct on-site employment will be created during the projected 13-year construction and sales period including: direct construction-related jobs, on-site business operation and maintenance positions, and off-site/direct worker-year requirements. After completion, Honua'ula is projected to generate 518 permanent full-time equivalent jobs—382 directly related to on-site activities and 136 indirect jobs throughout the island.</p> <p>Discretionary expenditures made by Honua'ula residents and guests during the projected 13-year build-out period are expected to total \$513.9 million, or nearly \$40 million annually. After the build-out period, discretionary expenditures are expected to stabilize at approximately \$77 million annually. The household income of full-time residents is forecast to total approximately \$497 million over the build-out period and stabilize at \$68.9 million per year after build-out.</p>			

¹⁵ A "worker year" is defined as the amount of time one full-time worker can work in one year although one worker year (2,080 working hours) may be comprised of many employees involved in specialized tasks of shorter duration.

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<p>The gross taxable operating economic activity generated from on-site operations (which include commercial operations, golf course operations, maintenance, landscaping, and renovations) is estimated to total approximately \$383.7 million during the build-out period. After the build-out period, annual operating economic activity is estimated to be approximately \$96.9 million.</p>			
<p>The overall statewide economic impact over the projected 13-year build-out period is estimated to total approximately \$3.2 billion. This includes direct capital investment, contractors' and suppliers' profits, employee wages, resident income and expenditures, and operating economic activity. On a stabilized basis after build-out, the overall economic impact of Honua'ula is estimated to be approximately \$290.5 million annually. The expenditure of these funds into the island and state economies will create hundreds of additional off-site, secondary, and indirect jobs on Maui and statewide.</p>			
<p>Fiscal and economic impacts from the short-term construction and long-term operation of Honua'ula are expected to directly benefit the State of Hawai'i and County of Maui through four major sources: 1) real property taxes; 2) gross excise tax receipts; 3) state income taxes; and 4) development fees.</p>			
<p>Pursuant to Honua'ula's zoning conditions under County of Maui Ordinance No. 3554, the timing of the provision of traffic improvements, the payment of school, traffic and park fees, and the contribution of land and funds for fire and police facilities are based primarily upon the timing of the build-out of Honua'ula. This will ensure that the creation of Honua'ula is done in a systematic fashion, commensurate with the provision of adequate infrastructure and public facilities and services.</p>			
<p>To expand the region's educational opportunities, and as discussed in Section 4.10.1 (Schools), Honua'ula Partners, LLC will pay at least \$3,450,000 to the DOE for school improvements over the course of the 13-year build-out period. In compliance with County of Maui Ordinance No. 3554 (Condition 22), Honua'ula Partners, LLC will pay the DOE \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kīhei-Mākena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kīhei-Mākena Project District 9, Honua'ula Partners, LLC will from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.</p>			
<p>As discussed in Section 4.4 (Roadways and Traffic) and 4.8 (Infrastructure and Utilities), Honua'ula responds to the demand of a growing population for the Kīhei-Mākena region by funding the Pi'ilani Highway widening project and other traffic improvements and providing additional infrastructure to meet the needs of Honua'ula.</p>			
<p>As discussed in Sections 2.5 (Environmentally-Responsible Planning and Design) and 4.78.5 (Electrical System), Honua'ula will include energy-efficient design and energy</p>			

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<p>conservation measures, such as energy systems that meet all applicable ENERGY STAR requirements established by the Climate Protection Division of the United States EPA in effect at the time of construction. Energy systems include all hot water systems, air cooling systems, and heating systems.</p> <p>In further compliance with County of Maui Ordinance No. 3554 (Condition 30), Honua'ula Partners, LLC will: 1) equip all residential units with a primary hot water system at least as energy efficient as a conventional solar panel hot water system, sized to meet at least 80 percent of the hot water demand for the unit; and 2) ensure that all air cooling systems and all heating systems for laundry facilities, swimming pools, and spa areas will make maximum use of energy-efficient construction and technology.</p> <p>As discussed in Section 4.9.4 (Village Mixed Uses), Honua'ula will include village-mixed use areas comprised of, commercial, residential, recreational, and community facilities serving the needs of Honua'ula residents and guests. Permitted uses in the Village Mixed Use sub-district include: retail food and beverage establishments; grocery stores; retail shops; offices; business services; minor medical offices; religious institutions; and public facilities. By locating commercial and retail establishments convenient to residential areas, walking and biking will be meaningful alternatives to driving within Honua'ula and, unlike residents in conventional residential subdivisions, Honua'ula residents will not have to drive outside of the community for all of their needs and services.</p> <p>Honua'ula will not impact important agricultural lands since no part of the Property is designed as important agricultural lands. As discussed in Section 3.3 (Soils), the Property is rated "E" and unclassified on the LSB classification system, and not classified for under the ALISH system, indicating that the Property is not agriculturally significant. Therefore, Honua'ula will not reduce the inventory of important agricultural lands.</p>			
HOUSING AND URBAN DESIGN			
<p>Goals: <i>A variety of attractive, sanitary, safe and affordable homes for Kihei's residents, especially for families earning less than the median income for families within the County. Also, a built environment which provides complementary and aesthetically pleasing physical and visual linkages with the natural environment.</i></p>			
<p>Objectives and Policies:</p>			
<p>(a) <i>Provide an adequate variety of housing choices and range of prices for the needs of Kihei's residents, especially for families earning less than the median income for families within the County, through the project district approach and other related programs. Choices can be increased through public/private sector cooperation and coordinated development of necessary support facilities and services.</i></p>	X		
<p>(b) <i>Require a mix of affordable and market-priced housing in all major residential projects, unless the project is to be developed exclusively as an affordable housing project.</i></p>	X		
<p>(c) <i>Preserve Kihei-Makena's significant views of the Pacific Ocean and the broad vista to the Central Maui and Upcountry region. Prohibit the use of walls higher than 4 feet in front yard setbacks especially in areas close to the shoreline where view</i></p>	X		

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<i>corridors can be blocked.</i>			
<i>(d) Provide for integration of natural physical features with future development of the region. New development shall incorporate features such as gulches and wetlands into open space and pedestrian pathway and bikeway systems.</i>	X		
<i>(e) Implement landscaped setbacks for future multi-family and commercial areas. Developments shall provide space for landscaped pedestrian ways and bikeways.</i>	X		
<i>(f) Incorporate the principles of xeriscaping in all future landscaping.</i>	X		
<i>(g) Encourage the use of native plants in landscaping in the spirit of Act 73, Session Laws of Hawaii, 1992.</i>	X		
<i>(h) Recommend to the Maui County Arborist Committee for consideration as "Exceptional Trees" all trees, or groves of trees, that have historic or cultural value, represent an important community resource, or are exceptional by reason of age, rarity, location, size, aesthetic quality, or endemic qualities. Healthy mature trees shall be saved and incorporated in the landscape plans of subdivisions, roads, or any other construction or development.</i>	X		
Implementing Actions:			
<i>(a) Develop a comprehensive strategy for housing assistance which coordinates all available public and private resources and incorporates appropriate regulatory measures.</i>			X
<i>(b) Explore modifying zoning, building and subdivision codes to incorporate minimum lot sizes, compact parking ratios, and roadway and utility standards which meet resident needs but which may depart from customary urban standards, in an effort to reduce development and housing costs.</i>			X
<i>(c) Plant appropriate trees, turfgrass, and ground covers along existing public rights-of-way, roads, and parks. Neighborhood communities and citizen groups shall be encouraged to upgrade their streets and parks in accordance with the Maui County Planting Plan.</i>	X		
<i>(d) Provide landscaped buffer areas between Pi'ilani Highway and adjacent communities to mitigate highway noise and to reduce the visual impact of development. Both Pi'ilani Highway and South Kihei Road shall be landscaped to achieve a parkway character.</i>	X		
<i>(e) Provide an aesthetic landscaped entry-way and park at the north end of Kihei, north of the future commercial area. Provide a similar Kihei entry-way at Road C.</i>			X
<i>(f) Develop Kihei-Makena Urban Design Guidelines to address architectural, landscape, and graphic design standards. Use the guidelines to establish a sense of place by defining distinctive standards for four neighborhoods: the Uwapo Road-Suda Store neighborhood, the Lipoa Street-Azeka Place neighborhood, the Kalama Park neighborhood, and the Kama'ole Parks neighborhood.</i>			X
<i>(g) Implement streetscape beautification through an "adoption" program for trees, sidewalks, street frontages, and intersections.</i>			X
<p>Discussion: Honua'ula will help to satisfy the housing demand of a growing population by providing homes in the Kīhei-Mākena region priced for a wide range of consumer groups, including workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy).</p> <p>As discussed in Section 4.7 (Visual Resources), panoramic views of shoreline, upland areas of Haleakalā, West Maui Mountains, and the offshore islands of Molokini, Kaho'olawe, and Lāna'i are available from selected areas of the Property. Views of the ocean are available from almost all areas of the site. Honua'ula will not impinge upon</p>			

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<p>any significant public scenic view corridors, and Honua'ula will have no significant impacts on views toward the ocean or Haleakalā. To ensure an overall architectural theme as well as other design standards are established for Honua'ula, design guidelines have been prepared. The design guidelines cover various aspects of Honua'ula design with the overall goal of providing a framework so that a consistent character is achieved.</p> <p>As discussed in Section 4.3 (Trails and Access), Honua'ula will integrate a system of pedestrian and bike paths along the community's roadways, gulches, and drainage ways. This secondary circulation system of linked pedestrian/bike trails will provide another option for traveling within the community. The community trail system will connect residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas.</p> <p>To protect and conserve the area that contains the highest density of representative native plant species, a Native Plant Preservation Area will be established in perpetuity under a conservation easement and additional native plant conservation and protection areas also will be established. In total, approximately 143 acres will be set aside as Native Plant Areas to ensure the long-term genetic viability and survival of native plants.</p> <p>The Honua'ula Landscape Master Plan establishes an overall landscape concept and establishes principles to guide the design and implementation of landscape planting within Honua'ula. The Landscape Master Plan strives to create a naturalized landscape palette, using native plants, which require minimal irrigation and will, after establishment, require minimal maintenance. Consistent with the Maui County Planting Plan, the Honua'ula Landscape Master Plan is responsive to the botanical resources of the area and the need to limit the use of water for irrigation.</p> <p>Honua'ula will provide a buffer along Pi'ilani Highway to mitigate highway noise and to reduce the visual impact of development, as discussed in Section 4.4 (Roadways and Traffic). Additionally, appropriate landscaping will be planted along public rights-of-way, roads and parks.</p>			
PHYSICAL AND SOCIAL INFRASTRUCTURE			
<p>Goals: <i>Provision of facility systems, public services and capital improvement projects in an efficient, reliable, cost effective, and environmentally sensitive manner which accommodates the needs of the Kihei-Makena community, and fully support present and planned land uses, especially in the case of project district implementation. Allow no development for which infrastructure may not be available concurrent with the development's impacts.</i></p>			
Transportation			
Objectives and Policies:			
(a) <i>Develop and implement a well-planned road and public transportation system to allow residents and visitors to move safely, effectively and comfortably within the</i>	X		

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<i>region. Roadway improvements should be planned, designed, and constructed as prioritized under the Implementing Actions section below, and as generally described in the Kihei Traffic Master Plan.</i>			
<i>(b) Undertake transportation system improvements concurrently with planned growth of the Kihei-Makena region. Require adequate interregional highway capacity, including the widening of Pi'ilani and Mokulele Highways to four lanes, prior to the construction of major projects south of Kilohana Road or mauka of Pi'ilani Highway.</i>	X		
<i>(c) Strengthen the coordination of land use planning and transportation planning to promote sustainable development and to reduce dependence on automobiles. New residential communities should provide convenient pedestrian and bicycle access between residences and neighborhood commercial areas, parks and public facilities.</i>	X		
<i>(d) Support ridesharing, bicycle and pedestrian use, alternative work schedules, traffic signal synchronization, and/or other transportation demand management strategies.</i>	X		
<i>(e) Support a new bypass highway mauka of Pi'ilani Highway, coordinated with a Ma'alaea-Kealia Pond bypass highway, and an Upcountry-Kihei connector road, to be constructed as growth in the region warrants.</i>			X
<i>(f) Protect and preserve the traditional rural scale and character of existing portions of old Makena Road in a manner similar to that existing at Keawalai Church.</i>			X
<i>(g) Plan, design, and construct a pedestrian and bikeway network throughout the Kihei-Makena region which considers the utilization of existing stream beds, drainageways, wetlands and public rights-of-way along coastal and inland areas.</i>	X		
<i>(h) Encourage joint public/private participation in the planning, design and construction of roadway improvements, especially those identified in this plan.</i>	X		
<i>(i) Support the planning and design of the Ma'alaea-Kealia bypass highway in order to address potential environmental concerns of North Kihei Road, and its proximity to the shoreline.</i>			X
Implementing Actions:			
<i>(a) Plan, design and construct a new Road "C", from South Kihei Road to Pi'ilani Highway, to provide an alternative connector roadway in Central Kihei, as described in the Kihei Traffic Master Plan. Said alignment shall extend in an easterly direction from its existing segment at South Kihei Road and link with Pi'ilani Highway. This is the highest priority for roadway improvements in the community plan region.</i>			X
<i>(b) Plan, design and construct appropriate sections of a new North-South Collector Road, from Uwapo Road to Keonekai Road, to facilitate improved traffic movement in Kihei proper. When selecting a specific alignment, impacting existing structures should be kept to a minimum. Consideration should be given to segments between Kaonoulu Street and Auhana Street as well as between Ke Alii Alanui and Keonekai Road. In terms of roadway improvements within the community plan region, this shall be the second priority.</i>			X
<i>(c) Widen Pi'ilani Highway, between Mokulele Highway and Wailea Ike Drive, to four lanes. In terms of roadway improvements within the community plan region, this shall be the third priority.</i>	X		
<i>(d) Plan, design and construct a new Road "B", from South Kihei Road to the new North-South Collector Road, to improve internal circulation in the Central Kihei area.</i>			X
<i>(e) Plan, design and construct a new Road "A", from Road "B" to Lipoa Street, to provide increased circulation in the Lipoa business area.</i>			X
<i>(f) Provide clear signage with adequate lighting along Pi'ilani Highway to indicate</i>	X		

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<i>Kihei access points. Also provide a landscape buffer and bikepath on both sides of Pi'ilani Highway.</i>			
<i>(g) Provide left turn storage lanes and acceleration/deceleration lanes on Pi'ilani Highway, and traffic signals at important intersections along South Kihei Road.</i>	X		
<i>(h) Widen Mokulele Highway to four lanes.</i>			X
<i>(i) Preserve and enhance the identity of Kihei's neighborhoods by designing the north-south collector road in discontinuous segments. Work with landowners, neighborhoods, and community groups to plan and implement an adjacent but separate trail/greenway/bikepath to provide non-motorized public access along the full length of the road reserve. In sections where no roadway is built, the trail/greenway/bikepath may be broadened to form a neighborhood park, public access, or open space area.</i>			X

Discussion: As discussed in Section 4.4 (Roadways and Traffic), Honua'ula Partners, LLC will widen Pi'ilani Highway to four lanes from Kilohana Drive to Wailea Ike Drive before the commencement of any construction on the Property, with the exception of grading. Appropriate signage, lighting, storage lanes, traffic signals, and buffers will be provided along this part of Pi'ilani Highway, including the following traffic improvements to be completed prior to occupancy of the first units at Honua'ula:

- Signalize the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection and provide an exclusive left-turn lane on Okolani Drive (Condition 2c)¹⁶
- Signalize the Pi'ilani Highway/Wailea Ike Drive intersection and provide a right-turn lane from Pi'ilani Highway to Wailea Ike Drive and a second right-turn lane from Wailea Ike Drive to northbound Pi'ilani Highway (Condition 2d).
- Modify the Pi'ilani Highway/Kilohana Drive/Māpu Place intersection to provide an exclusive left-turn lane, and the southbound Pi'ilani Highway approach to provide an exclusive right-turn lane into Māpu Place (Condition 2f).

At or prior to the completion for 50 percent of Honua'ula, Honua'ula Partners, LLC will extend Pi'ilani Highway south, into Honua'ula, from Wailea Ike Drive to Kaukahi Street (County of Maui Ordinance No. 3554 Condition 2b).

Additionally, in accordance with County of Maui Ordinance No. 3554 and before occupancy of any units within Honua'ula, Honua'ula Partners, LLC will modify the Wailea Alanui/Wailea Ike Drive intersection to add a signalized double right-turn movement for northbound to eastbound turning traffic and provide two left-turn lanes for southbound traffic from Wailea Ike Drive (Condition 2e).

Furthermore, when warranted, Honua'ula Partners, LLC will also: 1) signalize the Wailea Ike Drive/Kālai Wa'a Street intersection in coordination with Wailea Resort and Mākena

¹⁶ This condition is also a condition of the Kai Malu project (MF-8). Honua'ula Partners, LLC and the Kai Malu project (MF-8) developer, A&B Wailea, Inc., will coordinate the installation of the signal as part of the widening Pi'ilani Highway.

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<p>Resort (Condition 2g); and 2) signalize the Wailea/Kaukahi Drive/Kaukahi Street intersection in coordination with Wailea Resort and Mākena Resort (Condition 2h).</p> <p>The planning and design of the above roadway improvements are being done in close collaboration with the State DOT and the County of Maui. In compliance with County of Maui Ordinance No. 3554 (Condition 18k), Honua'ula Partners, LLC will consult with the State DOT and the County Department of Public Works to ensure that the proposed roadway improvements meet with their satisfaction.</p> <p>In further compliance with County of Maui Ordinance No. 3554, Honua'ula Partners, LLC will pay a traffic improvement fee of at least \$5,000 per residential unit to the County of Maui before issuance of a residential building permit (Condition 3). If all Honua'ula units are constructed, this fee will total at least \$5.75 million and is in addition to the costs Honua'ula Partners, LLC will incur for providing the above regional traffic improvements.</p> <p>Honua'ula's TMPs support ridesharing, bicycle and pedestrian use, alternative work schedules and other management objectives, as discussed in Section 4.4 (Roadways and Traffic).</p> <p>As discussed in Section 4.3 (Trails and Access), Honua'ula will integrate a system of pedestrian and bike paths along the community's roadways. This secondary circulation system of linked pedestrian/bike trails will provide another option for traveling through the community. The community trail system will connect residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas. By locating commercial and retail establishments convenient to residential areas, walking and biking will be meaningful alternatives to driving within Honua'ula and, unlike residents in conventional residential subdivisions, Honua'ula residents will not have to drive outside of the community for all of their needs and services.</p>			
Water Distribution			
Objectives and Policies:			
(a) Provide for appropriate water source and transmission improvements concurrent with planned growth of the Kihei-Makena region.	X		
(b) Support and expand the projected development of the Central Maui and East Maui water systems in order to meet the needs of all Maui residents.			X
(c) Develop water conservation, reuse and educational programs.	X		
(d) Encourage the use of non-potable water for irrigation purposes and water features. Prohibit the use of potable water in large water features or require substantial mitigation fees.	X		
(e) Encourage the use of plants which have a relatively low need for water.	X		
<p>Discussion: As discussed in Section 4.8.1 (Water System), Honua'ula Partners, LLC will include a private water system providing both potable and non-potable water for use</p>			

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<p>within Honua'ula.</p> <p>Water conservation programs and practices will be implemented to meet the long-term needs of Honua'ula. In addition, as described in Section 4.8.2 (Wastewater System), non-potable water will be used for all irrigation purposes</p> <p>The Honua'ula Landscape Master Plan strives to create a naturalized landscape palette, using native plants, which require minimal irrigation and will, after establishment, require minimal maintenance. Consistent with the Maui County Planting Plan, the Landscape Master Plan is responsive to the botanical resources of the area and the need to limit the use of water for irrigation.</p>			
Liquid and Solid Waste			
Objectives and Policies:			
(a) <i>Coordinate improvements to sewer transmission lines and wastewater reclamation facilities to meet the needs of future population growth. Require that the Wailea Resort Company and the Wailea Makena Alliance work toward a solution that would enable the Wailea sewerage system to be dedicated to the County.</i>	X		
(b) <i>Provide efficient, safe and environmentally sound systems for the reuse, recycling, and disposal of liquid and solid wastes.</i>	X		
(c) <i>Reduce the reliance on injection wells for wastewater disposal. Require the use of reclaimed effluent--a procedure which is safe, economical and environmentally sound--for irrigation of golf courses, parks and landscaped areas.</i>	X		
(d) <i>Encourage public awareness of the need to reduce, reuse, recycle and compost waste materials, and make composting facilities available to the public.</i>	X		
<p>Discussion: As discussed in Section 4.8.2 (Wastewater System), Honua'ula will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2). After treatment, R-1 recycled water (reclaimed water) will be used within Honua'ula for golf course irrigation.</p> <p>Honua'ula Partners, LLC is committed to limiting the environmental impact of the Honua'ula community by reducing solid waste. A solid waste management plan will be coordinated with the County's DEM, Solid Waste Division for the disposal of on-site and construction-related waste material, and Honua'ula Partners, LLC will work with contractors to minimize the amount of solid waste generated during the construction. After construction, Honua'ula Partners, LLC will implement strategies from the County of Maui Integrated Solid Waste Management Plan (2009) for diverting solid waste from landfills by providing options for recycling, such as collection systems and bin spaces, and promoting sound recycling practices among residents, guests, and construction and maintenance personnel. To the extent practical, wastes such as aluminum, paper, newspaper, glass, and plastic containers will be recycled. Green waste, particularly from the golf course, may be processed on-site and reused. Section 4.8.5 (Solid Waste) contains the full discussion.</p>			

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<p>Waste that cannot be recycled will be disposed of in the County's Central Maui Landfill in Pu'unēnē. Increases in waste diversion achieved through education, recycling, composting, and reuse programs are expected to decrease demand for landfill space and extend the life of the Central Maui Landfill beyond the currently projected closure date of 2025. The County's DEM Solid Waste Division anticipates that additional phases of the Central Maui Landfill will be developed as needed to accommodate future waste.</p>			
<p>Honua'ula will adopt water quality standards that comply with State and Federal regulations regarding wastewater disposal; per County of Maui Ordinance No. 3554 (Condition 17), no reclaimed water from Honua'ula will be placed into injection wells.</p>			
<p>To conserve water within Honua'ula, and in compliance with County of Maui Ordinance No. 3554 (Condition 14), non-potable water will be used for all irrigation purposes.</p>			
<p>Drainage</p>			
<p>Objectives and Policies:</p>			
(a) <i>Design drainage systems that protect coastal water quality by incorporating best management practices to remove pollutants from runoff. Construct and maintain, as needed, sediment retention basins and other best management practices to remove sediments and other pollutants from runoff.</i>	X		
(b) <i>Construct necessary drainage improvements in flood prone areas. Where replacement drainage are required for flood protection, these systems shall be designed, constructed, and maintained using structural controls and best management practices to preserve the functions of the natural system that are beneficial to water quality. These functions include infiltration, moderation of flow velocity, reduced erosion, uptake of nutrients and pollutants by plants, filtering, and settlement of sediment particles. The use of landscaped swales and unlined channels shall be urged.</i>	X		
(c) <i>Support the implementation of flood control projects and sediment retention basins mauka of Piilani Highway to address present problem areas.</i>	X		
(d) <i>Minimize the increase in discharge of storm water runoff to coastal waters by preserving flood storage capacity in low-lying areas, and encouraging infiltration of runoff.</i>	X		
(e) <i>Encourage the use of setbacks and flood protection areas as part of an open space pedestrian-way and bikeway network throughout the region.</i>	X		
<p>Implementing Actions:</p>			
(a) <i>Formulate a drainage master plan for Kihei-Makena that considers the cumulative impacts of existing and planned development. The master plan shall guide future development while preventing flooding and providing guidance to reduce the degradation of coastal waters.</i>	X		
(b) <i>Establish a comprehensive program of improvements to the storm drainage system; implement a maintenance program; and ensure that safety, property loss, pollutant removal, and the need for comprehensive planning, are considered.</i>	X		
(c) <i>Revise the County drainage rules to require that drainage system design shall not adversely affect downstream and coastal water quality.</i>	X		
<p>Discussion: As discussed in Section 4.8.3 (Drainage System), drainage from Honua'ula is not expected to have a significant adverse effect on groundwater, downstream properties,</p>			

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<p>or marine waters. In accordance with the County of Maui's "Rules for the Design of Storm Drainage Facilities," all drainage improvements will be designed so that there will be no increase in the peak rate of storm water runoff leaving the Property compared to existing conditions.</p> <p>Stormwater over Honua'ula will percolate directly into the ground (in natural and landscaped areas), evaporate, or will be collected and managed through a drainage system. The drainage system will include detention basins, drainage pipes, open channels, and roadway culverts. Runoff will be stored in 26 detention basins located throughout the Property. In addition, the use of detention basins, debris basins, and natural swales or channels will store and filter the stormwater, removing pollutants (via percolation) prior to exiting the Property.</p> <p>Residential areas will be graded so that runoff flows to drain inlet structures. From the drains, the flow will be piped through a series of drain lines in the roadways to the detention basins. Natural open drainage channels also will be provided throughout the site to divert runoff toward the detention basins. Open channels also will be provided at the upper limits of the Property to direct mauka off-site runoff entering the Property to natural drainage ways on-site. These channels will remain natural and unlined. Roadway culverts will be provided throughout the Property to divert runoff under major streets and prevent flooding.</p> <p>As discussed in Section 3.5.2 (Nearshore Marine Environment), the nearshore water quality assessment concludes that the detention basins will: 1) ensure that the peak rate of runoff leaving the Property will not increase over current conditions; and 2) capture floatables and suspended solids in the basins, thus reducing sediment loads discharging to the marine environment at the shoreline. The assessment further concludes that: "the estimates of changes to groundwater and surface water would result in a decrease in nutrient and sediment loading to the ocean relative to the existing condition. With such a scenario, it is evident that there would be no expected impacts to the nearshore marine ecosystem owing to development of Honua'ula."</p> <p>All drainage improvements will be designed in accordance with the County of Maui's "Rules for the Design of Storm Drainage Facilities." In compliance with County of Maui Ordinance No. 3554 (Condition 6), Honua'ula Partners, LLC will submit a Drainage Master Plan and Phasing Plan of improvements for review and approval during Project District Phase II processing. The plan will include the recommended drainage improvements as represented in the Preliminary Engineering Report.</p> <p>As discussed in Section 4.3 (Trails and Access), Honua'ula will integrate a system of pedestrian and bike paths along the community's roadways, gulches and drainage ways.</p>			

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Energy and Public Utilities			
Objectives and Policies:			
(a) Promote energy efficiency as the energy resource of first choice, and increase energy efficiency in all sectors of the community.	X		
(b) Locate goods, services, and employment in close proximity to residential centers to minimize energy expenditures for transportation. Support the development of communication infrastructure and promote telecommuting to minimize travel.	X		
(c) Increase the use of renewable resources in all County-owned buildings, facilities, and vehicles. Utilize renewable energy for water pumping or other energy services which can take advantage of intermittent energy resources.			X
(d) Promote environmentally and culturally sensitive use of renewable energy resources like biomass, solar, wind, and hydroelectric energy in all sectors of the community.			X
(e) Support the establishment of an alternate fuels distribution infrastructure.			X
(f) Interface County planning with the energy utilities' integrated resource planning programs.			X
(g) Encourage the provision of public utilities which will meet community needs in a timely manner.	X		
(h) Require proper site selection, facility construction and monitoring of power generation facilities in order to minimize adverse environmental impacts upon the Kihei-Makena community.			X
(i) Increase the energy security of community "lifeline" facilities and improve energy emergency response capabilities.			X
Implementing Actions:			
(a) Develop incentives and requirements for energy-efficient building design and site development practices through various approaches, including modifications to building, zoning, and subdivision codes.	X		
(b) Develop, compile and disseminate information on new energy technologies, policies, and programs that may prove helpful to the community's economy and environment.	X		
(c) Initiate an integrated County energy resource planning program.			X
(d) Use energy-efficient street lights and develop appropriate street lighting standards for agricultural and rural areas.	X		
<p>Discussion: As discussed in Sections 2.5 (Environmentally-Responsible Planning and Design) and 4.8.6 (Electrical System), Honua'ula Partners, LLC is committed to limiting the environmental impact of Honua'ula by reducing energy consumption. Energy-saving concepts and devices will be encouraged in the design of Honua'ula. Design standards will specify low-impact lighting and will encourage energy-efficient building design and site development practices.</p> <p>In compliance with County of Maui Ordinance No. 3554 (Condition 30), Honua'ula Partners, LLC will design and construct energy systems for all residential units to meet all applicable ENERGY STAR requirements established by the United States EPA in effect at the time of construction. Energy systems will include all hot water systems, roof and attic areas, outside walls, windows, air cooling systems, and heating systems.</p> <p>In further compliance with County of Maui Ordinance No. 3554 (Condition 30), Honua'ula Partners, LLC will: 1) equip all residential units with a primary hot water</p>			

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<p>system at least as energy efficient as a conventional solar panel hot water system, sized to meet at least 80 percent of the hot water demand for the unit; and 2) ensure that all air cooling systems and all heating systems for laundry facilities, swimming pools, and spa areas will make maximum use of energy-efficient construction and technology.</p> <p>Honua'ula will be a complete community with village-mixed use areas comprised of, commercial, residential, recreational, and community facilities serving the needs of Honua'ula residents and guests. By locating commercial and retail establishments convenient to residential areas, walking and biking will be meaningful alternatives to driving within Honua'ula and, unlike residents in conventional residential subdivisions, Honua'ula residents will not have to drive outside of the community for all of their needs and services.</p> <p>As discussed in Section 4.8 (Infrastructure and Utilities), Honua'ula will provide utilities to meet the needs of the planned community. Honua'ula will not rely upon or burden any County water system or facilities. Instead, Honua'ula Partners, LLC will develop, maintain, and operate a private water system providing both potable and non-potable water for use within Honua'ula. Honua'ula will not rely upon or burden any public wastewater facilities. In compliance with County of Maui Ordinance No. 3554 (Condition 17), Honua'ula Partners, LLC will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2).</p> <p>All outdoor lighting in Honua'ula, including street lights, will be in compliance with Chapter 20.335, MCC.</p>			
Recreation			
Objectives and Policies:			
(a) <i>Provide high-quality recreational facilities to meet the present and future needs of residents of all ages and physical ability.</i>	X		
(b) <i>Provide for a range of park sizes and types at neighborhood, community and regional scales. New residential developments shall provide recreational facilities on-site to meet the immediate needs of project residents.</i>	X		
(c) <i>Plan, design and construct a regional park on approximately 100-150 acres within the District. Facilities should include, but may not be limited to: a community center, swimming pool, ball fields, and basketball and tennis courts. Consideration should be given to locating the park in fairly close proximity to the Kihei Wastewater Reclamation Facility so that treated effluent may be used for park irrigation purposes.</i>	X		
(d) <i>Encourage the construction of public parks adjacent to schools to provide for joint utilization of facilities by school and community.</i>			X
(e) <i>Improve recreation facilities and services through the integration of public parking, vehicular drop-offs and turnarounds, and sanitation facilities with facility planning and design.</i>			X
(f) <i>Improve public access to shoreline and nearshore resources through the following measures:</i>			X

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<p>1) Develop and implement a plan for public access to the shoreline, which includes both existing and future accesses, based on the location of significant shoreline resources. Accesses shall be consistent with the characteristics of resources to be reached.</p> <p>2) Provide adequate landscaped public access to shoreline areas with significant recreational and scenic value. Provide adequate lateral public access along the shoreline to connect significant shoreline areas and to establish continuity of the public shoreline areas. Particular attention shall be directed toward southern shoreline resources from Polo Beach southwards, and between Kama`ole Parks II and III.</p> <p>3) Require setbacks to include recreational space on lands behind the legally defined public shoreline zone wherever possible. This allows for adequate recreational activities and proper management of the shoreline.</p> <p>4) Provide setback areas with landscaping to enhance recreational use and scenic quality. Recreational amenities should be commensurate with the scale of the setback area, intended use, and resource characteristics.</p>			
(g) Establish several youth centers throughout the region, one of which could be located at the park site adjacent to Lokelani Intermediate School.			X
(h) Provide for adequate parking at all park facilities. Many existing parks lack sufficient parking and require substantial increases in parking spaces.			X
(i) Support the creation and promotion of overnight campsites within the region.			X
Implementing Actions:			
(a) Designate appropriate locations and provide for community and neighborhood parks within the Kihei-Makena region.	X		
(b) Revise standards in the park dedication ordinance to increase the quantity and quality of parks generated by new developments. Strategies which should be explored include increasing park assessment provisions, various cash vs. land dedication options, and provision of active vs. passive recreation parks. The analysis should recognize the importance of on-site recreational facilities as well as the need for parks at the neighborhood, community and regional level.	X		
(c) Implement Makena-LaPerouse Park for nature-oriented recreation, including shoreline activities, picnicking, camping, biking, and interpretive/educational pursuits. Provide for a residential caretaker and security personnel to oversee facilities and public safety at this large remote destination.			X
(d) Provide adequate maintenance programs and enforce existing regulations regarding littering and defacement of public property at all public facilities.			X
(e) Create a master plan to rehabilitate the existing beach parks in the region, and to develop County-owned lands designated for park use.			X
<p>Discussion: Honua'ula's open space, parks, conservation areas, bicycle and pedestrian network, and golf course will provide for different recreational needs, significant recreational benefits, protection of important habitat and natural features, and an overall setting of enhanced environmental quality and community health.</p> <p>As discussed in Section 4.10.5 (Recreational Facilities), in compliance with County of Maui Ordinance No. 3554, Honua'ula Partners, LLC will develop six acres of private parks and 84 acres of open space within Honua'ula. The private parks will be open to the public and privately maintained. Furthermore, the private parks and open space will not be used to satisfy the park assessment requirements under Section 18.16.320, MCC, or for future credits under the subdivision ordinance. The Director of Parks and Recreation and</p>			

KĪHEI-MĀKENA COMMUNITY PLAN (1998)	S	N/ S	N/ A
<p>Honua'ula Partners, LLC agree that the park assessment will be satisfied with an in-lieu cash contribution for the entire project. The amounts and timing of payment of the in-lieu fees shall be subject to the provisions of Section 18.16.320, MCC (Condition 11).</p> <p>In addition, Honua'ula will contribute not less than \$5,000,000 to the County upon Project District Phase II approval for the development of the South Maui Community Park, as discussed in Section 4.10.5 (Recreational Facilities).</p> <p>In compliance with County of Maui Ordinance No. 3554 (Condition 12), and to expand the County's recreational programs, Honua'ula will: 1) develop an organized instructional program for Maui junior golfers at its golf course facility, including use of the golf course and sponsorship of one Maui Junior Golf fund-raising tournament per year; 2) permit one nonprofit organization per calendar quarter to use the golf course and clubhouse for a fund-raising activity; 3) permit the Maui Interscholastic League and the Hawaii High School Athletic Association to each use the golf course once per year for an official tournament or for regular season Maui Interscholastic League playoffs; and 4) permit Maui residents to play at the golf course on Tuesday of each week at a set discounted rate.</p>			
Health and Public Safety			
Objectives and Policies:			
(a) <i>Improve and expand the delivery of health and public safety services to Kihei-Makena residents and visitors.</i>	X		
(b) <i>Provide for the establishment of a health clinic with full emergency services.</i>			X
(c) <i>Support a new full-service hospital facility in the Kihei-Makena Region to be constructed as growth in the region and the island warrants.</i>			X
Implementing Actions:			
(a) <i>Provide a police station in the Kihei-Makena region.</i>	X		
(b) <i>Expand fire fighting and rescue capabilities, including the acquisition of a new ladder truck, and the provision of a fire and ambulance station in the Wailea area.</i>	X		
<p>Discussion: As discussed in Section 4.10 (Public Services and Facilities), Honua'ula Partners, LLC will provide the County two acres of land for the development of fire control facilities within the village mixed-use sub-district, and \$550,000 for the development of the new Kihei District Police station in South Maui.</p> <p>Honua'ula's commercial areas will provide the opportunity for medical services, such as doctors' offices and/or a medical clinic, to be developed within Honua'ula to serve the community and neighboring areas.</p>			
Education			
Objectives and Policies:			
(a) <i>Require the delivery of quality educational facilities at the time such facilities are needed. Emphasize advanced planning so that school facilities such as classrooms, playgrounds, libraries, cafeterias and other appurtenant structures are delivered in a timely manner so as to eliminate the use of portable facilities.</i>	X		
(b) <i>Enhance the classroom learning environment through measures which would</i>			X

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<i>reduce excessive temperature and background noise problems.</i>			
<i>(c) Consider a third elementary school site of approximately 20 acres in the North Kihei area.</i>			X
<i>(d) Build a high school to serve the Kihei region when required to accommodate growth.</i>	X		
<i>(e) Encourage the construction of child day care centers which are located convenient to users, but which place minimal impact upon residential neighborhoods.</i>			X
Implementing Actions:			
<i>(a) Enhance the classroom learning environment through such measures as the installation of air-conditioning and ceiling fans.</i>			X
<i>(b) Require the construction of a playground and physical education facilities east of Lokelani Intermediate School. Consider the joint use of property on the south side of Lokelani Intermediate School for playground use in order to provide additional recreation space and flexibility for both Lokelani and Kihei Elementary schools.</i>			X
<i>(c) Request that the Department of Education shall provide and maintain a landscaped buffer between Pi'ilani Highway and Lokelani and Kihei Elementary schools. This visually attractive buffer would reduce excessive noise problems from Pi'ilani Highway.</i>			X
<i>(d) Plan and locate a site for a high school to serve the Kihei region.</i>			X
<p>Discussion: As discussed in Section 4.10.1 (Schools), Honua'ula Partners, LLC will pay at least \$3,450,000 to the State DOE for school improvements over the course of the 13-year build-out period. In compliance with County of Maui Ordinance No. 3554 (Condition 22), Honua'ula Partners, LLC will pay the State DOE \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kīhei-Mākena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kīhei-Mākena Project District 9, Honua'ula Partners, LLC will from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.</p> <p>Currently, the State DOE is planning to build a new high school in Kīhei slated to open in 2013 (Group 70 2009), the same year the first homes in Honua'ula are projected to be occupied.</p>			
GOVERNMENT			
Goal:			
<i>Efficient, effective and responsive government services in the Kihei-Makena region.</i>			
Objectives and Policies:			
<i>(a) Improve the delivery of services by government agencies to the Kihei- Makena region.</i>	X		
<i>(b) Continue to streamline the permit process, where appropriate, through means such as consolidated public hearings and concurrent processing of applications.</i>			X
<i>(c) Continue to expedite the review and approval process for projects which will result in public benefit by "fast-tracking" and the assignment of permit expeditors.</i>			X
<i>(d) Use the County's real property tax assessment function as a mechanism to encourage desirable private development, rehabilitation, or preservation, to monitor the implementation of the Community Plan, and to establish a land use information base.</i>			X

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Implementing Actions:			
(a) Evaluate and modify present zoning and subdivision ordinances to incorporate land use and design guidelines as well as other recommendations incorporated herein.			X
(b) Compile plans and studies to implement the recommendations of this Plan, including water development, housing, local and regional circulation, drainage, solid waste, and other special studies as required.			X
(c) Continue to develop and utilize a computerized County planning system, including, but not limited to, integrating into the system future plans, studies, guidelines, and legislation. The computerized planning system should not become stagnant, but should become an integral part of planning within the County.			X
(d) Continue to operate and fund mobile/satellite government facilities.			X
(e) Implement tax incentives and/or disincentives that encourage desirable private development or preservation.			X
(f) Adopt a beach/mountain access dedication ordinance pursuant to Chapter 46, Hawaii Revised Statutes to assist in establishing public mauka and makai accesses, in conjunction with an overall public access master plan to serve as the framework for decision-making.			X
<p>Discussion: Honua'ula will improve the delivery of services by government agencies in the form of cash contributions for parks, schools, traffic improvements and police services, and a land contribution for a fire station.</p> <p>In addition, Honua'ula will significantly boost revenues for the County and State governments through increases in (i) real property taxes, (ii) gross excise tax receipts, and (iii) state income taxes.</p>			
INDIGENOUS ARCHITECTURE			
Goal:			
<i>Reserve for future implementation provisions for indigenous architecture as may be adopted from time to time by the County Council and/or the County Cultural Resources Commission.</i>			
Objective and Policy:			
(a) To legitimize indigenous architecture as viable spaces for living, work, and recreation.			X
Implementing Actions:			
(a) Develop a County ordinance for indigenous architecture.			X
(b) Adopt standards for indigenous architecture.			X
<p>Discussion: Honua'ula does not involve planning for the region's future implementation of indigenous architecture; therefore, this objective and policy are not applicable.</p>			
PLANNING STANDARDS			
Land Use Standards:			
(a) All zoning applications and/or proposed land uses and developments shall be consistent with the Land Use Map and Objectives and Policies of the Kihei-Makena Community Plan.	X		
(b) Development of the Kihei Kalama Villages property identified as TMK 3-9-03;portion of 08, approximately 0.6 acres in size, shall be limited in its use for parking purposes only.			X

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(c) <i>Development of the Pacific Warehouse properties identified as TMK 3-9-03:33, approximately 10,000 square feet in size, and TMK 3-9-3:45, approximately 1.0 acres in size, shall be limited in its use for parking, trash compactor, and storage purposes only.</i>			X
(d) <i>Road widening adjacent to the Stinson property, identified as TMK 3-9-07:38, 39, 40, and 41, approximately 1.1 acres in size, shall occur entirely on the said Stinson property, to the extent feasible.</i>			X
(e) <i>Development of the "Changs Beach" property, identified as TMK 2-1-12:15, approximately 1.4 acres in size, shall be compatible with Native Hawaiian cultural practices. Compatibility shall include, but not be limited to, consulting with Native Hawaiian organizations regarding the property's site plans, providing a program for cultural interpretation and education, and ensuring access for cultural practices, including complete privacy where warranted. Furthermore, a non-vehicular public access shall be provided at the western tip of the property, consisting of a 100 foot southerly ocean setback, and a 40 foot northerly ocean setback.</i>			X
(f) <i>The existing parking lot for the Wailea Shopping Village identified as TMK 2-1-08:74, approximately 5.5 acres in size, shall be limited in its use for parking purposes only.</i>			X
<p>Discussion: As planned, Honua'ula is consistent with the residential, recreational, and commercial uses envisioned for the Property in the <i>Kīhei-Mākena Community Plan</i> and will reflect community values to provide an interesting, unique community in context with the Kīhei-Mākena region and the neighboring Wailea Resort. This cohesive approach will integrate natural and human-made boundaries and landmarks to craft a sense of place within a defined community. Incorporation of unique elements and natural and cultural resources will provide Honua'ula residents with a distinctive home for generations.</p>			
<p>Project District Standards:</p>			
<p>PROJECT DISTRICT 9 (Maui Wailea 670) 670 acres <i>This project district is located mauka and makai of the proposed Pi'ilani Highway extension, mauka of Wailea Resort, south of Maui Meadows and north of Seibu Mauka. It should provide a mix of single-family and multi-family housing types for a range of consumer groups with an emphasis on community development consisting of single-family, zero lot line, and multi-family units, complemented with village mix uses and commercial uses primarily serving the residents of the community, all integrated with two 18-hole golf courses and other recreational amenities. Public amenities should include community-oriented parks integrated with pedestrian bicycle recreation ways and buffer zones between residential areas and the proposed Pi'ilani Highway extension. A site for future public use should be provided in anticipation of need.</i></p>	X		
<p>Discussion: The Honua'ula Property has been designated "Project District 9" in the <i>Kīhei-Mākena Community Plan</i> for over 18 years. As planned, Honua'ula is consistent with the residential, recreational, and commercial uses envisioned for the Property in the <i>Kīhei-Mākena Community Plan</i> and in Chapter 19.90A, MCC for Project District 9. Honua'ula is also within the "urban growth boundary" of the current Directed Growth Maps of: 1) the Planning Department; 2) the Maui Planning Commission; and 3) the General Plan Advisory Committee.</p>			

KĪHEI-MĀKENA COMMUNITY PLAN (1998)	S	N/ S	N/ A
<p>Honua'ula's current master plan envisions a master-planned community, one golf course, open space and recreational trails, and village mixed-use areas. The current master plan is significantly smaller in scale than the previously accepted 1988 plan, which proposed 2,100 housing units, two 18-hole golf courses, a 480-room resort and lodge, and six acres of commercial property.</p> <p>In April 2008, following Maui County Council approval, the Mayor signed into law Honua'ula's Change in Zoning and Project District Phase I Approval requests in favor of the revised plan. As approved, Project District 9 now includes provisions for 1,400 homes (including affordable workforce homes in conformance with the County's Residential Workforce Housing Policy (Chapter 2.96, MCC, 250 of which will be provided off-site, thus reducing the total number of homes on-site to 1,150), village mixed uses, a single homeowners golf course, and other recreational amenities (Ordinance No. 3553 and No. 3554, approved April 8, 2008).</p> <p>In compliance with the <i>Kīhei-Mākena Community Plan</i> and Chapter 19.90A, MCC, Honua'ula will:</p> <ul style="list-style-type: none"> • Provide a mix of single- and multi-family housing types for a range of consumer groups; • Emphasize community development with single- and multi-family units complemented with village mixed uses and commercial uses primarily serving the residents of the community; • Integrate a golf course and other recreational amenities with the different uses within Honua'ula; • Integrate community-oriented parks with pedestrian and bicycle recreation ways; • Incorporate buffer zones between residential areas and the Pi'ilani Highway extension corridor; and • Provide a site for future public use in anticipation of need. <p>As discussed in Section 2.2 (Honua'ula Purpose and Need), the objectives of Honua'ula are to:</p> <ul style="list-style-type: none"> • Reflect community values to create an interesting, unique community in context with the Kīhei-Mākena region and the neighboring Wailea Resort; • Emphasize community development and create a complete and vibrant community of with a range of housing types, including single-family, multifamily, and workforce housing, complemented with village mixed uses primarily serving the residents of the community; • Integrate the golf course and recreational amenities with the different uses comprising the community; 			

KĪHEI-MĀKENA COMMUNITY PLAN (1998)	S	N/ S	N/ A
<ul style="list-style-type: none"> • Allow walking or biking to be alternatives to driving by integrating bicycle/pedestrian recreation ways throughout the community and locating commercial and retail establishments convenient to residential areas; • Include buffer zones between residential areas and the Pi'ilani Highway extension corridor; • Integrate natural and human-made boundaries and landmarks to craft a sense of place within a defined community; • Incorporate and preserve natural and cultural resources to provide Honua'ula residents with a distinctive home for generations; • Provide homes near regional employment centers, thereby increasing quality of life through decreasing commuting; and • Incorporate sustainability by design. 			
Urban Design Standards:			
<p>(a) <i>Building Form</i></p> <p>1) <i>Establish a maximum of thirty-five (35) feet in building height for new commercial facilities.</i></p> <p>2) <i>Establish a maximum of forty-five (45) feet in building height for multi-family development.</i></p> <p>3) <i>Limit resort development throughout the region to thirty-five (35) feet in building height for sites near the shoreline. Building height limits may gradually be increased up to seventy-five (75) feet for inland resort development provided that important mauka/makai vistas are maintained, and impacts to coastal resources are minimized. Resort community planning and design shall integrate recreational amenities with adequate shoreline setback and public shoreline access provisions.</i></p> <p>4) <i>Limit the height of industrial buildings to thirty-five (35) feet. Within large industrial tracts, separate industrial design guidelines should be formulated to guide development. Such guidelines shall, among other issues, address landscaping and building design to achieve design continuity for the overall industrial development area.</i></p> <p>5) <i>All new multi-family and commercial facilities should provide a garden setting appropriate to the region. Setback requirements should be sufficient to allow for street and sidewalk climate-adapted landscaped buffers and interior planting areas.</i></p>	X		
<p>(b) <i>Setbacks</i></p> <p><i>A Coastal Erosion Rate Analysis shall be developed. Data from the analysis shall be incorporated into planning decisions for shoreline areas, especially with respect to shoreline building setbacks. In the interim period prior to the completion of the analysis, minimum setbacks for multi-family and hotel uses shall be 150 feet from sandy shorelines, and 75 feet from rocky shorelines, or 25% of the average lot depth, whichever is greater.</i></p>			
<p>(c) <i>Special Design Standards</i></p> <p>1) <i>Establish design standards for new and existing residential, commercial, and hotel developments using the following guidelines:</i></p> <p style="margin-left: 20px;"><i>a. Establish streetscape standards that address low-cost improvements to landscaping, lighting, signage, and intersections along South Kihei Road, Pi'ilani Highway, and all existing or proposed collector roads.</i></p> <p style="margin-left: 20px;"><i>b. Establish building design standards which promote island architecture while at the same time providing related visual and physical characteristics for the</i></p>	X		

KĪHEI-MĀKENA COMMUNITY PLAN (1998)	S	N/ S	N/ A
<i>Kihei region. c. Set uniform right-of-way standards for connector roads and South Kihei Road.</i>			
<p>Discussion: Honua'ula will be in conformance with all provisions of Chapter 19.90A, MCC, which specifies, among other things, design standards within Project District 9.</p>			

5.2.3 County of Maui Zoning

On April 8, 2008, following Maui County Council approval, the Mayor signed into law Ordinance No. 3554 "A Bill for an Ordinance to Repeal Ordinance No. 2171 (1992) and to Establish Kīhei-Mākena Project District 9 (Wailea 670) Zoning (Conditional Zoning), for Approximately 670 Acres Situated at Paeahu, Palauea, Keauhou, Maui, Hawai'i." Pursuant to Section 19.510.050, MCC, the zoning granted to the Kīhei-Mākena Project District 9 (Wailea 670) is subject to the following conditions (Exhibit "B" of Ordinance No. 3554):

1. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall, at their own cost and expense, develop, maintain, and operate, or cause to be developed, maintained, and operated, a private water source, storage facilities, and transmission lines for the Wailea 670 (Honua'ula) project in accordance with Department of Water Supply standards and all applicable community plans. Honua'ula Partners, LLC, its successors and permitted assigns, shall comply with all reporting requirements of the State Commission on Water Resource Management.*

In addition, Honua'ula Partners, LLC, its successors and permitted assigns, shall comply with applicable water ordinances that pertain to the supply and transmission of water from the island of Maui when such ordinances are enacted.

At the time the project water system is completed, Honua'ula Partners, LLC, its successors and permitted assigns, shall offer to the County the right to purchase the project water system at the cost of development of such system.

The water rates for the residential workforce housing units shall be no higher than the general water consumer rates set by the County in its annual budget, for as long as the units are subject to Chapter 2.96, Maui County Code.

Discussion: As discussed in Section 4.8.1 (Water System), Honua'ula Partners, LLC will comply with this condition by providing a private water source, storage facilities, and transmission lines for Honua'ula in accordance with DWS standards and all applicable community plans. Further discussion is provided in Section 4.8.1 (Water System).

In further compliance with this condition, Honua'ula Partners, LLC will also: 1) offer the right to purchase the completed water system to the County; and 2) ensure that water rates for the residential workforce housing units will be no higher than the general water

consumer rates set by the County, for as long as the units are subject to Chapter 2.96 of the County Code.

2. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall implement the following traffic improvements:*
 - a. *Upgrade Pi'ilani Highway, from Kilohana Drive to Wailea Ike Drive, to four lanes of traffic. The improvements shall be completed prior to the commencement of any construction on the site, with the exception of grading.*

Discussion: As discussed in Section 4.4 (Roadways and Traffic), Honua'ula Partners, LLC will widen Pi'ilani Highway before the commencement of any construction on the Property, with the exception of grading. Planning is already underway for the widening of Pi'ilani Highway to four lanes, along with required intersection improvements at the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection, the Pi'ilani Highway/Wailea Ike Drive intersection, and the Pi'ilani Highway/Kilohana Drive/Māpu Place intersection. Preliminary design of these improvements has been completed and a draft EA is being prepared. The State DOT is currently reviewing the draft EA before notice of the draft EA is published in the OEQC's *The Environmental Notice* and the public comment period commences.

- b. *Extend Pi'ilani Highway for two lanes of traffic from Wailea Ike Drive to Kaukahi Street. The improvement shall be constructed at or prior to the completion for 50 percent of the project. Said improvement shall be maintained by Honua'ula Partners, LLC, its successors and permitted assigns.*

Discussion: As discussed in Section 4.4 (Roadways and Traffic), at or prior to the completion of 50 percent of Honua'ula, Honua'ula Partners, LLC will extend Pi'ilani Highway south into Honua'ula from Wailea Ike Drive to Kaukahi Street. Initial design plans have been completed and are now under internal review.

- c. *Signalize the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection and provide an exclusive left-turn lane on Okolani Drive prior to occupancy of the first unit in Kīhei-Mākena Project District 9.*

Discussion: As discussed in Section 4.4 (Roadways and Traffic), Honua'ula Partners, LLC will comply with Condition 2c¹⁷ and the signal will be provided as part of the widening of Pi'ilani Highway. As stated above, planning is already underway for the widening of Pi'ilani Highway to four lanes, along with required intersection improvements at the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection, the Pi'ilani Highway/Wailea Ike Drive intersection, and the Pi'ilani Highway/Kilohana Drive/Māpu Place intersection. Preliminary design of these improvements has been completed and a draft EA is being prepared. The State DOT is currently reviewing the draft EA before notice of the draft EA is

¹⁷ This condition is also a condition of the Kai Malu project (MF-8). Honua'ula Partners LLC and the Kai Malu project (MF-8) developer, A&B Wailea, Inc., will coordinate the installation of the signal as part of widening Pi'ilani Highway.

published in the OEQC's *The Environmental Notice* and the public comment period commences.

- d. *Modify the Pi'ilani Highway/Wailea Ike Drive intersection into a signalized intersection and provide a free right-turn lane from Pi'ilani Highway to Wailea Ike Drive and a second right-turn lane from Wailea Ike Drive to northbound Pi'ilani Highway prior to occupancy of the first unit in Kihei-Makena Project District 9.*

Discussion: As discussed in Section 4.4 (Roadways and Traffic), Honua'ula Partners, LLC will comply with this condition. Initial improvements (lane configurations) will be provided as part of the widening of Pi'ilani Highway and a signal will be provided before occupancy of the first unit in Honua'ula. As stated above, planning is already underway for the widening of Pi'ilani Highway to four lanes, along with required intersection improvements at the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection, the Pi'ilani Highway/Wailea Ike Drive intersection, and the Pi'ilani Highway/Kilohana Drive/Māpu Place intersection. Preliminary design of these improvements has been completed and a draft EA is being prepared. The State DOT is currently reviewing the draft EA before notice of the draft EA is published in the OEQC's *The Environmental Notice* and the public comment period commences.

- e. *Modify the Wailea Alanui/Wailea Ike Drive intersection to add a signalized double right-turn movement from northbound to eastbound turning traffic and provide two left-turn lanes for southbound traffic from Wailea Ike Drive prior to occupancy of the first unit in Kihei-Makena Project District 9.*

Discussion: As discussed in Section 4.4 (Roadways and Traffic), Honua'ula Partners, LLC will complete the Wailea Ike Drive and Wailea Alanui Drive intersection improvements before occupancy of the first unit in Honua'ula. Design has been completed, a draft and final EA have been prepared, and the County Department of Public Works has accepted the final EA. A SMA Permit application is also being processed.

- f. *Modify the Pi'ilani Highway/Kilohana Drive/Mapu Place intersection to provide an exclusive left-turn lane, and the southbound Pi'ilani Highway approach to provide an exclusive right-turn lane into Mapu Place prior to occupancy of the first unit in Kihei-Makena Project District 9.*

Discussion: As discussed in Section 4.4 (Roadways and Traffic), Honua'ula Partners, LLC will comply with this condition and the lane improvements will be provided as part of the widening of Pi'ilani Highway. As stated above, planning is already underway for the widening of Pi'ilani Highway to four lanes, along with required intersection improvements at the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection, the Pi'ilani Highway/Wailea Ike Drive intersection, and the Pi'ilani Highway/Kilohana Drive/Māpu Place intersection. Preliminary design of these improvements has been completed and a draft EA is being prepared. The State DOT is currently reviewing the draft EA before notice of the draft EA is published in the OEQC's *The Environmental Notice* and the public comment period commences.

- g. Signalize the Wailea Ike Drive/Kālai Wa'a Street intersection in coordination with Wailea Resort and Mākena Resort when warranted.*

Discussion: As discussed in Section 4.4 (Roadways and Traffic), Honua'ula Partners, LLC will comply with this condition.

- h. Signalize the Wailea/Kaukahi Drive/Kaukahi Street intersection in coordination with Wailea Resort and Mākena Resort when warranted.*

Discussion: As discussed in Section 4.4 (Roadways and Traffic), Honua'ula Partners, LLC will comply with this condition.

- 3. That, as represented, Honua'ula Partners, LLC, its successors and permitted assigns, shall make a contribution to the County for traffic improvements in an amount equal to \$5,000 per unit. The contribution shall be paid to the County prior to issuance of a building permit. Upon adoption of a traffic impact fee ordinance, Honua'ula Partners, LLC, its successors and permitted assigns, shall comply with the ordinance in lieu of this voluntary contribution. Should a traffic impact fee ordinance be adopted prior to the collection of this contribution, the applicable amount shall be the greater of the two. Such contributions or fees shall not be a substitute for any other traffic infrastructure requirements related to the Change in Zoning.*

Discussion: As discussed in Section 4.4 (Roadways and Traffic) Honua'ula Partners, LLC will pay a traffic improvement fee of at least \$5,000 per residential unit to the County of Maui before issuance of a residential building permit in compliance with this condition. If all Honua'ula units are constructed, this fee will total at least \$5.75 million and is in addition to the costs Honua'ula Partners, LLC will incur for the above regional and Honua'ula-related traffic improvements.

- 4. That Honua'ula Partners, LLC, its successors and permitted assigns, shall be responsible for all required infrastructural improvements for the project, including water source and system improvements for potable and nonpotable use and fire protection, drainage improvements, traffic-related improvements, wastewater system improvements and utility upgrades, as determined by the appropriate governmental agencies and public utility companies. Except as otherwise provided by more specific conditions of zoning, said improvements shall be constructed and implemented concurrently with the development of each phase of Kīhei-Mākena Project District 9, and shall be completed prior to issuance of any certificate of occupancy of final subdivision approval, unless improvements are bonded by Honua'ula Partners, LLC, its successors and permitted assigns. Honua'ula Partners, LLC shall execute appropriate agreements with governmental agencies regarding participation in improvements of infrastructure and public facilities as determined by the agencies.*

Discussion: As discussed in Section 4.8 (Infrastructure and Utilities), Honua'ula Partners, LLC will be responsible for all required infrastructure improvements for Honua'ula, including water source and system improvements for potable and non-potable use and fire

protection, drainage improvements, traffic-related improvements, wastewater system improvements, and utility upgrades, as determined by the appropriate governmental agencies and public utility companies. Improvements will be constructed and implemented concurrently with each phase of Honua'ula, and will be completed prior to issuance of any certificate of occupancy of final subdivision approval, unless improvements are bonded. Honua'ula Partners, LLC will execute appropriate agreements with governmental agencies regarding participation in improvements of infrastructure and public facilities as determined by the agencies.

As discussed in Section 4.8.1 (Water System), Honua'ula will not rely upon or burden any County water system. Instead, Honua'ula Partners, LLC will develop, maintain, and operate a private water system providing both potable and non-potable water for use within Honua'ula.

As discussed in Section 4.8.2 (Wastewater System), Honua'ula will not rely upon or burden any County wastewater system. Instead, Honua'ula Partners, LLC will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2). Connection to the Mākena WWRF would be in conformance with the option of participating in the operation of a private wastewater treatment facility (Alternative 1), and is the preferred alternative for Honua'ula wastewater treatment.

As discussed in Section 4.8.3 (Drainage System), Honua'ula Partners, LLC will design and implement a drainage system that will include detention basins, drainage pipes, open channels, and roadway culverts. In accordance with the County of Maui's "Rules for the Design of Storm Drainage Facilities," all drainage improvements will be designed so that there will be no increase in the peak rate of storm water runoff leaving the Property compared to existing conditions. Drainage from Honua'ula is not expected to have a significant adverse effect on groundwater, downstream properties, or marine waters.

As discussed in Section 4.8.6 (Electrical System), Honua'ula is setting aside land within the Property for the expansion of the MECO substation that will be providing electrical power. Figure 1 shows the location of the MECO substation expansion.

As discussed in Section 4.4 (Roadways and Traffic) and above, Honua'ula will provide a wide-range of traffic-related improvements that will not only address traffic impacts specifically related to the creation of Honua'ula, but will also address traffic impacts that would be necessary because of general regional population growth even if Honua'ula was not built.

5. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall provide workforce housing in accordance with Chapter 2.96, Maui County Code (the "Residential Workforce Housing Policy"); provided that, 250 of the required workforce housing units shall be located at the Kaonoulu Light Industrial Subdivision and completed prior to any market-rate unit, that 125 of those workforce housing units shall be ownership units, and that 125*

of those units shall be rental units. In addition, construction of those workforce housing units shall be commenced within two years, provided all necessary permits can be obtained within that timeframe. Honua'ula Partners, LLC, its successors and permitted assigns, shall provide a minimum two-acre park at Kaonoulu Light Industrial Subdivision, which shall be credited toward the requirements of Section 18.16.320, Maui County Code, for that subdivision.

Discussion: As discussed in Section 4.9.3 (Housing), Honua'ula will provide workforce affordable homes in compliance with Chapter 2.96, MCC. In compliance with this condition, Honua'ula will provide 250 affordable homes in the Ka'ono'ulu Light Industrial Subdivision. Implementation of the provision of workforce housing in the Ka'ono'ulu Light Industrial Subdivision has been initiated through subdivision approval for the housing site.

6. *That a Drainage Master Plan and Phasing Plan of improvements shall be submitted for review and approval during Project District Phase II processing. Said plan shall include the recommended drainage improvements as represented in the Preliminary Drainage Report. The County may require periodic updates of the Drainage Master Plan and Phasing Plan.*

Discussion: As discussed in Section 4.8.3 (Drainage System), a Preliminary Engineering Report for Honua'ula has been prepared by Wilson Okamoto Corporation. The Report reviews the existing topography and drainage conditions and includes a Drainage Master Plan and Phasing Plan of improvements. Appendix P contains the Preliminary Engineering Report.

7. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall prepare an animal management plan that shall be submitted during Project District Phase II processing and approved by the Department of Land and Natural Resources prior to submittal of Project District Phase III processing. Said plan shall include procedures for the management of animal intrusions including, but not limited to, construction of boundary or perimeter fencing, wildlife control permits, and rodent and feral cat control. Honua'ula Partners, LLC, its successors and permitted assigns, shall implement the approved animal management plan. The Department of Land and Natural Resources may require periodic updates of the plan.*

Discussion: As discussed in Section 3.7 (Wildlife Resources), SWCA Environmental Consultants has prepared a wildlife survey and a Conservation and Stewardship Plan for Honua'ula which includes an animal management plan, including recommendations for perimeter fencing and other animal intrusion management measures. Appendix H contains the wildlife survey and Appendix F contains the Conservation and Stewardship Plan.

8. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall inform owners within Kihei-Mākena Project District 9 that the area is subject to the intrusion of mammals such as axis deer, pigs, rodents, and the impacts and management plan associated with such intrusions.*

Discussion: As discussed in Section 3.7 (Wildlife Resources), SWCA Environmental Consultants has prepared a wildlife survey and a Conservation and Stewardship Plan for Honua'ula which includes an animal management plan. In compliance with this condition, Honua'ula will inform owners within Honua'ula that the area is subject to the intrusion of mammals and provide information regarding the animal management plan. Appendix H contains the wildlife survey and Appendix F contains the Conservation and Stewardship Plan.

9. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall prepare an assessment of the owl (Pueo or Hawaiian Short-eared Owl) and the Hawaiian Hoary Bat in coordination with the Department of Land and Natural Resources, and, if appropriate, mitigative measures shall be incorporated into Kihei-Mākena Project District 9. Said assessment shall be prepared prior to submittal of Project District Phase II processing.*

Discussion: As discussed in Section 3.7 (Wildlife Resources) the wildlife survey conducted by SWCA Environmental Consultants includes an assessment of the Hawaiian Short-eared Owl and the Hawaiian Hoary Bat. The assessment was prepared in coordination with DLNR. Appendix H contains the wildlife survey.

10. *That, in lieu of the dedication of a Little League Field and related amenities as originally specified in Ordinance No. 2171 (1992), Exhibit "B," Condition No. 8, and based on current land and construction cost estimates for the Little League Field, not less than \$5,000,000 shall be paid to the County upon Project District Phase II approval for the development of the South Maui Community Park. Said amount shall not be credited against future park assessments.*

Discussion: In compliance with this condition, Honua'ula Partners, LLC will contribute not less than \$5,000,000 to the County upon Project District Phase II approval for the development of the South Maui Community Park, as discussed in Section 4.10.5 (Recreational Facilities).

11. *That Honua'ula Partners, LLC is proposing to develop 6 acres of private parks and 84 acres of open space within the development. Said private parks shall be open to the public and privately maintained. Furthermore, said private parks and open space shall not be used to satisfy the park assessment requirements under Section 18.16.320, Maui County Code, or for future credits under said subdivision ordinance. The Director of Parks and Recreation and Honua'ula Partners, LLC agree that the park assessment shall be satisfied with an in-lieu cash contribution for the entire project. The amounts and timing of payment of said in-lieu fees shall be subject to the provisions of Section 18.16.320, Maui County Code.*

Discussion: As discussed in Section 4.10.5 (Recreational Facilities), Honua'ula Partners, LLC will develop six acres of private parks and 84 acres of open space within Honua'ula. The private parks will be open to the public and privately maintained. Furthermore, the private parks and open space will not be used to satisfy the park assessment requirements under Section 18.16.320, MCC, or for future credits under the subdivision ordinance. The Director of Parks and Recreation and Honua'ula Partners, LLC agree that the park assessment will be satisfied with an in-lieu cash contribution for the entire project. The

amounts and timing of payment of the in-lieu fees shall be subject to the provisions of Section 18.16.320, MCC.

12. That, as represented by Honua'ula Partners, LLC, the golf course shall be subject to the following conditions:

- a. *Honua'ula Partners, LLC, its successors and permitted assigns, shall permit one nonprofit organizations per quarter of the calendar year, other than Maui Junior Golf Association ("Maui Junior Golf"), the use of the golf course and the clubhouse for a fund-raising activity upon terms mutually agreed upon with said nonprofit organization.*

Discussion: As discussed in Section 4.10.5 (Recreational Facilities), Honua'ula Partners, LLC will comply with this condition.

- b. *Honua'ula Partners, LLC, its successors and permitted assigns, shall: (1) develop an organized instructional program for junior golfers at its facility from September to January each year; (2) permit Maui Junior Golf the use of the golf course in accordance with Honua'ula Partners, LLC's instructional program; and (3) sponsor one Maui Junior Golf fund-raising tournament per year. The terms of the Junior Golf Program by Honua'ula Partners, LLC shall be as follows:*

The instructional program will be developed to teach youngsters ages 12 to 18 years of age the fundamentals of golf and how to play the game, while also providing quality instruction/training three days a week from September 1 through January 31, with some blackout dates. This program will support the overall efforts of Maui Junior Golf.

Private lessons will also be available at a discounted rate of 50 percent of the regular rate based on two lessons per junior golfer for a maximum of 50 lessons per month from February through August on a space-available basis.

For the annual fund-raising event for the Maui Junior Golf, the rate per player shall be 50 percent of the regular rate with the number of golfers limited to no more than 144 players per event.

Discussion: As discussed in Section 4.10.5 (Recreational Facilities), Honua'ula Partners, LLC will develop and support an organized instructional program for Maui junior golfers in compliance with this condition.

- c. *Honua'ula Partners, LLC, its successors and permitted assigns, shall permit the Maui Interscholastic League ("MIL") and the Hawai'i High School Athletic Association ("HHSAA") to each use the golf course once per year for an official MIL golf tournament or an official HHSAA golf tournament if requested by the MIL or the HHSAA, or for regular season play-offs if requested by the MIL.*

Discussion: As discussed in Section 4.10.5 (Recreational Facilities), Honua'ula will comply with this condition.

- d. *Honua'ula Partners, LLC, its successors and permitted assigns, shall permit Maui residents to play at the golf course on Tuesday of each week. The charge for Maui residents for green fees, including golf cart rental fees, shall not exceed 40 percent of the average market rate for green fees and golf cart rental fees in South Maui, and shall exclude all membership fees.*

Discussion: As discussed in Section 4.10.5 (Recreational Facilities), Honua'ula will comply with this condition.

13. *The Honua'ula Partners, LLC, its successors and permitted assigns, shall prepare a Cultural Resources Preservation Plan ("CRPP"), in consultation with: Na Kupuna O Maui; lineal descendents of the area; other Native Hawaiian groups; the Maui County Cultural Resources Commission; the Maui/Lāna'i Island Burial Council; the Office of Hawaiian Affairs; the State Historic Preservation Division, Department of Land and Natural Resources; the Maui County Council; Na Ala Hele; and all other interested parties. Prior to initiating this consultation process, Honua'ula Partners, LLC, its successors and permitted assigns, shall publish a single public notice in a Maui newspaper and a State-wide newspaper that are published weekly. The CRPP shall consider access to specific sites to be preserved, the manner and method of preservation of sites, the appropriate protocol for visitation to cultural sites, and recognition of public access in accordance with the Constitution of the State of Hawai'i, the Hawai'i Revised Statutes, and other laws, in Kihei-Mākena Project District 9.*

Upon completion of the CRPP, Honua'ula Partners, LLC, its successors and permitted assigns, shall submit the plan to the State Historic Preservation Division, Department of Land and Natural Resources, and the Office of Hawaiian Affairs for review and recommendations prior to Project District Phase II approval. Upon receipt of the above agencies' comments and recommendations, the CRPP shall be forwarded to the Maui County Cultural Resources Commission for its review and adoption prior to Project District Phase II approval.

Discussion: As discussed in Section 4.2 (Cultural Resources), Aki Sinoto Consulting, LLC and Hana Pono, LLC prepared a CRPP. The CRPP sets forth (among other things) selection criteria for archaeological sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate for each site and types of native flora to be used for landscaping for buffer zones. The CRPP: 1) was prepared in consultation with interested and concerned parties, cultural advisors, Nā Kūpuna O Maui, the Maui County Cultural Resources Commission, the Maui/Lāna'i Island Burial Council, the DLNR Nā Ala Hele, SHPD, OHA, and various knowledgeable individuals; 2) will be submitted to SHPD and OHA for review and recommendations; and 3) will be provided to the Maui County Cultural Resources Commission for review and adoption after receipt of comments and recommendations from SHPD and OHA. Through this collaborative process the CRPP will be refined to provide additional information including: 1) the nature of access to religious, ceremonial, and confirmed burial sites; 2) determination of appropriate traditional protocols and practices; and 3) establishment of educational and community stewardship programs. Appendix J contains the CRPP.

14. *That a nonpotable water supply system shall be utilized for all irrigation purposes.*

Discussion: In compliance with this condition non-potable water will be used for all irrigation purposes within Honua'ula. Section 4.8.1 (Water System) contains discussion regarding Honua'ula's private water system. Appendix P contains the Preliminary Engineering Report, which contains additional discussion regarding Honua'ula's private water system.

15. *That, during construction, all dust control shall utilize nonpotable water or effluent, which may be obtained from the Kīhei Wastewater Reclamation Facility when available.*

Discussion: In compliance with this condition, during construction all dust control will use non-potable water or effluent, which may be obtained from the Kīhei WWRF. In further compliance with this condition, as discussed in Section 4.6 (Air Quality), a dust control plan will be implemented during all construction phases. All construction activities will comply with the provisions of Chapter 11-60.1-33, HAR on fugitive dust.

16. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall provide a Sewage Disposal Analysis that has been reviewed and commented on by the State Department of Health, the State Department of Land and Natural Resources, the County Department of Environmental Management, and the County Department of Water Supply prior to Project District Phase II approval. The Sewage Disposal Analysis, along with reviews and comments, shall be submitted to the Maui County Council for review and the project shall be subject to additional conditions or amendments by the Maui County Council if warranted by the Sewage Disposal Analysis.*

Discussion: As discussed in Section 4.8.2 (Wastewater System) Honua'ula will not rely upon or burden any County wastewater system. Instead, Honua'ula Partners, LLC will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2). The Preliminary Engineering Report prepared for Honua'ula (Appendix P) provides preliminary information regarding wastewater. For a more detailed analysis Honua'ula Partners, LLC has engaged Brown and Caldwell Engineers to prepare a Draft Honua'ula Sewage Disposal Analysis. In accordance with this condition, the Analysis will be submitted to the State DOH and DLNR and the County DEM and DWS for review and comment before Project District Phase II approval. The Analysis, along with reviews and comments, will then be submitted to the Maui County Council for review.

17. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall construct, maintain, and/or participate in the operation of a private wastewater treatment facility and system that accommodate the needs of the entire Kīhei-Mākena Project District 9. All reclaimed water from the private wastewater treatment facility shall be utilized for irrigation, dust control, or other nonpotable purposes, and none of the reclaimed water shall be placed into injection wells.*

The sewer rates for the residential workforce housing units shall be no higher than the residential sewer rates set by the County in its annual budget, for as long as the units are subject to Chapter 2.96, Maui County Code.

Discussion: As discussed in Section 4.8.2 (Wastewater System), Honua'ula will not rely upon or burden any public wastewater facilities. In compliance with this condition, Honua'ula Partners, LLC will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2). Connection to the Mākena WWRF, which is approximately one mile south of Honua'ula, would be in conformance with the option of participating in the operation of a private wastewater treatment facility (Alternative 1), and is the preferred alternative for Honua'ula wastewater treatment. After treatment—at either the possible on-site WWRF or the existing Mākena WWRF—R-1 recycled water (reclaimed water) will be used within Honua'ula for golf course irrigation and none of the reclaimed water will be placed into injection wells.

In further compliance with this condition, Honua'ula Partners, LLC will ensure that sewer rates for the residential workforce housing units will be no higher than the residential sewer rates set by the County in its annual budget, for as long as the units are subject to Chapter 2.96, MCC.

18. That Honua'ula Partners, LLC, its successors and permitted assigns, shall address in their Project District Phase II application the following:

Discussion: Conditions 18a to 18i primarily relate to compliance with DOH's "Twelve Conditions Applicable to all New Golf Course Development" ("12 conditions"). As discussed in Section 3.5.1 (Groundwater), to ensure that Honua'ula's golf course is developed and operated in an environmentally responsible manner and potential impacts are mitigated, Environmental & Turf Services, Inc., prepared a comprehensive Best Management Practices (BMPs) document adhering to the DOH's "Golf Course Best Management Practices" guidelines (DOH 2005). The BMPs also satisfy all previous DOH recommendations regarding golf courses, including, "Guidelines Applicable to Golf Courses in Hawaii" (Version 6, DOH 2002) and "Twelve Conditions Applicable to all New Golf Course Development" ("12 conditions;" Version 4, DOH 1992). Appendix C contains the complete BMP document. Compliance with each specific sub condition of Condition 18 is discussed below.

- a. *Condition 1 of the Department of Health's "Twelve Conditions Applicable To All New Golf Course Development" ("12 Conditions") relating to an approved sampling plan, establishment of the baseline groundwater/vadose zone water quality, and if appropriate, nearshore water quality, has been met to the satisfaction of the Director of Health;*

Discussion: As discussed in Section 3.5.1 (Groundwater), Honua'ula Partners, LLC will provide and execute a groundwater monitoring program. As discussed in Section 3.5.2 (Nearshore Water Marine Environment), Honua'ula Partners, LLC has conducted baseline

water quality monitoring assessments (for both groundwater and marine waters downstream of Honua'ula). These assessments will continue. In conducting these baseline assessments and in providing and executing a groundwater monitoring program, Honua'ula Partners, LLC, will be in compliance with Condition 1 of DOH's "12 Conditions," which relates to establishing baseline groundwater/vadose zone and nearshore water quality data. The results from the assessments will be provided to DOH. Appendix D contains the most recent assessment.

- b. Conditions 2 and 3 of the Department of Health's "12 Conditions" relating to groundwater monitoring have been satisfied by the Director of Health;*

Discussion: As discussed in Section 3.5.1 (Groundwater), Honua'ula Partners, LLC will provide and execute a groundwater monitoring program. In providing and executing a groundwater monitoring program, Honua'ula Partners, LLC, will be in compliance with Condition 12 of DOH's "12 Conditions" which relates to establishing a groundwater monitoring program. As discussed in Section 3.5.1 (Groundwater), the groundwater monitoring program includes a contingency plan that would trigger pesticide use restrictions or bans if pesticides are detected at predetermined concentrations. In providing this contingency plan Honua'ula Partners, LLC will be in compliance with Condition 3 of DOH's "12 Conditions" which requires immediate action if data from the monitoring system indicates increased levels of a contaminate that poses, or may pose, a threat to public health and the environment.

- c. Condition 4 relating to the preliminary proposal of the individual treatment system meets the requirements of the Department of Health, and final design shall be approved at the time of Project District Phase III;*

Discussion: As discussed in Section 4.8.2 (Wastewater) and above, Honua'ula Partners, LLC will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2). The golf course clubhouse and other golf course facilities will be connected to the Honua'ula wastewater system. In connecting the golf course clubhouse and other golf course facilities to the Honua'ula wastewater system, Honua'ula Partners, LLC, will be in compliance Condition 4 of DOH's "12 Conditions" relating to connecting the golf course clubhouse and other golf course facilities to a WWRF.

- d. Condition 5 of the Department of Health's "12 Conditions" relating to use of effluent has been satisfied;*

Discussion: As discussed in Section 4.8.2 (Wastewater) and above, after treatment at either the existing Mākena WWRF or the possible on-site WWRF, R-1 recycled water (reclaimed water) will be used within Honua'ula for golf course irrigation. In using R-1 recycled water (reclaimed water) for golf course irrigation Honua'ula Partners, LLC, will be in compliance Condition 5 of the DOH's "12 Conditions" relating to use of treated wastewater for golf course irrigation.

- e. *Condition 6 of the Department of Health's "12 Conditions" relating to golf carts and storage of petroleum has been addressed and incorporated in the design and layout of the buildings;*

Discussion: As discussed in Section 3.5.1 (Groundwater), Honua'ula will include a state-of-the-art golf course maintenance center, which will include above ground fuel storage tanks in compliance with all State of Hawaii requirements. In providing a state-of-the-art golf course maintenance center, Honua'ula Partners, LLC will be in compliance with Condition 6 of DOH's "12 Conditions," which relates to storage of petroleum products for fueling golf carts, maintenance vehicles, and emergency power generators that pose potential risk to groundwater.

- f. *Conditions 7, 8, and 11 of the Department of Health's "12 Conditions" relating to fertilizers, biocides, and pesticides and the Integrated Golf Course Management Plan have been reviewed, and comments from the Department of Agriculture and the Department of Health have been incorporated in the design and layout of the golf courses;*

Discussion: As discussed in Section 3.5.1 (Groundwater), Honua'ula will include a state-of-the-art golf course maintenance center, which will include facilities for the safe storage of fertilizers, biocides, and pesticides. A golf course maintenance program will be implemented, which will include an Integrated Pest Management (IPM) approach that avoids conventional spray methods for pest management. In addition, a modern golf course irrigation system will be provided to use non-potable water efficiently. Further, as discussed in Section 4.6 (Air Quality), all construction activities will comply with the provisions of Chapter 11-60.1-33, HAR on fugitive dust. In providing these facilities, programs, and infrastructure, and in complying with State regulations regarding fugitive dust, Honua'ula Partners, LLC be in compliance with:

- Condition 7 of DOH's "12 Conditions" which relates to buildings designed to house fertilizers and biocides;
- Condition 8 of DOH's "12 Conditions" which relates to a golf course maintenance plan and program in regard to: 1) use of fertilizers and biocides; and 2) irrigation; and
- Condition 11 of DOH's "12 Conditions" which relates to: 1) fugitive dust during construction; and 2) application of pesticides and chemicals.

- g. *Condition 9 of the Department of Health's "12 Conditions" relating to noise from maintenance facilities has been addressed through the location and design of the maintenance activities and facilities;*

Discussion: As discussed in Section 3.5.1 (Groundwater), Honua'ula will include a state-of-the-art golf course maintenance center. As discussed in Section 4.8 (Noise), the golf maintenance center will be located in an area sufficiently distanced from residential uses and will be designed to further lessen noise to surrounding uses. All golf course maintenance will be conducted in a manner so as not to cause a nuisance to residents. In

providing a state-of-the-art golf course maintenance center in an appropriate area, Honua'ula Partners, LLC be in compliance with Condition 9 of DOH's "12 Conditions," which relates to minimizing noise from golf course maintenance activities.

- h. Condition 10 of the Department of Health's "12 Conditions" and the County Department of Environmental Management's concerns and recommendations relating to solid waste disposal management activities and facilities are identified and designed;*

Discussion: As discussed in Section 4.8.5 (Solid Waste), green waste from the golf course may be processed and reused on-site. Honua'ula will also support the County's recycling, reuse, and composting activities. In implementing green waste and recycling programs, Honua'ula Partners, LLC be in compliance with Condition 10 of DOH's "12 Conditions" concerning solid waste disposal, managing waste so that it does not create a nuisance, and composting green waste for subsequent use as a soil conditioner or mulching material.

- i. Condition 12 of the Department of Health's "12 Conditions" relating to soil runoff during construction and concerns of the State Department of Transportation; the County Department of Public Works; the State Department of Health; and the Natural Resources Conservation Service of the United States Department of Agriculture relating to drainage are addressed and incorporated in the design and layout of the plans, and a preliminary erosion control and drainage report is included in the application;*

Discussion: As discussed in Section 3.3 (Soils), all grading for Honua'ula will be in compliance with Chapter 20.08, MCC (Soil Erosion and Sedimentation Control) and NPDES Notice of General Permit Coverage for storm water associated with construction activity will be necessary. In complying with Chapter 20.08, MCC (Soil Erosion and Sedimentation Control) and the provisions of the NPDES permit, Honua'ula Partners, LLC will also be in compliance with Condition 12 of the State DOH's "12 Conditions Applicable to All New Golf Course Development" concerning soil runoff during construction, consultation with the USDA-SCS, and obtaining a NPDES permit.

In further compliance with Condition 18i, concerns of the DOT, DWS, DOH, and the NRCS of the U.S. Department of Agriculture relating to drainage will be addressed and incorporated in grading and construction plans. Appendix P contains the Preliminary Engineering Report, which includes a preliminary drainage plan.

- j. Confirmation from Maui Electric Company, Ltd. ("MECO") that the proposal to relocate and/or landscape MECO facilities is incorporated in the application and site plan;*

Discussion: The current plans for the Property include an area for the expansion of the existing substation (Figure 1). MECO is aware that Honua'ula Partners, LLC will provide area for the expansion of the existing substation, but at this time cannot confirm that the

expansion area is needed without more detailed information, including projections for electrical demand for other proposed projects in the region. MECO has stated that they continuously attempt to plan for additional substation sites to meet the electrical demand of the community. Honua'ula Partners, LLC's electrical engineer will continue to coordinate with MECO regarding the need for expanding the substation and Honua'ula Partners, LLC will continue to include an area for the expansion of the existing substation on Honua'ula plans.

- k. *Roadway improvements to the satisfaction of the State Department of Transportation and the County Department of Public Works and proposed agreements are incorporated in the application and site plan and finalized as part of Project District Phase II approval.*

Discussion: Honua'ula Partners, LLC has requested verification from the State DOT and County Department of Public Works that the proposed roadway improvements meet with their satisfaction. Honua'ula Partners, LLC will provide verification when received from State DOT and County Department of Public Works.

19. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall execute appropriate agreements with the State of Hawai'i and County of Maui agencies regarding participation in improvements of infrastructure and public facilities where such improvements are reasonably related to Honua'ula Partners, LLC's project.*

Discussion: As discussed in Section 4.8 (Infrastructure and Utilities), Honua'ula will be responsible for all required infrastructure improvements as determined by the appropriate governmental agencies and public utility companies and will execute appropriate agreements to this effect. Honua'ula Partners, LLC has requested both State and County agencies to verify Honua'ula Partners, LLC's compliance with this condition and specific improvement requirements conditioned by those agencies.

20. *That marine monitoring programs shall be conducted which include monitoring and assessment of coastal water resources (groundwater and surface water) that receive surface water or groundwater discharges from the hydrologic unit where the project is located. Monitoring programs shall include both water quality and ecological monitoring.*

Water Quality Monitoring shall provide water quality data adequate to assess compliance with applicable State water quality standards at Hawai'i Administrative Rules Chapter 11-54. Assessment procedures shall be in accordance with the current Hawai'i Department of Health ("HIDOH") methodology for Clean Water Act Section 305(b) water quality assessment, including use of approved analytical methods and quality control/quality assurance measures. The water quality data shall be submitted annually to HIDOH for use in the State's Integrated Report of Assessed Waters prepared under Clean Water Act Sections 303(d) and 305(b). If this report lists the receiving waters as impaired and requiring a Total Maximum Daily Load ("TMDL") study, then the monitoring program shall be amended to evaluate land-based pollutants, including: (1) monitoring of surface water and groundwater quality for the pollutants identifies as the source of the impairment; and (2) providing estimates of total mass discharge of those pollutants on a daily and annual

basis from all sources, including infiltration, injection, and runoff. The results of the land-based pollution water quality monitoring and loading estimate shall be submitted to the HDOH Environmental Planning Office, TMDL Program.

The ecological monitoring shall include ecological assessment in accordance with the Coral Reef Assessment and Monitoring Program protocols used by the Department of Land and Natural Resources. The initial assessment shall use the full protocol. Subsequent annual assessments can use the Rapid Assessment Techniques. Results shall be reported annually to the Aquatic Resources Division, Department of Land and Natural Resources.

Discussion: As discussed in Section 3.5.2 (Nearshore Marine Environment), MRC conducted nearshore water quality monitoring assessments in 2005, 2006, 2008, and 2009 to provide pre-Honua'ula baseline data and an assessment of existing conditions of coastal water resources (groundwater and surface water) that receive surface or groundwater discharges from the hydrological unit where Honua'ula is located. Honua'ula nearshore water quality monitoring assessments will continue during construction and after Honua'ula is built. Information and conclusions from the most recent assessment (MRC 2010), as well as other relevant information, are summarized in Section 3.5.2 (Nearshore Marine Environment). Appendix D contains the complete assessment report. In addition:

- Current and future nearshore water quality monitoring assessments provide, and will continue to provide, water quality data necessary to assess compliance with Section 11-54-06, HAR (Open Coastal Waters of the DOH Water Quality Standards);
- Current and future Honua'ula nearshore water quality monitoring assessments were done, and will continue to be done, in accordance with the current (and as may be amended) DOH methodology for Clean Water Act Section 305(b) water quality assessment, including the use of approved analytical methods and quality control/quality assurance measures.
- After construction commences water quality data will be submitted annually to DOH for use in future State "Integrated Report of Assessed Waters prepared under Clean Water Act Sections 303(d) and 305(b)" (Intergrated Reports)¹⁸ (which is the same as "the State's Integrated Report of Assessed Waters prepared under Clean Water Act Sections 303(d) and 305(b)" as stated in Condition 20).

In further compliance with County of Maui Ordinance No. 3554 Condition 20, it is noted that the 2006 Integrated Report (DOH 2008) lists two areas of nearshore receiving waters downstream from Honua'ula as "impaired," meaning State ocean water quality standards for specific criteria were not attained based on data collected in 2006 or before. The

¹⁸ The actual name of the most recent report is: *2006 State of Hawaii Water Quality Monitoring and Assessment Report: Integrated Report to the U.S. Environmental Protection Agency and the U.S. Congress Pursuant to Sections §303(D) and §305(B), Clean Water Act (P.L. 97-117)*. The report was prepared by the Hawaii State Department of Health and is dated January 11, 2008. The DOH refers to this report as the "Integrated Report."

Clean Water Act requires that TMDLs be established for specific criteria that do not meet the standards; however, DOH, the State agency responsible for developing TMDLs, has not developed any TMDL criteria for any marine areas off the coast of Maui (DOH 2010). Honua'ula is not yet built, and thus is not currently contributing to any downstream water quality impacts. Comparison of data from the 2006 Integrated Report and the current Honua'ula nearshore water quality monitoring study (MRC 2010) shows that water quality results can vary over time, as the current study results indicated a lesser degree of impairment than the 2006 Integrated Report (see Section 3.5.2 (Nearshore Marine Environment for additional information). DOH anticipates publishing an update of the 2006 Integrated Report in 2010, and, in light of the recent test results from the Honua'ula study, it is possible that the 2010 update will find a lesser degree of impairment than the 2006 Integrated Report. If the State's Integrated Report lists the receiving waters downstream from Honua'ula as "impaired" after construction of Honua'ula commences, and if by that time, DOH has developed TMDL criteria for receiving waters downstream from Honua'ula, then the Honua'ula nearshore water quality monitoring program will be amended to evaluate land-based pollutants, including: 1) monitoring of surface water and groundwater quality for the pollutants identified as the source of impairment; and 2) providing estimates of total mass discharge of those pollutants on a daily and annual basis from all sources, including infiltration, injection, and runoff. The results of the land-based pollution water quality monitoring and loading estimates will be submitted to DOH Environmental Planning Office, TMDL Program.

As further discussed in Section 3.5.2 (Nearshore Marine Environment), MRC conducted a preliminary assessment of the marine community structure of the nearshore waters downstream from the Property (i.e. ecological monitoring) in accordance with the Coral Reef Assessment and Monitoring Program protocols used by DLNR (MRC 2010b). Information and conclusions from the marine community structure assessment report are summarized below. Appendix D contains the complete report. In addition, Marine community structure assessment surveys (i.e. ecological monitoring) will be done annually and the annual results will be reported to the Aquatic Resources Division, DLNR.

21. *That all exterior lighting shall be shielded from adjacent residential properties and near shore waters. Lighting requirements in force at the time of building permit application shall be applied.*

Discussion: All Honua'ula outdoor lighting will be in compliance with Chapter 20.35 (Outdoor Lighting), MCC.

22. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall pay the Department of Education \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kīhei-Mākena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kīhei-Mākena Project District 9, Honua'ula Partners, LLC, its successors and permitted assigns, shall from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.*

Discussion: As discussed in Section 4.10.1 (Schools), Honua'ula Partners, LLC will comply with this condition.

23. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall fund and construct adequate civil defense measures as determined by the State and County of Maui civil defense agencies.*

Discussion: As discussed in Section 3.4 (Natural Hazards), Honua'ula will comply with this condition.

24. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall provide to the County two acres of land with direct access to Pi'ilani Highway extension for the development of fire control facilities within the village mixed-use sub-district at the time 50 percent of the total unit/lot count has received either a certificate of occupancy or final subdivision approval. The acreage provided shall have roadway and full utility services provided to the parcel.*

That Honua'ula Partners, LLC, its successors and permitted assigns, shall contribute \$550,000 to the County for the development of a police station in South Maui, to be paid at the time a contract is entered into for the construction of that police station.

Discussion: As discussed in Section 4.10.3 (Fire), Honua'ula will comply with this condition. See Figure 1 for the location of the land to be provided to the County with direct access to the Pi'ilani Highway extension for the development of fire control facilities.

25. *That no transient vacation rentals or time shares shall be allowed within Kīhei-Mākena Project District 9; and further, no special use permit or conditional permit for such accommodations shall be accepted by the Department of Planning.*

Discussion: As discussed in Section 4.9.3 (Housing), Honua'ula will comply this condition.

26. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall provide a preservation/mitigation plan pursuant to Chapter 6E, Hawai'i Revised Statutes, that has been approved by the State Historic Preservation Division, Department of Land and Natural Resources, and the Office of Hawaiian Affairs prior to Project District Phase II approval.*

Discussion: As discussed in Section 4.1 (Archaeological and Historic Resources), Aki Sinoto Consulting, LLC and Hana Pono, LLC prepared a CRPP which also serves as the archaeological preservation/mitigation plan pursuant to Chapter 6E, HRS. The CRPP sets forth (among other things) selection criteria for sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate for each site to be preserved, and the types of native plants to be used for landscaping buffer zones. The CRPP will be provided to SHPD, DLNR and OHA for approval prior to

Project District Phase II approval. In accordance with SHPD requirements, Honua'ula Partners, LLC, will also provide a data recovery plan to SHPD for review and approval. Appendix J contains the CRPP.

27. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall provide the report "Remnant Wiliwili Forest Habitat at Wailea 670, Maui, Hawaii by Lee Altenberg, Ph.D.," along with a preservation/mitigation plan, to the State Department of Land and Natural Resources, the United States Fish and Wildlife Service, and the United States Corps of Engineers for review and recommendations prior to Project District Phase II approval. The Maui Planning Commission shall consider adoption of the plan prior to Project District Phase II approval.*

Discussion: Honua'ula Partners, LLC will comply with this condition. As discussed in Section 3.6 (Botanical Resources), SWCA Environmental Consultants (SWCA) prepared the *Honua'ula Conservation and Stewardship Plan* (2010b) to ensure the long-term conservation and stewardship of native plants within Honua'ula. The plan incorporates findings, conclusions, and recommendations from previous botanical surveys, wildlife surveys, and biological assessments of the Property and recommends proactive stewardship actions to manage the Native Plant Preservation Area and the Native Plant Areas (see discussion below and in Section 3.6 (Botanical Resources)). The *Honua'ula Conservation and Stewardship Plan*, along with the report titled: *"Remnant Wiliwili Forest Habitat at Wailea 670, Maui, Hawaii by Lee Altenberg, Ph.D.,"* will be provided to DLNR, the USFWS, and the U.S. Corps of Engineers for review and recommendations before Project District Phase II approval.

Such plan shall include a minimum preservation standard as follows: That Honua'ula Partners, LLC, its successors and permitted assigns, shall establish in perpetuity a Conservation Easement (the "Easement"), entitled "Native Plant Preservation Area," for the conservation of native Hawaiian plants and significant cultural sites in Kīhei-Mākena Project District 9 as shown on the attached map. The Easement shall comprise the portion of the property south of latitude 20°40'15.00"N, excluding any portions that the State Department of Land and Natural Resources, the United States Fish and Wildlife Service, and the United States Corps of Engineers find do not merit preservation, but shall not be less than 18 acres and shall not exceed 130 acres.

Discussion: As discussed in Section 3.6 (Botanical Resources), to protect and conserve an area that contains the highest density of representative native plant species within Honua'ula, Honua'ula Partners, LLC will dedicate in perpetuity a conservation easement titled "Native Plant Preservation Area." As shown on Figure 1 and Figure 12, the proposed Native Plant Preservation Area encompasses a contiguous 22-acre area within the portion of the Property south of latitude 20°40'15.00"N. The area of the Native Plant Preservation Area will be subject to concurrence by the DLNR, USFWS, and the U.S. Corps of Engineers and will be dedicated to the conservation of native Hawaiian plants and significant cultural sites (see Section 4.1 (Archaeological and Historic Resources) and Section 4.2 (Cultural Resources) for information on archaeological and cultural resources).

Honua'ula's Native Plant Preservation Area, combined with other Native Plant Areas within Honua'ula (Figure 12 and Table 2), will provide a total of approximately 143 acres for the protection, enhancement, and propagation of native plants of the mixed *kiawe-wiliwili* shrubland associations in southeastern Maui. These areas will: 1) provide protection for native plants; 2) ensure the long-term genetic viability and survival of the native dry shrubland species; and 3) enhance long-term population growth.

The scope of the Easement shall be set forth in an agreement between Honua'ula Partners, LLC and the County that shall include:

- a. *A commitment from Honua'ula Partners, LLC, its successors and permitted assigns, to protect and preserve the Easement for the protection of native Hawaiian plants and significant cultural sites worthy of preservation, restoration, and interpretation for public education and enrichment consistent with a Conservation Plan for the Easement developed by Honua'ula Partners, LLC and approved by the State Department of Land and Natural Resources, the United States Geological Survey, and the United States Fish and Wildlife Service; and with a Cultural Resource Preservation Plan, which includes the management and maintenance of the Easement, developed by Honua'ula Partners, LLC and approved by the State Department of Land and Natural Resources (collectively, the "Conservation/Preservation Plans").*

Discussion: As discussed in Section 3.6 (Botanical Resources), Honua'ula Partners, LLC will comply with this condition and is preparing a draft agreement setting forth the scope of the Easement (i.e., the Native Plant Preservation Area).

- b. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall agree to confine use of the Easement to activities consistent with the purpose and intent of the Easement.*

Discussion: As discussed in Section 3.6 (Botanical Resources), Honua'ula Partners, LLC agrees to confine use of the Easement to activities consistent with the purpose and intent of the Easement (i.e., the Native Plant Preservation Area).

- c. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall be prohibited from development in the Easement other than erecting fences, enhancing trails, and constructing structures for the maintenance needed for the area, in accordance with the Conservation/Preservation Plans.*

Discussion: As discussed in Section 3.6 (Botanical Resources), Honua'ula Partners, LLC will comply with this condition and will prohibit development in the Easement (i.e., the Native Plant Preservation Area) other than erecting fences, enhancing trails, and constructing structures for the maintenance needed for the area, in accordance with the *Honua'ula Conservation and Stewardship Plan* (2010b).

- d. *That title to the Easement shall be held by Honua'ula Partners, LLC, its successors and permitted assigns, or conveyed to a land trust that holds other conservation easements. Access to the Easement shall be permitted pursuant to an established*

schedule specified in the Conservation/Preservation Plans to organizations on Maui dedicated to the preservation of native plants, to help restore and perpetuate native species and to engage in needed research activities. These organizations may enter the Easement at reasonable times for cultural and education purposes only.

Discussion: As discussed in Section 3.6 (Botanical Resources), Honua'ula Partners, LLC will comply with this condition and agrees that access to the Easement (i.e., the Native Plant Preservation Area) shall be permitted pursuant to an established schedule specified in the *Honua'ula Conservation and Stewardship Plan* (2010b) to organizations on Maui dedicated to the preservation of native plants, to help restore and perpetuate native species and to engage in needed research activities. These organizations may enter the Easement at reasonable times for cultural and education purposes only.

- e. *Honua'ula Partners, LLC, its successors and permitted assigns, shall be allowed to receive all tax benefits allowable under tax laws applicable to the Easement at the time that said Easement is established in Kīhei-Mākena Project District 9, which will be evidenced by the recordation of the Easement in the Bureau of Conveyances, State of Hawai'i.*

Discussion: Honua'ula Partners, LLC will comply with this condition.

28. *That, prior to the commencement of any construction activity, Honua'ula Partners, LLC, its successors and permitted assigns, shall develop and submit a Transportation Management Plan ("TMP"), to be reviewed and approved by the State Department of Transportation, the County Department of Public Works, and the County Department of Transportation. The purpose of the TMP shall be to reduce traffic generated by construction activity related to the Kaonoulu Light Industrial Subdivision and Kīhei-Mākena Project District 9, including traffic generated by the improvements to Pi'ilani Highway between Kilohana Drive and Wailea Ike Drive. The TMP shall provide for programs such as park and ride, shuttles, and/or restrictions on worker access to ongoing construction activity during peak hour traffic. Upon approval, project contractors shall implement the TMP during construction activities. Honua'ula Partners, LLC, its successors and permitted assigns, shall submit an annual report to the State Department of Transportation, the County Department of Public Works, the County Department of Transportation, and the Maui County Council to document the success of the TMP in meeting its benchmarks of reducing traffic during project construction.*

That as part of the Project District Phase II application, Honua'ula Partners, LLC, its successors and permitted assigns, shall submit a TMP to reduce the dependency on individual vehicular transportation modes. The TMP shall be reviewed and approved by the State Department of Transportation, the County Department of Public Works, and the County Department of Transportation prior to Project District Phase II approval.

Discussion: As discussed in Section 4.4 (Roadways and Traffic), Austin, Tsutsumi & Associates have prepared TMPs for construction and post-construction operations for Honua'ula and the Pi'ilani Highway widening. The TMPs propose transportation management strategies to reduce: 1) construction-related traffic during the construction of Honua'ula and the widening of Pi'ilani Highway; and 2) dependency on individual

vehicles by Honua'ula residents, employees, and visitors after construction. Among other things, the TMPs support the establishment of centrally-located park-and-ride facilities and the establishment of a transportation coordinator position to implement and facilitate effective traffic management strategies. Appendix M contains the full TMPs.

The TMPs have been submitted to the State DOT, the County Department of Public Works, and the County Department of Transportation for review and approval. In a letter dated December 18, 2009 the County Department of Public Works approved the TMPs for Honua'ula construction and post-construction operations. This letter is included in Appendix M.

In compliance with this condition, annual reports will be submitted to the specified State and County agencies and to the Maui County Council.

29. That Honua'ula Partners, LLC, its successors and permitted assigns, shall provide annual compliance reports to the Department of Planning and the Maui County Council on the status of the project and progress in complying with the conditions imposed, commencing within one year of the effective date of the ordinance.

Discussion: In compliance with this condition, Honua'ula Partners, LLC has provided, and will continue to provide, annual compliance reports to the Department of Planning and the Maui County Council.

30. All energy systems for all residential units shall be designed and constructed to meet all applicable ENERGY STAR requirements established by the Climate Protection Division of the United States Environmental Protection Agency in effect at the time of construction. For purposed of this condition, energy systems shall include all hot water systems, roof and attic areas, outside walls, windows, air cooling systems, and heating systems.

All residential units shall be equipped with a primary hot water system at least as energy efficient as a conventional solar panel hot water system, sized to meet at least 80 percent of the hot water demand for the respective units.

All air cooling systems and all heating systems for laundry facilities, swimming pools, and spa areas shall make maximum use of energy-efficient construction and technology.

Discussion: As discussed in Section 2.5 (Environmentally-Responsible Planning and Design) and Section 4.8.5 (Electrical System), Honua'ula will include energy-efficient design and energy conservation measures, such as energy systems that meet all applicable ENERGY STAR requirements established by the EPA in effect at the time of construction. Energy systems include all hot water systems, roof and attic areas, outside walls, windows, air cooling systems, and heating systems.

In addition, Honua'ula Partners, LLC will: 1) equip all residential units with a primary hot water system at least as energy efficient as a conventional solar panel hot water system, sized to meet at least 80 percent of the hot water demand for the unit; and 2) ensure that

all air cooling systems and all heating systems for laundry facilities, swimming pools, and spa areas will make maximum use of energy-efficient construction and technology.

5.2.4 Special Management Area

The Honua'ula site is not located within the SMA (Figure 7).

5.3 APPROVALS AND PERMITS

A listing of required permits and approvals required for Honua'ula is presented below:

Table 6. Required Permits and Approvals

Permit/Approval	Responsible Agency	Status
Chapter 343, HRS Compliance	Maui Planning Department/Planning Commission OEQC	Pending public comments and Planning Commission acceptance.
Project District Phase II	Maui Planning Department	Application submitted to the Planning Department concurrent with the EIS.
Project District Phase III	Maui Planning Department	Application(s) to be submitted after Project District Phase II approval.
Subdivision Approval	Maui Planning Department	Application(s) to be submitted pending Project District Phase II approval.
National Pollutant Discharge Elimination System Permit	State DOH	Application to be submitted prior to Grading/Building Permits.
Grading/Building Permits	Maui Department of Public Works	Application to be filed after Project District Phase II approval.
Grading and Grubbing	Maui Department of Public Works	Application to be filed after Project District Phase III approval.
Drainage Approval	Maui Department of Public Works	Application to be filed after Project District Phase III approval.
Approval for Wastewater Reclamation Facility	State DOH	Application to be filed after Project District Phase II approval.
Permit to Perform Work within a State ROW	State Department of Transportation	Application to be filed after Project District Phase III approval.
Permit to Construct and Operate a Recycled Water Facility	State DOH	Application to be filed after Project District Phase III approval.

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Chapter 6



Alternatives



6 ALTERNATIVES

Under HAR Title 11, DOH, Chapter 200, EIS Rules, Section 11-200-17(F), a Draft EIS must contain a section discussing alternatives that could attain the project objectives, regardless of cost, in sufficient detail to explain why the specific alternative was rejected. Alternatives to Honua'ula, along with reasons why each alternative was rejected are described below.

Honua'ula Objectives – As discussed in Section 2.2.1, the objectives of Honua'ula are rooted in the desire of Honua'ula Partners, LLC to implement the Kīhei-Mākena Community Plan and create an appealing master-planned community with a variety of housing opportunities, village mixed uses, and abundant recreational amenities. Honua'ula will also foster preservation of natural and cultural resources while contributing to Maui's social fabric and economic diversity.

The objectives of Honua'ula are to:

- Reflect community values to create a unique and compelling community in context with the Kīhei-Mākena region;
- Emphasize community development and create a complete and vibrant community with a range of housing types, including single-family, multifamily, and workforce housing, complemented with village mixed uses primarily serving the residents of the community;
- Integrate the golf course and recreational amenities with the different uses comprising the community;
- Preserve the inherent beauty of the Property by incorporating a Native Plant Preservation Area, Native Plant Conservation Areas, parks, and open space, as well as through excellence in landscaping and design;
- Make walking and biking meaningful alternatives to driving by locating commercial and retail establishments convenient to residential areas and integrating bicycle/pedestrian recreation ways throughout the community;
- Include buffer zones between residential areas and Pi'ilani Highway;
- Integrate natural and human-made boundaries and landmarks to craft a sense of place within a defined community;
- Incorporate and preserve natural and cultural resources to maintain the physical and historic character of the Property, thereby creating a distinctive community for generations;
- Provide homes near regional employment centers, thereby decreasing commuting and increasing quality of life and environmental stewardship ; and
- Incorporate sustainability by design.

6.1 NO ACTION ALTERNATIVE

Under the No Action alternative, Honua'ula would not be created and the Property would remain vacant. There would be no master-planned community embracing “smart growth” principles, such as diverse residential opportunities, village mixed uses, on-site recreational amenities, and integrated bicycle and pedestrian networks. The vision for the Property as set out in the *Kīhei-Mākena Community Plan* and under Section 19.90A.010, MCC for Project District 9 would not be realized, and decisions regarding the use of the Property for residential, recreational, and commercial uses previously made by the State LUC, the Maui Planning Commission, and the Maui County Council would not be implemented.

Under the No Action alternative, many of the conditions of zoning under County of Maui Ordinance No. 3554 that benefit the entire region would not be implemented, such as:

- Upgrading Pi'ilani Highway to four lanes from Kilohana Drive to Wailea Ike Drive (Condition 2a);
- Modifying the Wailea Alanui/Wailea Ike Drive intersection to add a signalized double right-turn movement from northbound to eastbound turning traffic and provide two left-turn lanes for southbound traffic from Wailea Ike Drive (Condition 2e);
- Providing a contribution of \$5,000 per unit (totaling \$5.75 million) to the County for traffic improvements (Condition 3).
- Providing workforce housing in accordance with Chapter 2.96, MCC (the “Residential Workforce Housing Policy”) (Condition 5);
- Providing a contribution of \$5 million to the County for the development of the South Maui Community Park (Condition 10);
- Providing an in-lieu cash contribution to satisfy the park assessment requirements under Section 18.16.320, MCC (currently set at \$17,240 per residential unit) (Condition 11);
- Developing formal provisions regarding cultural resources, such as access to specific sites to be preserved, the manner and method of preservation of sites, and appropriate protocol for visitation to cultural sites (Condition 13)
- Payment of \$3,000 per dwelling unit (totaling \$3.45 million) to DOE for schools serving the Kīhei-Mākena Community Plan area (Condition 22);
- Providing two acres of land to the County of Maui for the development of a fire station and providing a contribution of \$550,000 to the County for the development of a police station in South Maui (Condition 24); and
- Formal protection, restoration, and propagation of native plants, including setting aside a Native Plant Preservation Area and Native Plant Conservation Areas (Condition 27).

The No Action Alternative would also deprive the State, County, and general public of the significant economic benefits associated with Honua'ula, including an estimated:

- \$1.2 billion of direct capital investment in the Maui economy during the 13-year build-out period;
- 9,537 “worker years¹⁹” of direct on-site employment during the 13-year build-out period;
- \$480 million in employee wages paid out during the 13-year build-out period;
- 518 jobs (382 directly related to on-site activities and 136 related to indirect off-site activities) after the build-out period;
- \$19 million in annual wages from the on and off-site jobs after the build-out period;
- \$513.9 million (nearly \$40 million annually) in discretionary expenditures into the Maui economy by Honua'ula residents and guests during the 13-year build-out period;
- \$77 million annually in discretionary expenditures into the Maui economy by Honua'ula residents and guests after the build-out period;
- \$41.8 million in net tax revenue benefit (taxes less costs) to the County of Maui during the 13 year build-out period;
- \$1.6 million in annual net tax revenue benefit (taxes less costs) to the County of Maui after the build-out period;
- \$97 million in net tax revenue benefit (taxes less costs) to the State of Hawaii during the 13 year build-out period; and
- \$1.5 million in annual net tax revenue benefit (taxes less costs) to the State of Hawaii after the build-out period.

Potential benefits of the No Action Alternative would include: 1) retaining the area as open space; 2) avoidance of additional infrastructure demands (water, wastewater flows, solid waste disposal; however Honua'ula will be providing its own private water and wastewater systems and so would not be impacting County systems for these needs); 3) no Honua'ula-related traffic impacts; and 4) no short-term construction-related impacts (such as construction noise, construction equipment exhaust emissions, and fugitive dust). The No Action Alternative also would not add to regional population increases or require any public services, such as parks and schools, to accommodate an increased population in the area.

Honua'ula is a well thought out master-planned community fully consistent with: 1) the *Kīhei-Mākena Community Plan*; 2) uses envisioned under its State Urban District classification; and 3) the purpose and intent of the Project District 9 ordinance, Chapter 19.90A, MCC.

¹⁹ A “worker year” is defined as the amount of time one full-time worker can work in one year although one worker year (2,080 working hours) may be comprised of many employees involved in specialized tasks of shorter duration.

In summary, the No Action alternative:

- Does not meet the objectives of Honua'ula;
- Would not be consistent with the designation of the Property as Project District 9 in the *Kihei-Mākena Community Plan*;
- Would not be consistent with the purpose and intent of the Project District 9 ordinance, Chapter 19.90A, MCC
- Would not implement decisions regarding the Property made by the State LUC, the Maui Planning Commission, and the Maui County Council;
- Would deny the entire region of many substantive benefits that would be implemented under County of Maui Ordinance No. 3554; and
- Would not provide the State, County, and general public the significant economic benefits associated with the creation of Honua'ula.

For these reasons, the No Action alternative was rejected.

6.2 RESIDENTIAL LOT SUBDIVISION ALTERNATIVE

An alternative to the current Honua'ula plan could be developing the Property as a residential lot subdivision, similar to neighboring Maui Meadows, without a golf course or any commercial uses. If developed with similar densities as Maui Meadows, with minimum sized lots of one-half acre, the Property could possibly contain up to 1,340 lots and units. If ohana units were allowed, as in Maui Meadows, the Property could contain as many as 2,680 units.

Typical subdivisions consisting of only residential uses usually require residents to drive outside of the subdivision for many daily needs (i.e. from homes to shopping centers, restaurants, recreational facilities, etc). Such subdivisions have been criticized for not fostering sustainable development and failing to foster neighborhood interaction.

Honua'ula offers a different residential solution than a conventional residential subdivision. As discussed in Section 2.2.1 (Statement of Objectives), the objectives of Honua'ula are rooted in Honua'ula Partners, LLC's desire to implement the *Kihei-Mākena Community Plan* and create an attractive master-planned community with a variety of housing opportunities, village mixed uses, and abundant recreational amenities. Honua'ula will also foster preservation of natural and cultural resources while contributing to Maui's social fabric and economic diversity.

As opposed to a conventional residential subdivision, Honua'ula embraces "smart growth" principles in its design, with stores and services as an integral part of the community. This design will help to minimize car trips onto Pi'ilani Highway, since many establishments providing for residents' day-to-day needs will be within walking and biking distance. Therefore, unlike in a conventional subdivision, Honua'ula is

designed to be a community with services and facilities to enable residents to meet many of their daily needs without using their cars.

Several aspects of the design of Honua'ula contribute to a high quality of life. The community will include a mix of residential and commercial uses, a golf course, parks and open space, biking and walking paths, and significant areas set aside for native plant and archaeological/cultural preservation. These components combine to form a community that encourages residents to build relationships with each other, rely less on cars for transportation, walk and bicycle more often, enjoy outdoor surroundings, and actively engage in civic life.

The conventional residential lot subdivision alternative most likely would result in greater impacts than Honua'ula, such as increased population, increased traffic, and greater infrastructure demands for water, wastewater flows, solid waste disposal, and electricity.

The conventional residential lot subdivision alternative does not meet several objectives of Honua'ula, including: 1) reflecting community values to create a unique and compelling community in context with the Kīhei-Mākena region and the neighboring Wailea Resort; 2) emphasizing community development and creating a complete and vibrant community with a range of housing types, including single-family, multifamily, and workforce housing, complemented with village mixed uses primarily serving the residents of the community; 3) integrating the golf course and recreational amenities with the different uses comprising the community; 4) preserving the inherent beauty of the Property by incorporating a Native Plant Preservation Area, Native Plant Conservation Areas, parks, and open space; and 5) making walking and biking meaningful alternatives to driving by locating commercial and retail establishments convenient to residential areas and integrating bicycle/pedestrian recreation ways throughout the community.

The conventional residential lot subdivision alternative also does not meet the purpose and intent of the Project District ordinance for the Property (Chapter 19.90A, MCC), which is to establish permissible land uses and appropriate standards of development for a residential community consisting of single-family and multifamily dwellings complemented with village mixed uses, all integrated with an eighteen-hole golf course and other recreational amenities.

Because the conventional residential lot subdivision alternative is contrary to the objectives of Honua'ula and the intent of the Project District ordinance for the Property (Chapter 19.90A, MCC), this alternative was rejected.

6.3 MORE WORKFORCE HOUSING ALTERNATIVE

Another possible alternative could be to develop the Property with more workforce housing. Different master plans could be designed that could result in the provision of

more workforce housing. However, to subsidize the added costs resulting from additional workforce housing, it is highly likely that more market-rate housing would be required, resulting in a higher density project. The amount of recreation and village mixed uses may also need to be reduced and the golf course eliminated to accommodate more residential units, resulting in a more conventional type subdivision with different, and most likely greater, environmental impacts and decreased quality of life for residents.

A higher density project with more workforce housing could keep the same buildable area (a positive benefit) as currently proposed, but result in a community with increased visual impacts (appearance of the site changing from moderate density to a higher density development, with more stories for the residential buildings and/or smaller lots). A higher density project would also result in increased traffic and infrastructure demands (increased water demand, wastewater generated, and solid waste produced), as well as increased demand for public services. Implementation of this alternative would also most likely result in increased construction-related impacts due to the greater number of units being built – including construction noise, construction equipment exhaust emissions, temporary traffic disruption, fugitive dust and soil erosion.

Alternatively, a higher density project could also be accomplished by reducing open space on the Property from what is currently proposed (currently approximately 50 percent of the Property is proposed to be open space, including the golf course). However, this would reduce park, recreation, and preserve areas and would result in decreased quality of life for residents, increased impermeable surfaces, and increased runoff. Reducing open space would also not avoid the increased traffic and infrastructure demands that are inherent in a higher density project.

Honua'ula already responds to the demand for housing in the Kihei-Mākena region by providing homes priced for a range of consumer groups, including workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). All workforce affordable homes will be priced and subject to restrictions in accordance with the requirements of Chapter 2.96, MCC to ensure they remain both available and affordable for full-time Maui residents. The Honua'ula market-rate homes will appeal to those buyers seeking the location, view, and climate of the Property. Although not a destination resort, as it is lacking ocean frontage and will not contain transient vacation rentals, Honua'ula market-rate homes will be comparable with Maui's destination communities and are expected to attract purchasers from the same market segments. This inclusionary design provides for a community with social diversity, a mix of ages, and a range of life experiences. The market assessment prepared for Honua'ula concludes that there is sufficient demand for the range of homes within Honua'ula, with the workforce affordable homes being fully sold out within an eight year period and the market-priced homes within 12 years.

As currently proposed, Honua'ula will contribute to a high quality of life for all Honua'ula residents. Honua'ula's inclusionary design provides for a complete and

vibrant community with a range of housing types, including single-family, multifamily, and workforce housing, complemented with village mixed uses, parks, and open space, and integrated bicycle and pedestrian networks. These components combine to form a community that encourages residents to build relationships with each other, rely less on cars for transportation, walk and bicycle more often, enjoy outdoor surroundings, and actively engage in civic life.

As discussed in Section 2.2.1 (Statement of Objectives), the objectives of Honua'ula are rooted in Honua'ula Partners, LLC's desire to implement the *Kihei-Mākena Community Plan* and create an attractive master-planned community with a variety of housing opportunities, village mixed uses, and abundant recreational amenities. Honua'ula will also foster preservation of natural and cultural resources while contributing to Maui's social fabric and economic diversity.

The alternative of a higher density project with more workforce housing is contrary to the objectives of Honua'ula. In addition, implementation of this alternative would result in: 1) increased demand for infrastructure (water, wastewater flows, solid waste disposal) and public services; 2) increased traffic impacts; and 3) increased short-term construction-related impacts (such as construction noise, construction equipment exhaust emissions, temporary traffic disruption, and fugitive dust). For the foregoing reasons, this higher density alternative was rejected.

6.4 RESORT/RESIDENTIAL COMMUNITY WITH TWO GOLF COURSES ALTERNATIVE

A previous proposal for the Property in 1988 included the development of up to 2,100 multifamily and single-family resort/residential units, two 18-hole golf courses, a mixed use village center, and a 480-room resort and lodge to complement the luxury hotel accommodations of Wailea and Mākena Resorts.

Under the 1988 plan, a village center was envisioned within the makai 300 acres of the Property. The primary activities and services within the village center were proposed to be commercial and restaurant uses, resort lodge visitor accommodations, a visitor information center, and other facilities such as theaters. A church was also proposed within the village center as a landmark feature. The balance of the makai portion of the Property was proposed to contain an 18-hole golf course, a golf course clubhouse, a tennis center, and various multifamily and single family residential uses located along the golf course.

A second 18-hole golf course was proposed in the mauka portion of the Property along with golf-oriented resort lodging and residential uses, but at lower densities than in the makai portion. Commercial development was proposed for approximately six acres at the intersection of Pi'ilani Highway and Wailea Ike Drive.

This alternative was oriented toward the visitor industry and represents a high-density use of the Property. It was envisioned before the Property was designated as Project District 9

on the *Kīhei-Mākena Community Plan*. Although the previous Property owner was successful in processing a community plan amendment to designate the Property as Project District 9—and this designation was reaffirmed through a community-based process in the mid-1990s as part of the *Kīhei-Mākena Community Plan* update—this alternative is not consistent with the current Project District ordinance for the Property (Chapter 19.90A, MCC), which limits the Property to one golf course and a maximum of 1,400 residential units. In addition, the change in zoning ordinance for Honua'ula (County of Maui Ordinance No. 3554): 1) requires affordable housing in conformance with the County's Residential Workforce Housing Policy (Chapter 2.96, MCC), which was not in effect at the time the 1988 plan was proposed; and 2) prohibits transient vacation rentals and time-share units within Honua'ula

The 1988 plan also does not meet several objectives of Honua'ula such as: 1) emphasizing community development and creating a complete and vibrant community with a range of housing types, including single-family, multifamily, and workforce housing; 2) preserving the inherent beauty of the Property by incorporating a Native Plant Preservation Area, Native Plant Conservation Areas, parks, and open space; 3) including buffer zones between residential areas and Pi'ilani Highway; and 4) incorporating and preserving natural and cultural resources to maintain the physical and historic character of the Property, thereby creating a distinctive community for generations.

The 1988 plan would also generate greater impacts such as increased traffic; greater infrastructure demands regarding water, wastewater flows, solid waste disposal, and electricity; and the possible need for more public services, such as parks and schools. However, if the level of development as proposed in the 1988 plan were warranted by market demand, it could have greater positive economic impacts than Honua'ula and fiscal revenues could rise faster than the cost to fund public services and utilities.

The 1988 plan is not a viable alternative because it:

- Is not consistent with the current Project District 9 ordinance for the Property (Chapter 19.90A, MCC);
- Would not provide workforce housing in conformance with the Residential Workforce Housing Policy (Chapter 2.96, MCC);
- Includes resort lodge visitor accommodations, which are prohibited under the change in zoning ordinance for Honua'ula (County of Maui Ordinance No. 3554);
- Would generate greater impacts; and
- Is contrary to several objectives of Honua'ula.

6.5 RESORT RESIDENTIAL COMMUNITY WITH ONE GOLF COURSE ALTERNATIVE

In 2000, after WCPT/GW Land Associates obtained ownership of the Property, the plan submitted with the Change in Zoning Application proposed up to 1,400 primarily upscale

resort residential units, a single golf course on approximately 180 acres, and commercial uses at the intersection of Pi'ilani Highway and Wailea Ike Drive.

Since 2000, in the course of planning, Honua'ula representatives met with concerned individuals, community organizations, private groups, and government agencies (see Chapter 8). Through this community-based process, the plan evolved to reflect community values and embrace contemporary "smart growth" planning principles, such as diverse residential opportunities, village mixed uses, and integrated bicycle and pedestrian networks. A significant amount of input was received on community impacts such as water, traffic, parks, and affordable and workforce housing. The input received drove solutions to issues such as private source development, improvements to Pi'ilani Highway in advance of any permits, money to be dedicated to park development in South Maui and workforce housing on site. As more investigation was done on the Property, the plan was further refined to integrate and preserve natural and cultural resources and maintain the physical and historic character of the Property. The plan was also shaped by the Residential Workforce Housing Policy (Chapter 2.96, MCC)—which was not in effect in 2000—to include workforce housing and was further modified by the County Council to prohibit transient vacation rentals and time-share units within Honua'ula. The current Project District 9 ordinance for the Property (Chapter 19.90A, MCC) also specifies specific uses, general standards of development, and land use sub districts with allowable densities and acreage, which are all reflected in the current plan.

With this evolution, and the desire of Honua'ula Partners, LLC to implement the *Kīhei-Mākena Community Plan* to create an appealing master-planned community, the current objectives of Honua'ula took shape, and the plan originally proposed in 2000 has been refined to the current Honua'ula plan. Therefore the 2000 plan is no longer a viable alternative and the current plan, as elaborated on throughout this EIS, is the established, preferred alternative.

6.6 POSTPONING ACTION PENDING FURTHER STUDY ALTERNATIVE

The alternative of postponing action pending further study is neither necessary nor desirable, for the following reasons:

- This EIS and its related technical studies provide a comprehensive, in-depth evaluation of the impacts from Honua'ula;
- Since 2000, in the course of planning, Honua'ula representatives have met with concerned individuals, community organizations, private groups, and government agencies (see Chapter 8). This extensive process has resulted in a plan that is responsive to concerns and reflects community values;
- During the County Council hearings for the Honua'ula Change in Zoning and Project District Phase I approval in 2008, the County Council heard extensive testimony from both the public and experts in various fields of study. In response to concerns raised at the hearings, the Council included comprehensive conditions as part of the Change in Zoning Ordinance (County of Maui Ordinance No. 3554)

approval. These conditions address a wide range of concerns and ensure that any impacts of Honua'ula are mitigated and addressed;

- Prior to the County Council hearings in 2008, the Council's Land Use Committee had held extensive public meetings over the course of 2006 and 2007 to consider the Honua'ula project, including an estimated ten public hearings where public testimony was heard. These meetings/hearings provided significant opportunity for the consideration of public questions and concerns prior to the Council's consideration and approval of the Phase I application;
- Further review for Honua'ula will include the review of this EIS and the Project District Phase II public hearings by the Maui Planning Commission. Both of these steps provide for agency and public input and comments, as well as opportunities for the public and decision makers to ask for more information to address any additional concerns that may arise;
- It is projected that approximately 7,000 to 10,846 new homes will be needed in the Kihei-Mākena region by 2030 (County Planning Department 2006; Hallstrom 2009). Postponing Honua'ula to allow for more studies will only amplify the demand for housing, which could lead to increased prices; and
- As discussed in Section 6.1 above and elsewhere in this EIS, Honua'ula will provide for a wide range of substantive benefits—both both economic and otherwise—to the County, State and general public. Postponing the Honua'ula project to allow for more studies will serve only to delay the realization of these important benefits.

Chapter 7



Contextual Issues



7 CONTEXTUAL ISSUES

This chapter presents key issues within the context of Honua'ula.

7.1 RELATIONSHIP BETWEEN THE SHORT-TERM USES OF ENVIRONMENTAL RESOURCES AND LONG-TERM PRODUCTIVITY

Short-term uses and long-term productivity consist of Honua'ula's short-term construction phases and the long-term benefits after construction. Short-term construction impacts can be mitigated while they occur. In the long-term, the creation of Honua'ula will contribute substantial positive community and economic benefits, as discussed throughout this EIS. Therefore, Honua'ula will contribute to the maintenance and enhancement of long-term productivity for Maui in general.

In the short-term, construction activities will impact the area. Grading and construction will be visible from Pi'ilani Highway and adjacent areas, such as Maui Meadows and parts of Wailea Resort. Construction may impact noise levels, possibly ambient air quality, and possibly traffic conditions (although a TMP has been prepared for construction operations to mitigate the impacts of construction-related traffic and a post-construction TMP has also been prepared). As discussed previously in this EIS, all of the foregoing construction-related impacts will be mitigated. At the same time, construction will also generate significant employment and economic benefits, including:

- \$1.2 billion of direct capital investment in the Maui economy during the 13-year build-out period;
- 9,537 "worker years"²⁰ of direct on-site employment during the 13-year build-out period;
- \$480 million in employee wages paid out during the 13-year build-out period;
- \$513.9 million (nearly \$40 million annually) in discretionary expenditures into the Maui economy by Honua'ula residents and guests during the 13-year build-out period;
- \$41.8 million in net tax revenue benefit (taxes less costs) to the County of Maui during the 13 year build-out period; and
- \$97 million in net tax revenue benefit (taxes less costs) to the State of Hawaii during the 13 year build-out period.

The overall statewide economic impact over the projected 13-year build-out period is estimated to total approximately \$3.2 billion (Hallstrom 2009). This includes direct capital investment, contractors' and suppliers' profits, employee wages, resident income and expenditures, and operating economic activity.

²⁰ A "worker year" is defined as the amount of time one full-time worker can work in one year although one worker year (2,080 working hours) may be comprised of many employees involved in specialized tasks of shorter duration.

Over the long-term, as portions of Honua'ula become operational and construction activities decline, short-term impacts generated by construction activities will decrease and be replaced by the long-term impacts generated by increased human activity in the area, as discussed in Chapter 4 (Assessment of Human Environment).

The long-term productivity of Honua'ula will outweigh the short-term uses of the environment. Long-term community benefits include:

- Upgrading Pi'ilani Highway to four lanes from Kilohana Drive to Wailea Ike Drive;
- Modifying the Wailea Alanui/Wailea Ike Drive intersection to add a signalized double right-turn movement from northbound to eastbound turning traffic and provide two left-turn lanes for southbound traffic from Wailea Ike Drive;
- Providing a contribution of \$5,000 per unit (totaling \$5.75 million) to the County for traffic improvements;
- Providing workforce housing in accordance with Chapter 2.96, MCC (the "Residential Workforce Housing Policy") (Condition 5);
- Providing a contribution of \$5 million to the County for the development of the South Maui Community Park;
- Providing an in-lieu cash contribution to satisfy the park assessment requirements under Section 18.16.320, MCC (currently set at \$17,240 per residential unit);
- Developing formal provisions regarding cultural resources, such as access to specific sites to be preserved, the manner and method of preservation of sites, and appropriate protocol for visitation to cultural sites;
- Payment of \$3,000 per dwelling unit (totaling \$3.45 million) to DOE for schools serving the Kīhei-Mākena Community Plan area;
- Providing two acres of land to the County of Maui for the development of a fire station and providing a contribution of \$550,000 to the County for the development of a police station in South Maui; and
- Formal protection, restoration, and propagation of native plants, including setting aside a Native Plant Preservation Area and Native Plant Conservation Areas.

Long-term economic benefits include:

- 518 jobs (382 directly related to on-site activities and 136 related to indirect off-site activities) after the build-out period;
- \$19 million in annual wages from the on and off-site jobs after the build-out period;
- \$77 million annually in discretionary expenditures into the Maui economy by Honua'ula residents and guests after the build-out period;
- \$1.6 million in annual net tax revenue benefit (taxes less costs) to the County of Maui after the build-out period; and
- \$1.5 million in annual net tax revenue benefit (taxes less costs) to the State of Hawaii after the build-out period.

After Honua'ula is built out, the long-term overall statewide economic impact is estimated to be approximately \$290.5 million annually (Hallstrom 2009). The expenditure of these funds into the island and state economies will have benefits that ripple through the economy with additional off-site, secondary, and indirect jobs on Maui and statewide. Income from property, personal, and excise taxes are expected to more than offset expenses associated with expanded public services to meet the requirements of Honua'ula and population growth.

Long-term risks to health and safety are not expected. Honua'ula will comply with all natural hazard building codes, drainage regulations, water quality standards, and waste disposal requirements. The infrastructure improvements implemented (as discussed in Section 4.8) will be in compliance with all health and safety standards.

The natural environment of the Property will be altered from its present vacant state, but the Property's long-term sustainability, viability, and productivity will be significantly enhanced. Native plants will be protected and propagated (see Section 3.6 Botanical Resources); native and endangered animal species will be protected and non-native feral ungulates, which pose a risk to native plant species, will be managed (see Section 3.7 Wildlife Resources); archaeological and cultural resources will be preserved for generations to come (see Section 4.1 Archaeological and Historic Resources and Section 4.2, Cultural Resources); and infrastructure improvements, such as drainage systems, water systems, and wastewater systems, will be designed to be self-sufficient and sustainable (see Section 4.8 Infrastructure and Utilities).

In addition, the proposed range of uses, types of development, quantity of open space, and mitigation measures for various environmental impacts will not foreclose future options for enhancement, expansion, or preservation of various environmental, cultural, and community facilities.

7.2 CUMULATIVE AND SECONDARY IMPACTS

Cumulative and secondary impacts are impacts that may result from other reasonably foreseeable actions within the area, regardless of who initiates the action. Table 7 lists recently completed and proposed South Maui development projects, as compiled by the County of Maui Department of Planning, Long Range Planning Division. As defined by the Long Range Planning Division, projects are divided among the following categories:

- **Recently Completed Projects** include those where the subdivision process is complete, total build-out of the project has been reached or nearly reached, and real property is being actively marketed;
- **Planned/Committed Projects** have the appropriate conforming Community Plan and zoning entitlements, are approved agricultural subdivisions, are approved 201G/H, HRS projects (i.e. affordable housing projects which may be granted certain exemptions from State and County land use regulations), or are Department

of Hawaiian Home Lands (DHHL) projects (which are exempt from State and County land use regulations);

- **Planned/Designated Projects** have urban or rural Community Plan designations but not the conforming zoning entitlements to proceed; and
- **Proposed Projects** are currently lacking urban or rural Community Plan designations.

Table 7. South Maui Development Projects

Projects	Unit Types		
	Single Family	Multi-Family	Time Share and Hotel
Recently Completed			
Ho'olei Wailea MF-9	0	120	0
Honu Ala Hele	62	0	0
Kai Makani	0	112	0
Kamali'i Alayna Estates	92	0	0
Kihei Kauhale	23	0	0
Kilohana Hema	20	0	0
Kilohana Mauka	73	0	0
Landry Apartments	0	18	0
Moana Estates	90	0	0
Wailea Beach Villas	0	105	0
Sub-Total	360	355	0
Planned/Committed			
Alahele Homes	48	0	0
Bluffs at Wailea	12	0	0
Chambers Apartments	0	18	0
Cove Beach Villas	0	32	0
Garcia Mākena Residences	10	0	0
Grand Wailea Resort Expansion	0	0	310
Hale Mahaolu Ehiku	0	114	0
Ho'onani Homes	28	0	0
Hokulani Golf Villas	182	58	0
Honua'ula	560	840	0
Kai Ani Village	0	99	0
Kai Malu Wailea Master	0	150	0
Kalama Heights Ph. 2	0	36	0
Kalama Hills	12	0	0
Kanani Wailea	38	0	0
Ke Ali'i Ocean Villas	14	144	0
Kenolio Leilani Affordable Homes	7	0	0
Kihana Nursery	1	0	0
Kihei Hanalei Condominiums	0	4	0
Kilohana Waena	31	0	0
Liloa Village	65	0	0
Mākena Condos	0	436	0
Maluaka Mākena Residences	13	0	0
Maui Beach Place	0	3	0

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Planned/Committed (Continued)			
Maui Lu Timeshare	0	388	400
MF-21 Subdivision	5	0	0
Nani Loa Condos	0	64	0
Naupaka Courtyard	0	78	0
One Palauea Bay PD 8	15	0	0
Papa'anui Mākena Place	7	0	0
Paradise Ridge Estates	0	32	0
Sunset Estates	25	0	0
Wailea Baccarat (Renaissance)	0	0	193
Wailea MF-10	10	36	0
Wailea MF-11 Lots	12	0	0
Wailea MF-19 Lots	9	0	0
Wailea SF-11 Lots	16	0	0
Wailea SF-8	60	0	0
Wailea Villas (MF-4) (Papali)	25	0	0
Waiaka Village Apartments	0	18	0
Sub-Total	1,205	2,550	903
Planned/Designated			
Hale Pama Condos	0	6	0
'Iwa 'Ike Mākena Lots	4	0	0
Kaiwahine Lots	47	0	0
Kalani Mākena Condos	0	4	0
Ka'ono'ulu Condos	0	166	0
Ke Kani Kai Mākena Lots	2	0	0
Kenolio Makai Lots	18	0	0
Kihei Kaiwahine Res. A&B	600	0	0
Mākena Lots	669	0	0
Ohukai Village	768	160	0
One Wailea Dev.	20	0	0
Sub-Total	2,128	336	0
Proposed			
Ka'ono'ulu Village	1,522	895	0
Kama'ole Heights	0	98	24
Kama'ole Mauka Village	364	0	0
Kama'ole Village	1,216	400	0
Kulanihakoi Residences	0	231	0
Maui Palisades	300	0	0
Ohukai Village	70	56	0
Waiakoa Homes A&B	1,700	0	0
Waiohuli Village	616	512	0
Sub-Total	5,788	2,192	24
Total	9,121	5,078	927

Source: County of Maui Department of Planning, Long Range Planning Division (2009) (http://co.maui.hi.us/documents/Planning/Long%20Range%20Division/GIS%20Maps/DevProj200907_SouthMaui_WM.PD)

In addition, to proceed projects listed as Planned/Committed Projects, Planned/Designated Projects, or Proposed Projects may also need: 1) a State Land Use District Boundary Amendment, to designate the property to the appropriate State Land Use District (for example a property could have the necessary County Community Plan and/or zoning designation, but still be in the State Agricultural District, and thus require a reclassification to the State Urban District); 2) compliance with Chapter 343, HRS regarding preparing an EA or EIS; and 3) one or more County approvals, such as a SMA Use Permit, Project District Phase 1, 2 or 3 approval, subdivision approval or other approval.

In considering cumulative impacts, the above designations are important distinctions regarding when and if a proposed project may proceed. It is unknown whether all proposed projects will proceed or be built as currently proposed, as desired product types change over time and project developers are constantly assessing project feasibility. For several of the listed projects there has been no movement toward development, in some cases for many years. The feasibility of a project proceeding is based on many factors, including the State Land Use District classification, the Community Plan and zoning designations, other necessary approvals, overall economic conditions, the demand for the proposed product, and the willingness of a landowner or developer to risk the capital required for development.

In addition to the category distinctions utilized for the list of projects above, however, there are other important considerations that must also be taken into account when evaluating cumulative impacts. Some listed projects may be proceeding only with their preliminary or first phases or only have some of their required approvals. Other listed projects are currently within the State Agricultural or Conservation districts, do not have the appropriate community plan designation, or proper zoning, and thus to proceed may require: 1) a State Land Use District Boundary Amendment at the State level; 2) a community plan amendment at the County level; and/or 3) a change in zoning approval at the County level. These approvals could take many years to obtain and are subject to review and approval of State and County decision-making bodies, which will need to weigh the merits of each project at the time the approvals are requested. Therefore, proposed projects in the State Agricultural or Conservation Districts, without the appropriate community plan designation, and without property zoning, are much more speculative than projects with the appropriate underlying entitlements.

Furthermore, a multi-stage land use approval and permitting process exists in Hawai'i, such that there are many approvals of a project at various levels of government and at different points in time. At each step, decision-makers involved in the process evaluate a project in the context of the existing regional conditions, including infrastructure capacity and other factors. Because it is not possible to know which proposed projects may proceed, at what time, and in what form, it is appropriate to evaluate the impact of an individual project at each step in the decision-making process in context with all other projects that have preceded it. This comprises the existing cumulative conditions at the time. This is a rational, logical approach that allows each project to be evaluated in sequence with others that have preceded it (i.e. in context of the existing cumulative

conditions at the time). Because of the multi-stage land use approval process, along with additional environmental permit regulations, there are sufficient safeguards in place to address and mitigate for cumulative impacts when proposed projects apply for approvals.

Finally, the capacity of infrastructure systems (such as roadways and wastewater treatment facilities) are constraints to unlimited development, and large-scale projects increasingly are required to provide regional solutions to add capacity proportionate with their impacts or to build private systems (as Honua'ula will) that do not or do burden State and County facilities. The availability of water is also a critical factor in determining whether a project can proceed and may be a limiting factor with respect to a specific project moving forward, especially in the Kīhei region with its restricted water resources. Thus, for all of the foregoing reasons, an overly broad approach of simply adding up the total units of all proposed projects and then concluding that the total amount of proposed development will have significant cumulative impacts, is too simplistic, unrealistic, and unreasonably alarmist.

Honua'ula will be part of the overall change and growth of the region. Cumulative and secondary impacts resulting from proposed projects are likely to include increased population and greater demands on public infrastructure systems and services. However, the population of the Kīhei-Mākena region is projected to grow and the needs of a growing population relating to traffic, infrastructure, public services, and other issues will need to be addressed regardless if some or all of these projects are built. The challenge is to manage growth in a predictable and acceptable manner.

In the case of Honua'ula, the "Project District 9" designation of Property on the *Kīhei-Mākena Community Plan* has been in place since 1992. In the mid-1990s the *Kīhei-Mākena Community Plan* was subject to an extensive community-based revision and update. The County Council and the Mayor adopted the plan (Ordinance No. 2641), which became effective on March 6, 1998. The updated *Kīhei-Mākena Community Plan* maintained the Project District 9 designation for the Property. It also reaffirmed the vision—through a community-based process—that Project District 9 should be a residential community complemented with commercial uses and integrated with golf courses and other recreational amenities. Thus, the primary uses envisioned for Honua'ula have been well thought out, considered, and anticipated for nearly 20 years.

In addition, during the County Council hearings for the Honua'ula Change in Zoning and Project District Phase I approval in 2008, the County Council heard extensive testimony from both the public and experts in various fields of study. In response to concerns raised at the hearings, the Council included comprehensive conditions as part of the Change in Zoning Ordinance (County of Maui Ordinance No. 3554) approval. These conditions reflect a range of concerns and ensure that any impacts of Honua'ula are mitigated and addressed in context with regional impacts and demands, including impacts related to traffic and demands related to infrastructure systems such as water and wastewater. Prior to the County Council hearings in 2008, the Council's Land Use Committee had held extensive public meetings over the course of 2006 and 2007 to consider Honua'ula,

including an estimated ten public hearings where public testimony was heard. These meetings/hearings provided significant opportunity for the consideration of public questions and concerns prior to the Council's consideration and approval of the Project District Phase I application.

Of the projects currently proposed, Honua'ula stands out as contributing its fair share and more to address cumulative and secondary impacts. For example, Honua'ula will address the regional need for:

- **Traffic Improvements**, by:
 - Upgrading Pi'ilani Highway to four lanes from Kilohana Drive to Wailea Ike Drive;
 - Modifying the Wailea Alanui/Wailea Ike Drive intersection to add a signalized double right-turn movement from northbound to eastbound turning traffic and provide two left-turn lanes for southbound traffic from Wailea Ike Drive;
 - Signalizing the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection and providing an exclusive left-turn lane on Okolani Drive;
 - Modifying the Pi'ilani Highway/Kilohana Drive/Mapu Place intersection to provide an exclusive left-turn lane, and the southbound Pi'ilani Highway approach to provide an exclusive right-turn lane into Mapu Place; and
 - Providing a contribution of \$5,000 per unit (totaling \$5.75 million) to the County for traffic improvements.
- **Workforce Housing**, by providing a significant amount of workforce housing in accordance with Chapter 2.96, MCC (the "Residential Workforce Housing Policy");
- **Parks**, by providing a contribution of \$5 million to the County for the development of the South Maui Community Park and an in-lieu cash contribution to satisfy the park assessment requirements under Section 18.16.320, MCC (currently set at \$17,240 per residential unit) in addition to providing parks within Honua'ula that are open to the public but privately maintained;
- **Schools**, by paying \$3,000 per dwelling unit (totaling \$3.45 million) to DOE for schools serving the Kīhei-Mākena Community Plan area;
- **A Fire Station**, by providing two acres of land to the County of Maui for the development of a fire station; and
- **A Police Station**, by providing a contribution of \$550,000 to the County for the development of a police station in South Maui.

In addition, Honua'ula will not rely upon or burden any public infrastructure facilities and will instead develop, maintain, and operate its own private water and wastewater systems (or partner with other private providers, in the case of wastewater treatment facilities). All infrastructure will be constructed concurrently with development and will be completed before the issuance of any certificate of occupancy, thus ensuring that necessary facilities and services are in place before residents move in.

Further, the substantial tax revenues from Honua'ula are expected to be well in excess of the costs incurred by the State and County, thereby contributing to the overall State and County tax base (see Section 4.9.5, Economy) and, in turn, the provision of public infrastructure and facilities concurrent with growth.

Regarding cumulative impacts of traffic, the TIAR prepared for Honua'ula (see Section 4.4 and Appendix L) accounted for increased traffic due to additional projects in the Wailea and Mākena region. Traffic on Pi'ilani Highway and other roads is expected to increase even if Honua'ula is not built. As stated above Honua'ula will be part of the regional traffic solution by: 1) upgrading Pi'ilani Highway to four lanes from Kilohana Drive to Wailea Ike Drive; 2) modifying the Wailea Alanui/Wailea Ike Drive intersection to add a signalized double right-turn movement from northbound to eastbound turning traffic and provide two left-turn lanes for southbound traffic from Wailea Ike Drive; 3) signalizing the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection and providing an exclusive left-turn lane on Okolani Drive; 4) modifying the Pi'ilani Highway/Kilohana Drive/Mapu Place intersection to provide an exclusive left-turn lane, and the southbound Pi'ilani Highway approach to provide an exclusive right-turn lane into Mapu Place; and 5) providing a contribution of \$5,000 per unit (totaling \$575 million) to the County for traffic improvements.

Honua'ula is also part of the new "smart growth" planning paradigm that provides an alternative to conventional suburban sprawl, with stores and services as an integral part of the community. This design will help to minimize car trips onto Pi'ilani Highway, since many establishments providing for residents' day-to-day needs will be within walking and biking distance. Therefore, unlike in a conventional subdivision, Honua'ula is designed to be a community with services and facilities to enable residents to meet many of their daily needs without using their cars; thus minimizing trips to outside areas and reducing congestion.

In mitigating cumulative impacts to human and environmental health, Honua'ula is committed to limiting energy consumption and reducing solid waste. Honua'ula Partners, LLC will design and construct energy systems for all residential units to meet all applicable ENERGY STAR requirements established by the EPA in effect at the time of construction. All homes will be equipped with a primary hot water system at least as energy efficient as a conventional solar panel hot water system and other energy-saving concepts and devices will be encouraged in the design of Honua'ula. Design standards will specify low-impact lighting and encourage energy-efficient building design and site development practices. Honua'ula will also implement strategies from the County of Maui Integrated Solid Waste Management Plan (2009) for diverting solid waste from landfills by providing options for recycling, such as collection systems and bin spaces and promoting sound recycling practices among residents, guests, and construction and maintenance personnel. Green waste, particularly from the golf course, may be processed on-site and reused.

Honua'ula will make an important and valuable contribution to the long-term viability, preservation, and conservation of native plants in southeastern Maui. Honua'ula's Native

Plant Preservation Area, combined with other Native Plant Areas within Honua'ula (see Figure 12 and Section 3.6 (Botanical Resources)), will provide a total of approximately 143 acres for the protection, enhancement, and propagation of native plants of the mixed *kiawe-wiliwili* shrubland associations in southeastern Maui. These areas will: 1) provide protection for native plants; 2) ensure the long-term genetic viability and survival of the native dry shrubland species; and 3) enhance long-term native plant population growth.

Existing scientific research suggests even small restoration efforts consisting of a few hectares can help provide habitat for native species and can subsequently serve as urgently-needed sources of propagules (Cabin et al. 2000b, Cabin, et al. 2002a). This is reinforced by numerous sources of information on successful propagation of native plants specifically for landscaping (e.g., TNC 1997, Tamimi 1999, Friday 2000, Wong 2003, Bornhorst and Rauch 2003, Lilleeng-Rosenberger and Chapin 2005, CTAHR 2006). The research shows that even small preserves consisting of individual trees are being deemed as appropriate and feasible by USFWS and DLNR when managed in combination with regional preserve areas, such as at La'i'opua on Hawai'i Island (Leonard Bisel Associates, LLC and Geometrician Associates 2008). Protected and managed natural areas in south Maui in proximity to Honua'ula include the 'Auwahi (10 acres) and Pu'u o Kali (236 acres) Forest Reserves and the Kanaio (876 acres) and 'Ahihi-Kīna'u (1,238 acres) Natural Area Reserves – substantial habitats that are more intact than those found in Honua'ula and contain a greater diversity of native plant species.

Honua'ula will make lasting contributions to preserving the archaeological and cultural resources of the region by preserving archaeological sites *in situ* and through the preparation and implementation of the CRPP (see Section 4.1 (Archaeological and Historic Resources) and Section 4.1 (Cultural Resources)). The CRPP sets forth selection criteria for archaeological sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate for each site and types of native flora to be used for landscaping for buffer zones. The CRPP: 1) was prepared in consultation with interested and concerned parties, cultural advisors, Nā Kūpuna O Maui, the Maui County Cultural Resources Commission, the Maui/Lāna'i Island Burial Council, the DLNR, Nā Ala Hele, SHPD, OHA, and various knowledgeable individuals; 2) will be submitted to SHPD and OHA for review and recommendations; and 3) will be provided Maui County Cultural Resources Commission for review and adoption after receipt of comments and recommendations from SHPD and OHA. Through this collaborative process the CRPP will be refined to provide additional information including: 1) the nature of access to religious, ceremonial, and confirmed burial sites; 2) determination of appropriate traditional protocols and practices; and 3) establishment of educational and community stewardship programs.

An assessment of the potential impacts on groundwater resources of Honua'ula concludes that the creation of Honua'ula will not impair Wailea Resort's golf course irrigation wells, with the possible exception of a salinity increase in Wailea Resort's Well 2, which is directly downgradient of Honua'ula's on-site wells. Decreased pumping of Honua'ula's

on-site wells would alleviate this potential impact. With respect to Honua'ula's off-site wells, an estimated six active downgradient irrigation wells may be impacted by a potential increase in salinity due to reduced flowrate, which current calculations indicate may be on the order of five percent. It is not known if the increase in salinity would materially impair the utility of the wells; however if the utility of the wells is materially impaired, additional wells (pumping the same combined amount of water) in the area north of Maui Meadows would distribute the draft over a greater area and would alleviate the impact downgradient. All existing on- and off-site wells are fully permitted by the State CWRM. All new wells will be developed in compliance with all requirements of Chapter 174C, HRS (State Water Code) and HAR, Chapters 13-167 to 13-171, as applicable, pertaining to CWRM and administration of the State Water Code.

Honua'ula is not expected to cause secondary impacts to marine water resources. As discussed in Section 3.5.2 (Nearshore Marine Environment), the results of the nearshore water quality assessment and further evaluation of the potential changes to groundwater composition indicate that there is little or no potential for alteration of the marine environment or negative impacts to marine waters due to Honua'ula. The assessment concludes that: "the estimates of changes to groundwater and surface water would result in a decrease in nutrient and sediment loading to the ocean relative to the existing condition. With such a scenario, it is evident that there would be no expected impacts to the nearshore marine ecosystem owing to development of Honua'ula."

In addition, as discussed in Section 4.5 (Noise) and Section 4.6 (Air Quality), Honua'ula is not anticipated to significantly impact the acoustical environment or air quality and thus will not significantly contribute to cumulative and secondary impacts associated with these issues. Finally, adherence with Chapter 20.35, MCC regarding outdoor lighting ensures cumulative and secondary impacts related to light pollution will not impact sensitive surrounding land uses.

7.3 IRRVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

Creation of Honua'ula will involve the irreversible and irretrievable commitment of certain land and fiscal resources. Major resource commitments include the land and capital, construction materials, non-renewable resources, labor, and energy required for the community's completion.

Honua'ula will require that approximately half of the Property be used for urban-like uses; however approximately half of the Property also will be set aside for open space, including the Native Plant Preservation Area, Native Plant Conservation Areas, natural gulches, open space buffers along Pi'ilani Highway and the border of Maui Meadows, and the golf course. The urban-like uses of Honua'ula are well-suited for the Property because the Property is: 1) located contiguous to existing urban land uses (Wailea Resort); 2) designated as "Project District 9" on the *Kihei-Makena Community Plan*; 3) adjacent to Pi'ilani Highway; 4) in close proximity to employment areas; and 5) in accordance with the purpose and intent of the Project District 9 ordinance, Chapter 19.90A, MCC, which

provides for a residential community consisting of single-family and multifamily dwellings complemented with village mixed uses, all integrated with an eighteen-hole golf course and other recreational amenities.

The impacts represented by the commitment of resources should be weighed against the significant positive and recurring benefits that will be derived from Honua'ula versus the consequences of either taking no action or pursuing another less beneficial use of the Property.

7.4 PROBABLE ADVERSE ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED

Potential environmental impacts resulting from the creation of Honua'ula have been discussed throughout this EIS, and mitigation measures have been provided for adverse impacts. Probable adverse environmental effects that cannot be avoided are discussed below.

Groundwater – As discussed above and in more detail in Section 3.5.1 (Groundwater), an assessment of the potential impacts on groundwater resources of Honua'ula concludes that the creation of Honua'ula will not impair Wailea Resort's golf course irrigation wells, with the possible exception of a salinity increase in Wailea Resort's Well 2, which is directly downgradient of Honua'ula's on-site wells. Decreased pumping of Honua'ula's on-site wells would alleviate this potential impact. With respect to Honua'ula's off-site wells, an estimated six active downgradient irrigation wells may be impacted by a potential increase in salinity due to reduced flowrate, which current calculations indicate may be on the order of five percent. It is not known if the increase in salinity would materially impair the utility of the wells; however if the utility of the wells is materially impaired, additional wells (pumping the same combined amount of water) in the area north of Maui Meadows would distribute the draft over a greater area and would alleviate the impact downgradient. All existing on- and off-site wells are fully permitted by the State CWRM. All new wells will be developed in compliance with all requirements of Chapter 174C, HRS (State Water Code) and HAR, Chapters 13-167 to 13-171, as applicable, pertaining to CWRM and administration of the State Water Code.

Land Use Character – Over the last several decades, land uses in the Kīhei-Mākena region have undergone a gradual change as more in-fill urban uses were built on previously vacant properties, and growth has started moving mauka of Pi'ilani Highway.

Creation of Honua'ula will change the visual appearance of the Property from vacant land to a built environment. This change will be visible from Pi'ilani Highway looking mauka across the Property. However Honua'ula will not impinge upon any significant public scenic view corridors and Honua'ula will have no significant impacts on views toward the ocean or Haleakalā. Honua'ula will encourage building forms that respect and maintain the unique topographic and landscape character of the land

Honua'ula will be in character with surrounding uses and will complement the pattern of development as envisioned in the *Kīhei-Mākena Community Plan* and by the County zoning of the Property. Honua'ula will incorporate appropriate architecture, materials, colors, site design standards, and landscaping to create a community in context with the Kīhei-Mākena region. To ensure an overall architectural theme as well as other design standards are established for Honua'ula, design guidelines have been prepared. The design guidelines cover various aspects of Honua'ula design with the overall goal of providing a framework so that a consistent character is achieved (see Section 2.3.6 (Design Guidelines)).

Traffic Impacts – Although the creation of Honua'ula will have an impact on traffic in the region, traffic on Pi'ilani Highway and other roads is expected to increase even if Honua'ula is not built. Furthermore, Honua'ula will be part of the regional traffic solution by: 1) upgrading Pi'ilani Highway to four lanes from Kilohana Drive to Wailea Ike Drive; 2) modifying the Wailea Alanui/Wailea Ike Drive intersection to add a signalized double right-turn movement from northbound to eastbound turning traffic and provide two left-turn lanes for southbound traffic from Wailea Ike Drive; 3) signalizing the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection and providing an exclusive left-turn lane on Okolani Drive; 4) modifying the Pi'ilani Highway/Kilohana Drive/Mapu Place intersection to provide an exclusive left-turn lane, and the southbound Pi'ilani Highway approach to provide an exclusive right-turn lane into Mapu Place; and 5) providing a contribution of \$5,000 per unit (totaling \$5.75 million) to the County for traffic improvements.

Honua'ula is also part of the new “smart growth” planning paradigm that provides an alternative to conventional suburban sprawl, with stores and services as an integral part of the community. This design will help to minimize car trips onto Pi'ilani Highway, since many establishments providing for residents' day-to-day needs will be within walking and biking distance. Therefore, unlike in a conventional subdivision, Honua'ula is designed to be a community with services and facilities to enable residents to meet many of their daily needs without using their cars; thus minimizing trips to outside areas and reducing congestion.

Solid Waste – As detailed in Section 4.8.5, there will be solid waste generated during and after construction of Honua'ula, but Honua'ula Partners, LLC is committed to limiting the environmental impact of Honua'ula by reducing solid waste. A solid waste management plan will be coordinated with the County's Department of Environmental Management Solid Waste Division for the disposal of on-site and construction-related waste material, and Honua'ula Partners, LLC will work with contractors to minimize the amount of solid waste generated during the construction. After construction, Honua'ula Partners, LLC will implement strategies from the County of Maui Integrated Solid Waste Management Plan (2009) for diverting solid waste from landfills by providing options for recycling, such as collection systems and bin spaces and actively promoting sound recycling practices

among residents, guests, and construction and maintenance personnel. Green waste, particularly from the golf course, may be processed on-site and reused.

Electrical Power – When fully built-out, the peak forecasted electrical demand for Honua'ula is estimated to be 9,467 kilowatts (kW) per month. Honua'ula Partners, LLC is committed to limiting the environmental impact of Honua'ula by reducing energy consumption. To reduce energy consumption, Honua'ula Partners, LLC will design and construct energy systems for all residential units to meet all applicable ENERGY STAR requirements established by the EPA in effect at the time of construction. All homes will be equipped with a primary hot water system at least as energy efficient as a conventional solar panel hot water system and other energy-saving concepts and devices will be encouraged in the design of Honua'ula. Design standards will also specify low-impact lighting and encourage energy-efficient building design and site development practices. The Honua'ula project plan includes area set aside for the expansion of the MECO substation (Figure 1).

Air Quality – In the short term, construction of Honua'ula will unavoidably contribute to air pollutant concentrations due to fugitive dust releases at construction areas. However, mitigation measures, including frequent watering of exposed surfaces, will help to reduce and control such releases, and all construction activities will comply with the provisions of HAR, Chapter 11-60.1, Air Pollution Control, Section 11-60.1-33, "Fugitive Dust."

Over the long-term, the air quality modeling analysis prepared for Honua'ula (see Section 4.6 Air Quality and Appendix O) concludes that: 1) even during worst-case conditions, predicted concentrations of traffic-related pollutants will remain well below State and Federal standards; 2) mitigation measures for traffic-related air quality impacts are unnecessary and unwarranted; and 3) significant long-term impacts on air quality are unlikely due to indirect emissions associated with the community's electrical power and solid waste disposal requirements.

Noise – In the short term, construction of Honua'ula will generate temporary noise impacts. The dominant noise sources during construction will likely be associated with operation of heavy construction machinery, paving equipment, and material transport vehicles. However, noise from construction activities will be short-term and will comply with all federal and state noise control regulations.

In the long-term, the acoustic study prepared for Honua'ula (see Section 4.5 Noise and Appendix N) concludes that substantial change in traffic-generated noise levels (as defined by DOT) will not occur, however, the number of residences along Pi'ilani Highway subject to noise levels that exceed DOT residential noise standards is projected to increase from two residences to up to up to 16 residences. To mitigate impacts to residences along Pi'ilani Highway subject to noise levels that exceed DOT residential noise standards, sound attenuating walls are recommended in accordance with DOT's traffic noise abatement policy.

7.4.1 Rationale for Proceeding with Honua'ula Notwithstanding Unavoidable Effects

In light of the above mentioned unavoidable effects, Honua'ula should proceed because the adverse impacts can be mitigated and are more than offset by substantial positive factors, including:

- Compliance with the *Kihei-Mākena Community Plan*, which designates the Property as “Project District 9,” and the Project District 9 ordinance (Chapter 19.90A, MCC) which provides for a residential community consisting of single-family and multifamily dwellings complemented with village mixed uses, all integrated with an eighteen-hole golf course and other recreational amenities;
- Significant long-term community benefits provided by Honua'ula in compliance with the conditions of zoning under County of Maui Ordinance No. 3554, including:
 - Upgrading Pi'ilani Highway to four lanes from Kilohana Drive to Wailea Ike Drive (Condition 2a);
 - Modifying the Wailea Alanui/Wailea Ike Drive intersection to add a signalized double right-turn movement from northbound to eastbound turning traffic and provide two left-turn lanes for southbound traffic from Wailea Ike Drive (Condition 2e);
 - Signalizing the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection and providing an exclusive left-turn lane on Okolani Drive;
 - Modifying the Pi'ilani Highway/Kilohana Drive/Mapu Place intersection to provide an exclusive left-turn lane, and the southbound Pi'ilani Highway approach to provide an exclusive right-turn lane into Mapu Place;
 - Providing a contribution of \$5,000 per unit (totaling \$5.75 million) to the County for traffic improvements (Condition 3);
 - Providing workforce housing in accordance with Chapter 2.96, MCC (the “Residential Workforce Housing Policy”) (Condition 5);
 - Providing a contribution of \$5 million to the County for the development of the South Maui Community Park (Condition 10);
 - Providing an in-lieu cash contribution to satisfy the park assessment requirements under Section 18.16.320, MCC (currently set at \$17,240 per residential unit) (Condition 11);
 - Developing formal provisions regarding cultural resources, such as access to specific sites to be preserved, the manner and method of preservation of sites, and appropriate protocol for visitation to cultural sites (Condition 13);
 - Payment of \$3,000 per dwelling unit (totaling \$3.45 million) to the DOE for schools serving the Kihei-Mākena Community Plan area (Condition 22);
 - Providing two acres of land to the County of Maui for the development of a fire station and providing a contribution of \$550,000 to the County for the development of a police station in South Maui (Condition 24); and

- Formal protection, restoration, and propagation of native plants, including setting aside a Native Plant Preservation Area and Native Plant Conservation Areas (Condition 27).
- Significant economic benefits, including an estimated:
 - \$1.2 billion of direct capital investment in the Maui economy during the 13-year build-out period;
 - 9,537 “worker years²¹” of direct on-site employment during the 13-year build-out period;
 - \$480 million in employee wages paid out during the 13-year build-out period;
 - 518 jobs (382 directly related to on-site activities and 136 related to indirect off-site activities) after the build-out period;
 - \$19 million in annual wages from the on and off-site jobs after the build-out period;
 - \$513.9 million (nearly \$40 million annually) in discretionary expenditures into the Maui economy by Honua’ula residents and guests during the 13-year build-out period;
 - \$77 million annually in discretionary expenditures into the Maui economy by Honua’ula residents and guests after the build-out period;
 - \$41.8 million in net tax revenue benefit (taxes less costs) to the County of Maui during the 13 year build-out period;
 - \$1.6 million in annual net tax revenue benefit (taxes less costs) to the County of Maui after the build-out period;
 - \$97 million in net tax revenue benefit (taxes less costs) to the State of Hawaii during the 13 year build-out period; and
 - \$1.5 million in annual net tax revenue benefit (taxes less costs) to the State of Hawaii after the build-out period.

7.5 UNRESOLVED ISSUE

Wastewater – As discussed in Section 4.8.2 (Wastewater System), Honua’ula Partners, LLC, will either transport wastewater to the Mākena WWRF for treatment or provide a WWRF on-site. The preferred alternative is to transport wastewater to the Mākena WWRF. Transporting wastewater to the Mākena WWRF for treatment provides the benefit of consolidating wastewater services for both Honua’ula and Mākena, allowing economies of scale in the treatment process and consolidated regulatory compliance. Additionally, sufficient golf course land is available within both developments to reuse 100 percent of the recycled water for irrigation. Honua’ula Partners, LLC has had substantive discussions about this alternative with the Mākena WWRF owner, Mākena Wastewater Corporation, and they support the connection; however, formal agreements with Mākena Wastewater Corporation have not yet been finalized.

²¹ A “worker year” is defined as the amount of time one full-time worker can work in one year although one worker year (2,080 working hours) may be comprised of many employees involved in specialized tasks of shorter duration.

Chapter 8



Consultation



8 CONSULTATION

8.1 INDIVIDUALS AND ORGANIZATIONS CONSULTED WITH PRIOR TO THE EIS PROCESS

In the course of planning Honua'ula, since 2001, Honua'ula representatives have met with concerned individuals, community organizations, private groups, and government agencies, which include (Note: * Title/position at time of meeting):

State of Hawai'i

- Land Use Commission
 - Anthony Ching, Executive Officer*
 - Full Commission
- Department of Education
 - Heidi Meeker
- Department of Health
 - Herbert Matsubayashi
- Department of Land and Natural Resources
 - Betsy Gagne, Natural Area Reserve System
 - John Cummings, DOFAW
 - Fern Duvall, DOFAW
 - Paula Hartzell, DOFAW
 - Charles Ice, CWRM
 - Ane Bakutis, formerly with Plant Extinction Prevention Program (DLNR)
 - Talia Portner, Plant Extinction Prevention Program (DLNR)
- Department of Transportation
 - Brian Minai, Director*
 - Jadine Urasaki, Deputy Director*
 - Brennon Morioka, Director
- Office of Hawaiian Affairs
 - Boyd Mossman, Trustee
 - Kai Markell
 - Jerome Yasuhara
- University of Hawai'i
 - Dr. Creighton Litton
 - Dr. Jonathan Price
 - Dr. Cliff Morden

Federal

- U.S. Fish and Wildlife Service
 - James Kwon
 - Lorena Wada
 - Bill Standley
 - Mike Richardson

- U.S. Geological Survey
 - Dr. Art Medeiros

- U.S. Army Corps of Engineers
 - George Young
 - Robert Deroche

- U.S. Army
 - Stephen Mosher, Wildlife Biologist (Contractor)

County of Maui

- Mayor Kimo Apana*
- Mayor Alan Arakawa*
- Mayor Charmaine Tavares

- Department of Planning
 - John Minn, Director*
 - Michael Foley, Director*
 - Jeffrey Hunt, Director
 - Clayton Yoshida, Deputy Director*
 - Colleen Suyama, Deputy Director*
 - Ann Cua, Senior Planner*

- Department of Fire and Public Safety
 - Carl Kaupololo, Chief*
 - Jeffrey Murray, Chief
 - Neal Bal, Deputy Chief*
 - Robert Shimada, Deputy Chief

- Department of Housing and Human Concerns
 - Alice Lee

- Department of Parks and Recreation
 - Tamara Horcajo, Director

- Floyd Miyazono, Director*
- Glenn Correa, Director*
- Pat Matsui, Deputy Director*

- Police Department
 - Tom Phillips, Chief

- Department of Public Works
 - Gilbert Agaran, Director*
 - Milton Arakawa, Director
 - Michael Miyamoto, Deputy Director

- Department of Water Supply
 - Jeffrey Eng, Director
 - George Tengan, Director*

Private Organizations & Individuals

- Maui Electric Company, Ltd.
 - Edward Reinhardt, President
 - Neil Shinyama

- Kihei Community Association
 - David Fraser, President
 - David Maxwell, President
 - Planning and Development Committee
 - Full membership

- Wailea Community Association
 - William Overton, Director
 - Bud Pikrone, Director
 - Phillip Johnson
 - Board of Directors
 - Full membership

- Diamond Resort
 - Kyoko Kimura, General Manager

- 'Ekolu Homeowners Association
 - Ronald Beckett
 - Board of Directors

- Mākena Homeowners Association
 - Tim Farrington, President

- Board of Directors
- Full membership

- Maui Meadows Homeowners Association
 - Ron Sturtz
 - Madge Schafer
 - Board of Directors
 - Full membership

- Maui Meadows Neighborhood Association
 - Dorothy Hughes
 - Board of Directors
 - Full membership

- Maui Tomorrow
 - Ron Sturtz
 - Irene Bowie
 - Board of Directors
 - Membership

- Sierra Club
 - Rob Parsons
 - Membership

- Haleakalā Ranch
 - Buzz Stluka, President*
 - Don Young, President
 - Scott Meidell, Manager

- 'Ulupalakua Ranch
 - Pardee Erdman, President
 - Sumner Erdman, VP
 - James Gomes, Manager

- Housing for Local People
 - Mr. Stan Franco
 - Board members

- Maui Junior Golf
 - Eric Miyajima

- Nā Kūpuna O Maui,
 - Patty Nishiyama

- Maui Contractors Association
 - Jackie Haraguchi, Executive Director
 - Tom Cook, President
 - Full membership

- Hawai'i Carpenters Union
 - William Kama'i
 - Steven Suyat
 - Ivan Lei

- International Longshoreman Workers
 - Willi Kennison
 - Steven West
 - Jason Medeiros

- Bernice Pauahi Bishop Museum
 - Dr. Rob Preston, Department of Entomology
 - Dr. Derral Herbst, Department of Botany (Retired)

- The Nature Conservancy
 - Dr. Sam Gon

- Maui Coastal Land Trust
 - Dale Bonar

- Contractors
 - Maya LeGrande, Botanist/owner, LeGrande Biological Surveys
 - Hina Kneubuhl, Botanist, LeGrande Biological Surveys
 - Ronald Walker, former DLNR wildlife biologist
 - Reggie David, wildlife biologist

- Community Members
 - Shannie Akau
 - John Armstrong
 - Peggy Aviles
 - Michelle Bruce
 - John Buist
 - Kolyne Cabanas
 - Laverne Carvalho
 - Donna Clayton
 - Danny Collier
 - Steve Cordova
 - Dave Cullup
 - Mike Diaz
 - Dustin Dipersia
 - Joe Evans
 - Ted Fritzen
 - Ken Gift
 - Chad Goodfellow
 - Daniel & Claudia Goodfellow
 - Steve Goodfellow
 - Lucia Gouveia
 - Tia Hanchett
 - Mike Harrell

- Arline Harris
- Chris Haynes
- Fred Hollenbeck
- Michele Hough
- Tamio Iwado
- Mike Jackman
- Erik Jorgensen
- Rob Judge
- Kristi Kapahulehua
- Howard S. Kihune
- Karen Kuwashima
- Blanca Lafolette
- Mark LaTurner
- Corie Leal
- Bob & Kay Lloyd
- Craig Lohmeyer
- Adam Lynch
- Todd MacFarlane
- Todd MacFarlane, Jr.
- Dave Mackwell
- Paul MacLaughlin
- John Maloney
- John Martinsen
- Mary Lou Masko
- Dennis McCarthy
- Bo McKuin
- Jerry McLain
- Jerry McLain III
- Melina Mindoro
- Dayna Morreira
- Mel Nako
- Steven Newhouse
- Kelly O'Kief
- Steve Ovendale
- Wilson Padilla
- Larry Paet
- Steve Parker
- Sheryl Paschoal
- Steve Pawlak
- Keoki & Twinkle Perreira
- Doug Peterson
- Ana Peterson
- Greg Peterson
- Heather Peterson
- Scott Pingrey
- James Respicio
- Sam Ribao
- Amy Sands
- Madge Schaefer
- Eric Schaible
- Millie Septimo
- Leif Sjostrand
- Ray Skelton
- John Spasari
- Donna Speed
- Joyce & Jesse Spencer
- Chris Speten
- Gary Swatzel
- Danshiell Thompson
- Travis O. Thompson
- Greg Treese
- Scott Trudell
- Cory Uchima
- John Uhrin
- Cameron Vibbert
- Robin Weeks
- Dave & Karen Williams
- Joseph Williams
- Charmaine Yuen

8.2 INDIVIDUALS AND ORGANIZATIONS CONSULTED DURING THE EIS PROCESS

Various Federal, State, and County agencies, as well as organizations and members within the community, were consulted with or provided comments on the EA/EISPN which aided in preparation of the Draft EIS (see Chapter 11, EA/EISPN Comments and Responses). This Draft EIS will be distributed to the following agencies, organizations, and individuals. Comment letters received on this Draft EIS and responses will be included in the Final EIS.

State of Hawai'i

- Department of Business, Economic Development & Tourism (DBEDT)
- DBEDT – Office of Planning
- DBEDT – Strategic Industries Division
- Department of Education
- Department of Health
- Office of Environmental Quality Control
- Department of Land & Natural Resources
- DLNR – State Historic Preservation Division
- Department of Transportation
- Office of Hawaiian Affairs
- University of Hawai'i Environmental Center

Federal

- U.S. Army Engineer Division
- U.S. Fish and Wildlife Service

Maui County

- County Council
- Department of Planning
- Department of Fire Control
- Department of Housing & Human Concerns
- Department of Parks & Recreation
- Police Department
- Department of Public Works
- Department of Environmental Management
- Department of Water Supply

Private Organizations & Individuals

- Hawaiian Telcom
- Maui Electric Company, Ltd.
- Maui News
- Maui Meadows Neighborhood Association
 - Madge Schaefer
- Wailea Community Association
- Save Mākena.org
 - Angie Hoffman
 - Elle Cochran

- Maui Unite!
 - Elle Cochran
 - Gordon Cockett
- Maui Cultural Lands
 - Clare Apana
- Maui Tomorrow Foundation
 - Irene Bowie
- Sierra Club Maui Group
 - Lucienne de Naie

- Community Members
 - Angie Hofmann
 - Claire Jordan
 - Clare Apana
 - Dale Deneweth
 - Daniel Kanahale
 - Dick Mayer
 - George Harker
 - Gordon Cockett
 - Joe Fell-McDonald
 - Johnny Be
 - Joyclynn Costa
 - Karrie Silva
 - Katie Romanchuk
 - Keegan House
 - Ken Rose
 - Lee Altenberg
 - Lucienne de Naie
 - Madeleine Migenes
 - Mark Hyde
 - Michael Howden
 - Michael & Barbara Gach
 - Robert Wintner
 - Robin Knox
 - Sally Raisbeck
 - Scott Heller
 - Steve Lefleur
 - Teri Leonard
 - Todd Wilson
 - Wayne Bachman

EIS Consulted Parties

Title 11, Chapter 200, HAR, §11-200-15, Consultation Prior to Filing a Draft EIS, states: "Upon publication of a preparation notice in the periodic bulletin, agencies, groups, or individuals shall have a period of thirty days from the initial issue date in which to request to become a consulted party and to make written comments regarding the environmental effects of the proposed action."

The following organizations and individuals requested to become a consulted party:

- Maui County Council
 - Wayne Nishiki

- Maui Cultural Lands
 - Clare Apana

- Maui Unite!
 - Elle Cochran

- Maui Tomorrow Foundation
 - Irene Bowie

- Save Mākena
 - Angie Hoffman

- Sierra Club Maui Group
 - Lucienne de Naie

- Community Members
 - Angie Hofmann
 - Claire Jordan
 - Clare Apana
 - Dale Deneweth
 - Daniel Kanahale
 - George Harker
 - Joe Fell-McDonald
 - Johnny Be
 - Joyclynn Costa
 - Karrie Silva
 - Katie Romanchuk
 - Keegan House
 - Ken Rose
 - Lucienne de Naie
 - Mark Hyde
 - Michael Howden
 - Michael & Barbara Gach
 - Robert Wintner
 - Robin Knox
 - Scott Heller
 - Steve Lefleur
 - Teri Leonard
 - Todd Wilson

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Chapter 9



List of Preparers



9 LIST OF PREPARERS

This EIS has been prepared by PBR HAWAII, 1001 Bishop Street, ASB Tower, Suite 650, Honolulu, Hawai'i 96813.

Several key technical consultants were employed to provide specific assessments of environmental factors for this project. These consultants and their specialty are listed below:

Name	Area of Expertise
Aki Sinoto Consulting	Archaeology
Austin, Tsutsumi & Associates	Traffic
B. D. Neal & Associates	Air Quality
Brown & Caldwell	Wastewater
Environmental & Turf Services	Golf Course Impacts
Hana Pono LLC	Cultural Impact
Marine Research Consultants	Marine Water Quality & Environment
SWCA Environmental Consultants	Botanical & Wildlife
The Hallstrom Group	Market & Economic
Tom Nance Water Resources Engineering	Hydrology
Wilson Okamoto	Engineering
Y. Ebisu & Associates	Acoustic Assessment

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Chapter 10



References



10 REFERENCES

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Chapter 11



EA / EISPN Comments and Responses



11 EA/EISPN COMMENTS AND RESPONSES

The EISPN was sent to the following agencies, organizations, and individuals indicated below in the table with a check mark (✓). The EISPN was also available on the OEQC website. The public comment period on the EISPN was from March 8, 2009 to April 7, 2009. Following the EISPN public comment period, further consultation was sought with an additional public comment period on an EA/EISPN. The EA/EISPN was available on the OEQC website and copies of the EA/EISPN were provided to all organizations and individuals who had requested to be a consulted party during the March 8, 2009 to April, 7, 2009 public comment period. The comment period on the EA/EISPN was from October 8, 2009 to November 7, 2009, however comments were accepted up until November 17, 2009 to allow all consulted parties ample time to provide comments. Where indicated (Comment Date), an agency, organization, or individual submitted comments.

	EISPN Sent	Comment Date	
		EISPN	EA/EISPN
State			
Department of Business, Economic Development and Tourism	✓	-	-
DBEDT – Strategic Industries Division	✓	-	-
DBEDT – Office of Planning	✓	-	-
Department of Education	✓	4-6-09	-
Department of Health	✓	4-8-09	-
DOH – Office of Environmental Quality Control	✓	-	-
Department of Land & Natural Resources	✓	4-2-09	-
DLNR – State Historic Preservation Division	✓	-	-
DLNR – Division of Forestry and Wildlife	✓	3-31-09	-
Department of Transportation	✓	4-6-09	-
Office of Hawaiian Affairs	✓	4-8-09	-
University of Hawai'i Environmental Center	✓	-	-
Federal			
US Army Corps of Engineers	✓	3-26-09	-
US Fish & Wildlife Service	✓	4-8-09	-
County of Maui			
County Councilmember Wayne Nishiki*		-	11-16-09
Department of Planning	✓	-	-
Department of Fire & Public Safety	✓	4-14-09	-
Department of Housing & Human Concerns	✓	4-7-09	-
Department of Parks & Recreation	✓	4-6-09	-
Police Department	✓	4-15-09	-
Department of Public Works	✓	3-30-09	-
Department of Environmental Management	✓	5-18-09	-
Department of Water Supply	✓	5-6-09	-

HONUA'ULA Draft Environmental Impact Statement

	EISPN Sent	Comment Date	
		EISPN	EA/EISPN
Libraries, Private Companies, Organizations, and Individuals			
Kīhei Public Library	√	-	-
Maui Electric Company, Ltd.	√	3-11-09	-
Hawaiian Telcom	√	-	-
Maui Cultural Lands* (Clare Apana)		-	11-16-09
Maui Meadows Community Association (Madge Shaefer)	√	4-6-09	-
Maui Tomorrow* (Irene Bowie)	√	4-6-09	11-16-09
Maui Unite!* (Elle Cochran)		4-7-09	-
Save Mākena.org* (Angie Hoffman)		4-6-09	-
Save Mākena.org (Elle Cochran)		-	11-13-09
Sierra Club Maui Group* (Lucienne de Naie)		-	11-16-09
Wailea Community Association	√	-	-
Angie Hofmann*		4-2-09	11-12-09
Claire Jordan*		4-6-09	-
Clare Apana*		4-9-09	-
Dale Deneweth*		4-7-09	-
Daniel Kanahale*		3-31-09	-
Dick Mayer		-	11-15-09
George Harker*		4-6-09	-
Gordon Cockett Maui Unite		-	11-13-09
Joe Fell-McDonald*		4-6-09	-
Johnny Be*		4-3-09	-
Joyclynn Costa*		4-9-09	11-16-09
Karrie Silva*		4-3-09	-
Katelin Halligan		4-6-09	-
Katie Romanchuk*		4-3-09	-
Keegan House*		4-4-09	-
Ken Rose*		4-4-09	-
Lee Altenberg		4-7-09	11-17-09
Lucienne de Naie*		4-9-09	-
Madeleine Migenes		4-3-09	-
Mark D'Antonio		4-3-09	-
Mark Hyde*		4-3-09	10-20-09 10-25-09
Michael Howden*		4-3-09	-
Michael & Barbara Gach*		4-3-09	-
Robert Wintner*		4-3-09 4-8-09	-
Robin Knox*		-	11-17-09
Sally Raisbeck		4-6-09	-

HONUA'ULA Draft Environmental Impact Statement

	EISPN Sent	Comment Date	
		EISPN	EA/EISPN
Scott Heller*		4-4-09	-
Steve Lafleur*		4-6-09	-
Teri Leonard*		-	11-16-09
Todd Wilson*		4-7-09	-
Wayne Bachman		-	11-4-09

*EIS consulted party

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STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

April 6, 2009

Mr. Tom Schnell
PBR HAWAII
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawai'i 96813

Dear Mr. Schnell:

Subject: Environmental Impact Statement Preparation Notice for Honua`ula
Makawao, Maui, TMK 2-1-008:056 and 071

The Department of Education (DOE) has reviewed the environmental impact statement preparation notice (EISPN) for the Honua`ula master-planned community.

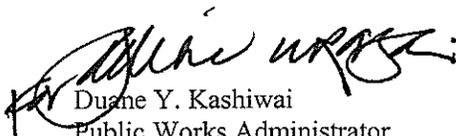
The DOE is concerned that although the project will have no more than 1,400 residences, 250 residences will be located at the Ka`ono`ulu Light Industrial Subdivision. There does not appear to be any map of the industrial subdivision or where the homes would be located within the subdivision.

Public school students who will reside in the Honua`ula project would probably attend Kamali`i Elementary School. Students who will reside in the industrial subdivision might attend Kihei Elementary School. In a discussion of impacts of the project on schools, it would be useful to make that distinction.

The DOE is in the process of implementing the state law on school impact fees. We believe school impact fees will be required for new residential units in the Kihei area; however, we do not yet know how much those fees will be. We expect to be prepared to collect impact fees from the Kihei area before the end of 2009. We acknowledge Honua`ula Partners, LLC willingness to comply with the school impact fee law.

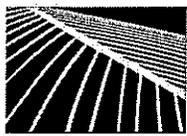
The DOE appreciates the opportunity to offer early comments. If you have any questions, please call Heidi Meeker of the Facilities Development Branch at 377-8301.

Sincerely yours,


Duane Y. Kashiwai
Public Works Administrator
Facilities Development Branch

DYK:jmb

c: Bruce Anderson, CAS, Baldwin/Kekaulike/Maui Complex Areas
Katherine Kealoha, Director, OEQC
Jeff Hunt, Maui County Planning Department



PBR HAWAII & ASSOCIATES, INC.

March 9, 2010

PRINCIPALS

THOMAS S. WITTEN, ASLA
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Vice-President

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Chairman Emeritus

Duane Y. Kashiwai
Facilities Development Branch
State of Hawaii
Department of Education
P.O. Box 2360
Honolulu, HI 96804

SUBJECT: HONUA'ULA ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

Dear Mr. Kashiwai:

Thank you for your letter dated April 6, 2009 regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

We understand that public school students who will reside in Honua'ula would most likely attend Kamali'i Elementary School and students that reside in the Kaonoulu Light industrial subdivision might attend Kihei Elementary School. The focus of the Honua'ula Environmental Impact Statement (EIS) is on Honua'ula as it is that project that triggers the need for an EIS. At this time, there is no known trigger for an environmental assessment or EIS for the homes that will be provided in the Kaonoulu Light industrial subdivision.

In compliance with County of Maui Ordinance No. 3554 (i.e. Honua'ula's Change in Zoning Ordinance), Condition 22, to help address the need for funding of school improvements, Honua'ula Partners, LLC will pay the Department of Education (DOE) \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kihei-Mākena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kihei-Mākena Project District 9 (Honua'ula), Honua'ula Partners, LLC will from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.

We are aware that DOE is in the process of implementing the State law regarding school impact fees (HRS Section 302A-1601 et. seq). We have not been informed if it has been determined that the school impact fees to be implemented will cause Honua'ula school impact fees to be greater than \$3,000 per dwelling unit. However, Honua'ula Partners, LLC will comply with all applicable laws regarding school impact fees.

ASSOCIATES

TOM SCHNELL, AICP
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RAYMOND T. HIGA, ASLA
Senior Associate

KEVIN K. NISHIKAWA, ASLA
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Duane Y. Kashiwai

SUBJECT: HONUA'ULA ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE

March 9, 2010

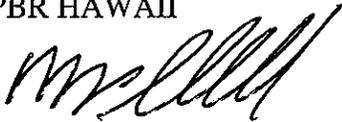
Page 2 of 2

Honua'ula Partners, LLC will implement an agreement with DOE setting forth payment of school impact fees in accordance with HRS Section 302A-1601 et. seq and County of Maui Ordinance No. 3554, Condition 22.

Thank you for reviewing the EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII

A handwritten signature in black ink, appearing to read 'Tom Schnell', written over the printed name.

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

1905.08 EISPN DOE



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

In reply, please refer to:
EPO-09-037

April 8, 2009

Mr. Tom Schnell
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Schnell

SUBJECT: Environmental Impact Statement Preparation Notice for Honua'ula Project
Makawao, Maui, Hawaii
TMK: (2) 2-1-008: 056 and 071

Thank you for allowing us to review and comment on the subject application. The application was routed to the various branches of the Environmental Health Administration. We have the following Wastewater Branch, Clean Water Branch, Safe Drinking Water Branch and General comments.

Wastewater Branch

The document proposes the creation of Honua'ula – a master-planned community located in the Kihei-Makena region, Island of Maui.

The project is located in the Critical Wastewater Disposal Area (CWDA) where no new cesspools will be allowed.

We have no objections to the proposal as the domestic wastewater needs of the project will be handled either by the development of an on-site treatment plant or connection to the Makena Wastewater Treatment Plant which is located approximately one mile south of Honua'ula.

We encourage the developer to work with the County to utilize recycled wastewater for irrigation and other non-potable water purposes in open space and landscaping areas.

All wastewater plans must meet Department's Rules, HAR Chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to applicable rules. If you have any questions, please contact the Planning & Design Section of the

Mr. Schnell
April 8, 2009
Page 2

Wastewater Branch at 586-4294.

Clean Water Branch

The Department of Health (DOH), Clean Water Branch (CWB), has reviewed the subject document and offers these comments on your project. Please note that our review is based solely on the information provided in the subject document and its compliance with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at <http://www.hawaii.gov/health/environmental/env-planning/landuse/CWB-standardcomment.pdf>.

1. Any project and its potential impacts to State waters must meet the following criteria:
 - a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
 - b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
 - c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).
2. You may be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55). For the following types of discharges into Class A or Class 2 State waters, you may apply for NPDES general permit coverage by submitting a Notice of Intent (NOI) form:
 - a. Storm water associated with construction activities (including excavation, grading, clearing, demolition, uprooting of vegetation, equipment staging, storage areas, etc.) that will result in the disturbance of one (1) acre or more of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. An NPDES permit is required before the start of the construction activities.
 - b. Hydrotesting waters or waters used to test the integrity of a tank or pipeline.
 - c. Occasional or unintentional discharges composed entirely of R-1 water, or R-1 water with any combination of storm water or potable water or water used primarily for irrigation, where the R-1 water is supplied from a treatment works and is conveyed or used by a

recycled water system. **Note:** The NOI for this type of discharge is submitted to the DOH, Wastewater Branch, P.O. Box 3378, Honolulu, HI 96801-3378.

You must submit a separate NOI form for each type of discharge at least 30 calendar days prior to the start of the discharge activity, except when applying for coverage for discharges of storm water associated with construction activity. For this type of discharge, the NOI must be submitted 30 calendar days before to the start of construction activities. The NOI forms may be picked up at our office or downloaded from our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html>.

3. For types of wastewater not listed in Item 2 above or wastewater discharging into Class 1 or Class AA waters, you may need an NPDES individual permit. Class 1 waters include, but is not limited to, all State waters in natural reserves, preserves, sanctuaries, and refuges established by the Department of Land and Natural Resources under chapter 195, Hawaii Revised Statutes (HRS), or similar reserves for the protection of aquatic life established under chapter 195, HRS. An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. The NPDES application forms may be picked up at our office or downloaded from our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/forms/indiv-index.html>.
4. You must also submit a copy of the NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the CWB that SHPD has or is in the process of evaluating your project. Please submit a copy of your request for review by SHPD or SHPD's determination letter for the project along with your NOI or NPDES permit application, as applicable.
5. The EIS should specify all State waters (including the natural gulches on the project site) that will or may be impacted by project construction and operation.
6. The EIS should specify all types of pollutant discharges to State waters from project construction and operation.
7. According to the Code of Federal Regulations, Title 40 (Protection of Environment), Part 122.26(b)(14), storm water discharges associated with industrial activity from treatment works (with a design flow of 1.0 MGD or more) used to treat domestic sewage are required to be covered by an NPDES permit. If the option of utilizing the proposed private wastewater treatment facility is chosen and the design flow is 1.0 MGD or more, an NPDES permit for storm water discharges associated with industrial activity will be required.
8. Any discharge of wastewater effluent from the proposed private wastewater treatment facility to State waters will require NPDES permit coverage.

Mr. Schnell
April 8, 2009
Page 4

9. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or Section 401 WQC are required, must comply with the Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation

If you have any questions, please visit our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/index.html>, or contact the Engineering Section, CWB, at 586-4309.

Safe Drinking Water Branch

This project appears to create a new public water system and will therefore be subject to the following comments:

1. Public Water Systems

Federal and state regulations define a public water system as a system that serves 25 or more individuals at least 60 days per year or has at least 15 service connections. All public water system owners and operators are required to comply with Hawaii Administrative Rules, Title 11, Chapter 20, titled "Rules Relating to Potable Water Systems," which include the following major components:

- All new public water systems are required to demonstrate and meet minimum capacity requirements prior to their establishment per Hawaii Administrative Rules, Title 11, Chapter 20-29.5, titled "Capacity Demonstration and Evaluation." This requirement involves demonstration that the system will have satisfactory technical, managerial and financial capacity to enable the system to comply with safe drinking water standards and requirements.
- Projects that propose development of new sources of potable water serving or proposed to serve a public water system must comply with the terms of Section 11-20-29 of Chapter 20. This section requires that all new public water system sources be approved by the Director of Health prior to its use. Such approval is based primarily upon the submission of a satisfactory engineering report which addresses the requirements set in Section 11-20-29.
- The engineering report must identify all potential sources of contamination and evaluate alternative control measures which could be implemented to reduce or eliminate the potential for contamination, including treatment of the water source. In addition, water quality analyses for all regulated contaminants, performed by a laboratory certified by the State Laboratories Division of the state of Hawaii, must be

submitted as part of the report to demonstrate compliance with all drinking water standards. Additional parameters may be required by the Director for this submittal or additional tests required upon his or her review of the information submitted.

- All sources of public water system sources must undergo a source water assessment which will delineate a source water protection area. This process is preliminary to the creation of a source water protection plan for that source and activities which will take place to protect the source of drinking water.
- Projects proposing to develop new public water systems or proposing substantial modifications to existing public water systems must receive construction plans approval by the Director of Health prior to construction of the proposed system or modification in accordance with Hawaii Administrative Rules, Title 11, Chapter 20-30, titled "New and Modified Public Water Systems." These projects include treatment, storage and distribution systems of public water systems.
- All public water systems must be operated by certified distribution system and water treatment plant operators as defined by Hawaii Administrative Rules, Title 11, Chapter 11-25, titled "Rules Pertaining to Certification of Public Water System Operators."
- All projects which propose the use of dual water systems or the use of a non-potable water system in proximity to an existing potable water system to meet irrigation or other needs must be carefully designed and operated to prevent the cross-connection of these systems and prevent the possibility of backflow of water from the non-potable system to the potable system. The two systems must be clearly labeled and physically separated by air gaps or reduced pressure principle backflow prevention devices to avoid contaminating the potable water supply. In addition backflow devices must be tested periodically to assure their proper operation. Further, all non-potable spigots and irrigated areas should be clearly labeled with warning signs to prevent the inadvertent consumption on non-potable water. Compliance with Hawaii Administrative Rules, Title 11, Chapter 11-21, titled "Cross-Connection and Backflow Control" is also required.
- All projects which propose the establishment of a potentially contaminating activity (as identified in the Hawai'i Source Water Assessment Plan) within the source water protection area of an existing source of water for a public water supply should address this potential and activities that will be implemented to prevent or reduce the potential for contamination of the drinking water source.

2. Underground Injection Control (UIC)

- Injection wells used for the subsurface disposal of wastewater, sewage effluent, or surface runoff are subject to environmental regulation and permitting under Hawai'i Administrative Rules, Title 11, Chapter 11-23, titled "Underground Injection Control" (UIC). The Department of Health's approval must be first obtained before any injection well construction commences. A UIC permit must be issued before any injection well operation occurs.
- Authorization to use an injection well is granted when a UIC permit is issued to the injection well facility. The UIC permit contains discharge and operation limitations, monitoring and reporting requirements, and other facility management and operational conditions. A complete UIC permit application form is needed to apply for a UIC permit.
- A UIC permit can have a valid duration of up to five years. Permit renewal is needed to keep an expiring permit valid for another term.

3. Groundwater Protection Program

- Projects that propose to develop a golf course are asked to use the Guidelines Applicable to Golf Courses in Hawai'i (Version 6) in order to address certain groundwater protection concerns, as well as other environmental concerns.

If you have any questions, please call Michael Miyahira of the Safe Drinking Water Branch at 586-4258.

General

We strongly recommend that you review all of the Standard Comments on our website: www.hawaii.gov/health/environmental/env-planning/landuse/landuse.html. Any comments specifically applicable to this project should be adhered to.

Mr. Schnell
April 8, 2009
Page 7

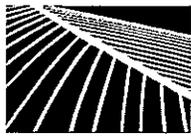
If there are any questions about these comments please contact Jiakai Liu with the Environmental Planning Office at 586-4346.

Sincerely,

A handwritten signature in black ink, appearing to read "Kel H. Sunada", followed by a horizontal line extending to the right.

KELVIN H. SUNADA, MANAGER
Environmental Planning Office

c: EPO
WWB
CWB
SDWB
EH-Maui



March 9, 2010

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED® AP
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ASSOCIATES

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, LEED® AP
Associate

SCOTT MURAKAMI, ASLA, LEED® AP
Associate

DACHENG DONG, LEED® AP
Associate

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

KAPOLEI OFFICE
1001 Kamokila Boulevard
Kapolei Building, Suite 313
Kapolei, Hawai'i 96707-2005
Tel: (808) 521-5631
Fax: (808) 535-3163

Kelvin, H. Sunada
State of Hawaii
Department of Health
P.O. Box 3378
Honolulu, Hawai'i 96801-3378

**SUBJECT: HONUA'ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Mr. Sunada:

Thank you for your letter dated April 8, 2009 regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

Wastewater Branch

We acknowledge that the Wastewater Branch has no objections to Honua'ula.

We understand that wastewater plans must meet Hawai'i Administrative Rules (HAR) Chapter 11-62, Wastewater Systems.

Clean Water Branch

We have reviewed the Clean Water Branch's standard comments and Honua'ula will comply with all requirements of Chapters 11-54 and 11-55, HAR.

1. We acknowledge that Honua'ula and its potential impacts to State Waters must meet the following criteria:
 - a. Antidegradation policy (Section 11-54-1.1, HAR)
 - b. Designated uses (Section 11-54-3, HAR), as determined by the classification of the receiving State waters.
 - c. Water quality criteria (Sections 11-54-4 through 11-54-8, HAR)

Although Honua'ula is not located along the shoreline, nearshore water quality monitoring studies have been conducted in 2005, 2006, 2008, and 2009 specifically regarding Honua'ula to obtain pre-construction baseline data. The Draft Environmental Impact Statement (EIS) will contain the most recent assessment report and will be provided to the Department of Health (DOH). After construction commences water quality data will be submitted annually to DOH. Current and future nearshore water quality monitoring assessments will provide water quality data necessary to assess compliance with Chapters 11-54, HAR.

Kelvin Sunada

SUBJECT: HONUA‘ULA ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE

March 9, 2010

Page 2 of 3

2. We acknowledge that a National Pollutant Discharge Elimination System (NPDES) permit is required.
3. We acknowledge that an NPDES individual permit is required. At the appropriate time during the NPDES permit preparation process, the Clean Water Branch will be contacted and an NPDES individual permit application will be submitted at least 180 calendar days before the commencement of discharge.
4. Copies of appropriate permit applications will be submitted to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD) for review.
5. The Draft EIS will discuss State waters that may be impacted by project construction and operation.
6. The Draft EIS will discuss potential pollutant discharges to State waters from project construction and operation.
7. We acknowledge that an NPDES permit is required should the proposed private wastewater treatment facility have a design flow of 1.0 MGD or more.
8. An NPDES permit will be provided should any discharge of wastewater effluent from the proposed private wastewater treatment facility enter State waters.
9. We acknowledge that all discharges related to the project construction or operation activities must comply with the State’s Water Quality Standards (Chapter 11-54, HAR) and permitting requirements (Chapter 11-55, HAR).

Safe Drinking Water Branch

Public Water Systems

We understand that Honua‘ula will be subject to regulations as a public water system owner and must comply with HAR, Title 11, Chapter 20, Rules Relating to Potable Water Systems.

Underground Injection Control (UIC)

In compliance with County of Maui Ordinance No. 3554 (i.e. Honua‘ula’s Change in Zoning Ordinance), Condition 17, water for Honua‘ula will not be placed into injection wells.

Groundwater Protection Program

Honua‘ula will adhere to the Guidelines Applicable to Golf Courses in Hawai‘i (Version 6) for the development of the proposed golf course.

The Draft EIS will include Best Management Practices (BMPs) for the Honua‘ula Golf Course. The BMPs will address groundwater protection concerns, as well as other environmental concerns.

Kelvin Sunada

SUBJECT: HONUA'ULA ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE

March 9, 2010

Page 3 of 3

Thank you for reviewing the EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII

A handwritten signature in black ink, appearing to read 'Tom Schnell', written over the typed name.

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

1905.08 EA EISPN DOH



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 2, 2009

PBR Hawaii
ASB Tower Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Attention: Mr. Tom Schnell

Ladies and Gentlemen:

Subject: Environmental Impact Statement Preparation Notice for Honua'ula

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR), Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from Division of Aquatic Resources, Engineering Division, Division of Forestry & Wildlife, Division of State Parks, Commission on Water Resource Management, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Morris M. Atta".

Morris M. Atta
Administrator

Cc: OEQC
Maui Planning Department

LINDA LINGLE
GOVERNOR OF HAWAII



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



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 11, 2009

MEMORANDUM

TO: **DLNR Agencies:**
 Div. of Aquatic Resources
 Div. of Boating & Ocean Recreation
 Engineering Division
 Div. of Forestry & Wildlife
 Div. of State Parks
 Commission on Water Resource Management
 Office of Conservation & Coastal Lands
 Land Division -

FROM: *Chaulene*
Morris M. Atta
SUBJECT: Environmental Impact Statement Preparation Notice for Honua'ula
LOCATION: Makawao, Maui, TMK: (2) 2-1-8:56, 71 and 2-1-8:portion 999
APPLICANT: Honua'ula Partners, LLC

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 1, 2009.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *C. J. Higgins*
Date: 3/17/09

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LM/MorrisAttā
REF.:DEISPNHonuaula
Maui.452

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 developments 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.

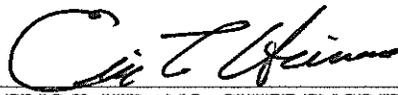
Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable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

- () Mr. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 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 water demands and infrastructure required to meet project needs. Please note that projects within State lands requiring water service from the Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.
 - () 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 S. Agraan of the Planning Branch at 587-0258.

Signed: 
ERIC T. HIRANO, CHIEF ENGINEER

Date: 3/17/09

LINDA LINGLE
GOVERNOR OF HAWAII



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DIVISION

2009 MAR 25 P 2: 26

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

LAURA H. THIELEN
CHAIRPERSON
MEREDITH J. CHING
JAMES A. FRAZIER
NEAL S. FUJIWARA
CHIYOME L. FUKINO, M.D.
DONNA FAY K. KIYOSAKI, P.E.
LAWRENCE H. MIKE, M.D., J.D.

KEN C. KAWAHARA, P.E.
DEPUTY DIRECTOR

March 24, 2009

REF: Honua'ula670

TO: Morris Atta, Administrator
Land Division

FROM: Ken C. Kawahara, P.E., Deputy Director
Commission on Water Resource Management

SUBJECT: Honua'ula EIS Prep Notice

FILE NO.: N/A

TMK NO.: (2) 2-1-008:056 & 071, portion :999

A handwritten signature in black ink that reads "Ken C. Kawahara".

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore, all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at <http://www.hawaii.gov/dlnr/cwrm>.

Our comments related to water resources are checked off below.

- 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.
- 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EPA as having high water efficiency can be found at <http://www.epa.gov/watersense/pp/index.htm>.
- 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at <http://hawaii.gov/dbedt/czm/initiative/lid.php>.

DRF-IA 06/19/2008

- 6. We recommend the use of alternative water sources, wherever practicable.
- 7. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

Permits required by CWRM:

Additional information and forms are available at http://hawaii.gov/dlnr/cwr/resources_permits.htm.

- 8. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water.
- 9. A Well Construction Permit(s) is (are) required any well construction work begins.
- 10. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.
- 11. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
- 12. Ground water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- 13. A Stream Channel Alteration Permit(s) is (are) required before any alteration(s) can be made to the bed and/or banks of a stream channel.
- 14. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is (are) constructed or altered.
- 15. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
- 16. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.
- OTHER:
The water requirements have not been established; the water sources have not been identified (some potential sources have). This development falls in the MDWS Central Maui Service Area (CMSA), served largely from the Iao Ground Water and Na Wai Eha Surface Water Management Areas, whose resources have already been maximized, meaning that there may not be allocations available. Irrigation requirements in the CMSA are often supplied from local, private irrigation systems. The project should identify both potable and irrigation requirements, make careful provision for conservation measures in water use, and maximize alternative sources such as brackish water and reclaimed water.

If there are any questions, please contact Charley Ice at 587-0218.

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

DIVISION OF FORESTRY AND WILDLIFE
1151 PUNCHBOWL ST., ROOM 325
HONOLULU, HAWAII 96813
TEL (808) 587-0166 FAX (808) 587-0160

March 31, 2009

Laura H. Thiele
Chairperson
Board of Land and Natural Resources
Commission on Water Resource Management

Russell Y. Tsuji
First Deputy

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

Mr. Charlie Jencks
C/O Goodfellow Brothers, Inc.
P.O. Box 220
Kihei, Maui, Hawaii 96753

Dear Mr. Jencks:

Subject: Honua'ula EISPN Comments, Makawao, Maui TMK: 2-1-008: 056
and 071 containing 670 acres by Honua'ula Partners, LLC applicants.

DLNR, Division of Forestry and Wildlife appreciates the opportunity to comment on your development located at Wailea, Kihei-Makena, Maui, Hawaii. The following are comments submitted by our wildlife staff on Maui and administration in Honolulu.

Maui wildlife staff:

Page 22. Please fence and maintain the entire Native Plants Preserve perimeter with a 7-foot deer and ungulate exclusion fence; remove all ungulates and maintain ungulate free. If the Honua'ula site were fenced along its perimeter, this would be the preferred option, to exclude ungulates from the entire site, then fence the Native Plants Preserve with hog-wire. The short fencing would afford some protection against human ingress (as the entire preserve is surrounded by housing (MF) development, and allow for signage explaining the preserve and its special needs.

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LAND DIVISION
2009 APR -2 A 9:51
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

Page 25. *Manduca blackburni* (Mb) or Blackburn's Sphinx Moth larvae were detected on visits to Honua'ula. The food plants of the moth's larvae are well dispersed in the approximately 130-acre rocky lava region. Food plants for the adult (the moth stage of life), such as the native *Capparis sandwichiana* or Maiapilo were also documented. The Developers will need to document how mitigation can be assured for:

- direct harm to Mb,
- direct loss of food plants for the Mb,
- attraction of Mb to development's lighting which could cause take,
- reduction in available Mb habitat

It should be determined by the HCP coordinator (DOFAW administration staff) and ESRC, if HCP planning applies to Honua'ula – if so, it should cover Hawaiian Stilt, Hawaiian Coot, and Hawaiian Goose which will be attracted to the developed site, as well as the Hawaiian Bat and Mb which have already been documented and seen at this site.

Page 40. Lighting should meet the most current Outdoor Lighting Standards Committee recommendations. To reduce attraction to nocturnal seabirds, and Mb, all outdoor lights should be shielded from top and all sides, and be of the lowest necessary intensity. Use of motion sensors on all outside lights should be incorporated wherever possible.

Administration Honolulu:

PBR, Hawaii the consultant for Honua'ula wrongly labeled this project as an EISPN instead of notice of preparation of a draft EA. SWCA was contracted to do the biological work when this project was previously called Wailea 670. Therefore, all of the original biological work completed previously is missing in this document including the deer perimeter fence, details on the plant preserves, surveys for pueo, other birds, and *Manduca blackburni* (Mb) or Blackburn's Sphinx Moth larvae. We have expressed concerns about the projects design integrating the homes and other related infrastructures with the rare biological

species present on this property, and how effective mitigation measures will be applied to protect these species from the development.

Should you have questions regarding our review of your proposed development, please call Mr. Fern Duvall, Wildlife Biologist on Maui at (808) 873-3502 or Ms. Betsy Gagne, administration staff in Honolulu at (808) 587-0063. Thank you for allowing us to review your project.

Sincerely yours,



Paul J. Conry
Administrator

C: John Cumming, DOFAW Maui Branch
Fern Duvall, Maui Wildlife
Betsy Gagne, NARS Administration
Paula Hartzell, HCP Coordinator
DLNR, Land Division
Tom Schnell, PBR Hawaii
Jeff Hunt, Maui County Planning Department

LINDA LINGLE
GOVERNOR OF HAWAII



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



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 11, 2009

AQUATIC
RESOURCES: 2150

DIRECTOR	
COMM. FISH.	
AQ RES/ENV	
AQ REC	
PLANNER	
STAFF SVCS	
RCUH/UH	
STATISTICS	
AFRC/FED AID	
EDUCATION	
SECRETARY	
OFFICE SVCS	
TECH ASST	<input checked="" type="checkbox"/>
Return to:	
No. Copies	
Copies to:	
Due Date:	

MEMORANDUM

TO:

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division -



FROM:

Chaulene
Morris M. Atta

SUBJECT: Environmental Impact Statement Preparation Notice for Honua'ula
LOCATION: Makawao, Maui, TMK: (2) 2-1-8:56, 71 and 2-1-8:portion 999
APPLICANT: Honua'ula Partners, LLC

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 1, 2009.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *[Signature]*
Date: 30 March 2009

RECEIVED
LAND DIVISION
2009 APR -2 P 3:51

DIVISION OF AQUATIC RESOURCES - MAUI
DEPARTMENT OF LAND & NATURAL RESOURCES
130 Mahalani Street
Wailuku, Hawai'i 96793
March 27, 2009

To: Alton Miyasaka, Aquatic Biologist
From:  Skippy Hau, Aquatic Biologist
Subject: EIS Preparation Notice for Honua'ula, Makawao
(DAR 2150) TMK:(2) 2-1-8:56, 71 and 2-1-8: portion 999
(Comments to Morris Atta (Land) by April 1, 2008)

(P.20) Water quality monitoring should establish baseline for "groundwater" and not just nearshore water testing. Water testing can exceed established water standards during heavy rains or periods of large swells. Those results are helpful to assess conditions in nearshore water quality.

The USGS study by Charles Hunt have noted increased nutrients about 3.5 times existing groundwater levels from samples below the Kihel wastewater treatment plant.

The proposed golf courses could contribute to existing sources of nutrients in the watershed. Nutrients may also be increased from yard, vegetation, and landscaped areas. Drainage and landscaping plans should minimize sedimentation and runoff from this project, especially during construction.

I recommend that groundwater nutrient concentrations should be monitored before, during and after the proposed development. There may be a cumulative effect by this and other developments in the watershed.

(P.36) The existing water demand should be clearly identified for the Central water system. The amount of "available" water for development should be clearly identified by the Water Department as sources such as "surface-treated" water are being increased. The amount of water needed for this project should be clearly identified along with recycled, non-potable (p.19), and other waters needed to sustain this development.

Alfon Miyasaka
March 27, 2009
Page 2

Will this project have water features, ponds, etc.?

Will the golf courses or parts of this development be using recycled water?

What is the actual potable water demand for this development?

(P.38) There is an expectation of minimal flooding. What happens when "kona" storms hit on the island and more than five inches of rain falls within a 24-hour period. This development will likely increase the amount of impervious surfaces including roads and structures in the project area. Will these additional drainage amounts be addressed with the natural drainage areas? Will vegetation and landscape areas be used to help direct water for water retention and recharge into the ground? Existing drainage ways should be identified and carefully complimented in the final landscaping plans. Hopefully, the drainage plan should address more than drainage increases from development of the property.

Reference:

Ground-Water Nutrient Flux to Coastal Waters and Numerical Simulation of Wastewater Injection at Kihei, Maui, Hawaii By Charles D. Hunt, Jr. Prepared in cooperation with U.S. Department of Commerce, National Oceanic and Atmospheric Administration Scientific Investigations Report 2006-5283

52987

LINDA LINGLE
GOVERNOR OF HAWAII

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



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 11, 2009

MEMORANDUM

TO: **DLNR Agencies:**
 Div. of Aquatic Resources
 Div. of Boating & Ocean Recreation
 Engineering Division
 Div. of Forestry & Wildlife
 Div. of State Parks
 Commission on Water Resource Management
 Office of Conservation & Coastal Lands
 Land Division -

DEPT OF LAND &
NATURAL RESOURCES

09 MAR 12 AM 57

RECEIVED
STATE PARKS DIV

FROM: *Chadlene*
Morris M. Atta
SUBJECT: Environmental Impact Statement Preparation Notice for Honua'ula
LOCATION: Makawao, Maui, TMK: (2) 2-1-8:56, 71 and 2-1-8:portion 999
APPLICANT: Honua'ula Partners, LLC

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Attachments

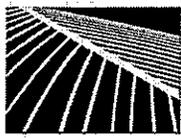
- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *M. M. Atta*
Date: 3/12/09

DEPT OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

2009 MAR 13 AM 10:31

RECEIVED
LAND DIVISION



March 9, 2010

PRINCIPALS

THOMAS S. WITTEN, ASLA
resident

STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

FRANT T. MURAKAMI, AICP
Principal

Morris M. Atta
 State of Hawai'i
 Department of Land and Natural Resources
 Land Division
 P.O. Box 621
 Honolulu, Hawai'i 96809

**SUBJECT: HONUA'ULA ENVIRONMENTAL IMPACT STATEMENT
 PREPARATION NOTICE**

CHAIRMAN EMERITUS

FRANK BRANDT, FASLA
Chairman Emeritus

Dear Mr. Atta:

Thank you for your letter dated April 2, 2009 regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to the comments received from each Department of Land and Natural Resources division.

ASSOCIATES

TOM SCHNELL, AICP
Senior Associate

RAYMOND T. HIGA, ASLA
Senior Associate

DEVIN K. NISHIKAWA, ASLA
Associate

MI MIKAMI YUEN, LEED® AP
Associate

Engineering Division

Thank you for confirming that Honua'ula is located in Flood Insurance Rate Map Zone C. This information will be included in the Draft Environmental Impact Statement (EIS).

COTT ALIKA ABRIGO
Associate

COTT MURAKAMI, ASLA, LEED® AP
Associate

JACHENG DONG, LEED® AP
Associate

Commission on Water Resource Management

Honua'ula will comply with all requirements of Hawai'i Revised Statutes (HRS), Chapter 174C, State Water Code and Hawai'i Administrative Rules (HAR), Chapters 13-167 to 13-171.

1. We will coordinate with the County to incorporate Honua'ula into the County's Water Use and Development Plan
2. Water efficient fixtures will be installed and water efficient practices will be implemented throughout Honua'ula.
3. Best Management Practices (BMP) will be used for storm water management to minimize the impact on the existing area's hydrology.
4. Alternative water sources from the County of Maui's water system will be used.
5. The Draft EIS will identify water sources for Honua'ula.
6. We understand that Honua'ula falls in the Central Maui Service Area where water resources are maximized. The Draft EIS will identify alternative water sources for potable and non-potable requirements. Honua'ula Partners, LLC will develop, maintain, and operate a private water system providing both potable and non-potable water for use within Honua'ula.

HONOLULU OFFICE

901 Bishop Street
 15B Tower, Suite 650
 Honolulu, Hawai'i 96813-3484
 tel: (808) 521-5631
 fax: (808) 523-1402
 e-mail: sysadmin@pbrhawaii.com

HILO OFFICE

91 Aupuni Street
 Hilo Lagoon Center, Suite 310
 Hilo, Hawai'i 96720-4262
 tel: (808) 961-3333
 fax: (808) 961-4989

WAILUKU OFFICE

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

Morris Atta
SUBJECT: HONUA'ULA ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE
March 9, 2010
Page 2 of 2

Division of Forestry and Wildlife

Please see the attached letter prepared by Honua'ula Partners, LLC' biological consultant, SWCA Environmental Consultants, in response to the concerns of the Division of Forestry and Wildlife.

Division of Aquatic Resources

Groundwater monitoring will be conducted to establish baseline conditions before construction and on an on-going basis after construction.

BMPs regarding drainage runoff and sedimentation will be implemented. In particular, the golf course will be constructed and operated in compliance with the Department of Health's (DOH) guidelines for new golf course development and DOH's more recent comprehensive guidance document for new golf courses, "Golf Course Best Management Practices."

While Honua'ula is within the Maui Department of Water Supply Central Maui Service area, Honua'ula will develop its own source of potable and non-potable water. Non-potable water will be used for irrigation and will include brackish water from wells and recycled water from a private wastewater treatment plant. The Draft EIS will contain further information regarding water demand and sources.

The Honua'ula golf course will have water features. These features will be lined and will serve as reservoirs for storage of irrigation water and will also function as a drainage assist when necessary.

The average daily potable water demand for Honua'ula is estimated to be 0.34 million gallons per day at build-out. This will be discussed in the Draft EIS.

The Draft EIS will include a Preliminary Engineering Report. The report will discuss a drainage plan that will be prepared to handle a 100 year storm for existing, pre-development, and post-development conditions. Natural drainage areas will be used and supplemented with detention basins. Vegetation and landscape areas will be used to help direct water retention and recharge.

Division of State Parks

We acknowledge that the Division of State Parks has no comments.

Thank you for reviewing the EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

Attachment

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC



ENVIRONMENTAL CONSULTANTS

Sound Science. Creative Solutions.

Hawaii Office
201 Merchant Street, Suite 2310
Honolulu, HI 96813
Tel 808.548.7922 Fax 808.548.7923
www.swca.com

April 14, 2009

Mr. Paul J. Conry
Administrator
Division of Forestry and Wildlife (DLNR)
1151 Punchbowl St, Rm 325
Honolulu, HI 96813

Subject: Honua'ula EISPN Comments, Makawao, Maui TMK:2-1-008:056 and 071 containing 670 acres by Honua'ula Partners, LLC applicants.

Dear Paul:

At the request of Charlie Jencks, I am responding to your letter of March 31, 2009 addressed to him regarding the Honua'ula EISPN comments.

Maui Wildlife Staff

Page 22. To the best of my knowledge, the entire Honua'ula parcel boundary is currently fenced. Some cattle belonging to Ulupalakua Ranch are being grazed with the permission of Honua'ula Partners LLC on the kiawe-buffelgrass lands in the northern portion of the parcel. The boundary between this area and the kiawe-wiliwili scrubland was also recently fenced to protect native plants on the 'a'ava lava flow from cattle. SWCA has recommended that Honua'ula Partners LLC upgrade the outer perimeter fence with a 7-foot high deer and ungulate exclusion fence, and then remove ungulates from within the fenced kiawe-wiliwili scrubland where the native plant preserve will be created. This may be done in advance of project construction.

Page 25. SWCA staff biologists have maintained close coordination with DOFAW biologist Paula Hartzell, NARS Director Betsy Gagne, and US Fish and Wildlife Service botanist James Kwon during our intensive studies within the project area. We recommended that Honua'ula Partners LLC prepare a Habitat Conservation Plan (HCP) under Section 10 of the Endangered Species Act to address the issues your Maui staff raised regarding mitigation for endangered Blackburn sphinx moths. In addition, the HCP would also address the Hawaiian hoary bat, all four species of endangered Hawaiian waterbirds, the nene, the Hawaiian petrel, Newell's shearwater, the pueo, and the candidate endangered 'awikiwiki plants found within the project area. SWCA biologists have also been collaborating with Paula on the HCP/EA for the Kaheawa Wind Power II project on West Maui over the past year, and have developed a good working knowledge of DOFAW expectations for these assessments.

Page 40. SWCA has recommended that all lighting will meet the current Outdoor Lighting Standards Committee recommendations, be on the lowest necessary intensity, and be shaded to prevent fallout of juvenile seabirds.

Administration Honolulu

The notice published by the Office of Environmental Quality Control was indeed an EISPN (Environmental Impact Statement Preparation Notice), and not a notice to prepare a draft EA. Although an EIS was prepared and approved in 1988 for the initial conceptual development at Wailea 670, the current owner has agreed to prepare a new draft and final EIS to address changes in the

proposed development project. All the studies conducted by SWCA and other consultants will appear as appendices to the draft EIS, and their findings and recommendations will be incorporated into the EIS.

We appreciate your comments and look forward to our continued collaboration with your staff throughout the environmental review process. Their field assistance, constructive suggestions, and cooperation have been exemplary.

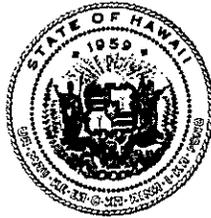
Aloha and best regards,

A handwritten signature in black ink, appearing to read "John I. Ford". The signature is fluid and cursive, with the first name "John" being the most prominent part.

John I. Ford
Program Director / Senior Biologist

C: Tom Schnell, PBR Hawaii
Charlie Jencks, Honua'ula Partners, LLC

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

DIVISION OF FORESTRY AND WILDLIFE
1151 PUNCHBOWL ST., ROOM 325
HONOLULU, HAWAII 96813
TEL (808) 587-0166 FAX (808) 587-0160

March 31, 2009

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

RUSSELL Y. TSUJI
FIRST DEPUTY

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

Mr. Charlie Jencks
C/O Goodfellow Brothers, Inc.
P.O. Box 220
Kihei, Maui, Hawaii 96753

Dear Mr. Jencks:

Subject: Honua'ula EISPN Comments, Makawao, Maui TMK: 2-1-008: 056
and 071 containing 670 acres by Honua'ula Partners, LLC applicants.

DLNR, Division of Forestry and Wildlife appreciates the opportunity to comment on your development located at Wailea, Kihei-Makena, Maui, Hawaii. The following are comments submitted by our wildlife staff on Maui and administration in Honolulu.

Maui wildlife staff:

Page 22. Please fence and maintain the entire Native Plants Preserve perimeter with a 7-foot deer and ungulate exclusion fence; remove all ungulates and maintain ungulate free. If the Honua'ula site were fenced along its perimeter, this would be the preferred option, to exclude ungulates from the entire site, then fence the Native Plants Preserve with hog-wire. The short fencing would afford some protection against human ingress (as the entire preserve is surrounded by housing (MF) development, and allow for signage explaining the preserve and its special needs.

Page 25. *Manduca blackburni* (Mb) or Blackburn's Sphinx Moth larvae were detected on visits to Honua'ula. The food plants of the moth's larvae are well dispersed in the approximately 130-acre rocky lava region. Food plants for the adult (the moth stage of life), such as the native *Capparis sandwichiana* or Maiapilo were also documented. The Developers will need to document how mitigation can be assured for:

- direct harm to Mb,
- direct loss of food plants for the Mb,
- attraction of Mb to development's lighting which could cause take,
- reduction in available Mb habitat

It should be determined by the HCP coordinator (DOFAW administration staff) and ESRC, if HCP planning applies to Honua'ula – if so, it should cover Hawaiian Stilt, Hawaiian Coot, and Hawaiian Goose which will be attracted to the developed site, as well as the Hawaiian Bat and Mb which have already been documented and seen at this site.

Page 40. Lighting should meet the most current Outdoor Lighting Standards Committee recommendations. To reduce attraction to nocturnal seabirds, and Mb, all outdoor lights should be shielded from top and all sides, and be of the lowest necessary intensity. Use of motion sensors on all outside lights should be incorporated wherever possible.

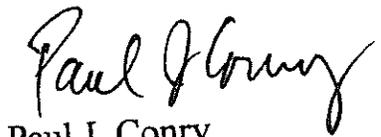
Administration Honolulu:

PBR, Hawaii the consultant for Honua'ula wrongly labeled this project as an EISPN instead of notice of preparation of a draft EA. SWCA was contracted to do the biological work when this project was previously called Wailea 670. Therefore, all of the original biological work completed previously is missing in this document including the deer perimeter fence, details on the plant preserves, surveys for pueo, other birds, and *Manduca blackburni* (Mb) or Blackburn's Sphinx Moth larvae. We have expressed concerns about the projects design integrating the homes and other related infrastructures with the rare biological

species present on this property, and how effective mitigation measures will be applied to protect these species from the development.

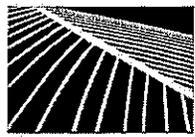
Should you have questions regarding our review of your proposed development, please call Mr. Fern Duvall, Wildlife Biologist on Maui at (808) 873-3502 or Ms. Betsy Gagne, administration staff in Honolulu at (808) 587-0063. Thank you for allowing us to review your project.

Sincerely yours,



Paul J. Conry
Administrator

C: John Cumming, DOFAW Maui Branch
Fern Duvall, Maui Wildlife
Betsy Gagne, NARS Administration
Paula Hartzell, HCP Coordinator
DLNR, Land Division
Tom Schnell, PBR Hawaii
Jeff Hunt, Maui County Planning Department



PBR HAWAII & ASSOCIATES, INC.

March 9, 2010

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED® AP
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

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

**SUBJECT: HONUA'ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Mr. Conry:

Thank you for your letter dated March 31, 2009 sent to Charlie Jencks of Honua'ula Partners, LLC regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN).

Please see the attached letter prepared by Honua'ula Partners, LLC's biological consultant SWCA Environmental Consultants in response to your concerns.

Thank you for reviewing the EISPN. Your letter will be included in the Draft Environmental Impact Statement.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

ASSOCIATES

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, LEED® AP
Associate

SCOTT MURAKAMI, ASLA, LEED® AP
Associate

DACHENG DONG, LEED® AP
Associate

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

KAPOLEI OFFICE
1001 Kamokila Boulevard
Kapolei Building, Suite 313
Kapolei, Hawai'i 96707-2005
Tel: (808) 521-5631
Fax: (808) 535-3163

1905.08 EISPN DLNR DOFAW



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Tel 808.548.7922 Fax 808.548.7923
www.swca.com

April 14, 2009

Mr. Paul J. Conry
Administrator
Division of Forestry and Wildlife (DLNR)
1151 Punchbowl St, Rm 325
Honolulu, HI 96813

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We appreciate your comments and look forward to our continued collaboration with your staff throughout the environmental review process. Their field assistance, constructive suggestions, and cooperation have been exemplary.

Aloha and best regards,

A handwritten signature in black ink, appearing to read "John I. Ford". The signature is fluid and cursive, with the first name "John" and last name "Ford" clearly distinguishable.

John I. Ford
Program Director / Senior Biologist

C: Tom Schnell, PBR Hawaii
Charlie Jencks, Honua'ula Partners, LLC

LINDA LINGLE
GOVERNOR



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

BRENNON T. MORIOKA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRIAN H. SEKIGUCHI
JIRO A. SUMADA

IN REPLY REFER TO:

STP 8.3207

April 6, 2009

Mr. Tom Schnell
PBR HAWAII
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Schnell:

Subject: Honua'ula
Environmental Impact Statement Preparation Notice (EISPN)
TMK: 2-1-008: 056 and 71

Thank you for requesting the State Department of Transportation's (DOT) review of the subject project for the Honua'ula mixed-use development project, located in the Kihei-Makena region of Maui, adjacent to the Wailea Resort.

DOT's previous comments on Honua'ula Partners' related projects, including the project to widen Piilani Highway (letter STP 8.3152, dated March 5, 2009, is attached), are also applicable to the subject project.

DOT staff and the applicant are coordinating a meeting to discuss the proposed projects in the Wailea-Makena area, and the cost-sharing agreement for highway improvements between developers of the three major projects in this area. DOT reserves the right to provide supplemental comments pending the outcome of this meeting.

In the interim, the environmental documents and associated traffic impact assessment report (TIAR) for the subject land development project should be consistent with the TIAR for the Piilani Highway widening project. The applicant should continue consultation with the DOT Highways Division Planning Branch and the Highways Division Maui District Office, and should direct all design and construction plans to these offices.

Mr. Tom Schell
Page 2
April 6, 2009

STP 8.3207

DOT appreciates the opportunity to provide comments and requests four (4) copies of the project's Draft Environmental Impact Statement (DEIS). If there are any questions, please contact Mr. David Shimokawa of the DOT Statewide Transportation Planning Office at (808) 587-2356.

Very truly yours,

A handwritten signature in black ink, appearing to read 'BM', with a horizontal line extending to the right.

BRENNON T. MORIOKA, PH.D., P.E.
Director of Transportation

Attach.

c: Katherine Kealoha, Office of Environmental Quality Control
Jeffrey Hunt, Maui Planning Department

LINDA LINGLE
GOVERNOR



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

BRENNON T. MORIOKA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRIAN H. SEKIGUCHI
JIRO A. SUMADA

IN REPLY REFER TO:

DIR 0199
STP 8.3152

March 5, 2009

Mr. Mark Roy
Project Manager
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Roy:

Subject: Piilani Highway Widening to Four Lanes Between Kilohana Drive and
Wailea Ike Drive – Early Consultation (EC)

Thank you for requesting the State Department of Transportation's (DOT) review of the subject project to widen Piilani Highway from two to four lanes between Kilohana Drive to Wailea Ike Drive. DOT welcomes this consultation process.

DOT understands your firm is working with the DOT Highways Division Planning Branch to arrange a meeting regarding the subject project and the cost-sharing agreement for highway improvements between developers of the three major projects in the Wailea-Makena area. Your firm should continue consultation with the DOT Highways Division Planning Branch and the Highways Division Maui District Office. All plans and designs for the construction of the project should be directed to these offices.

In response to the subject EC and in anticipation of the proposed meeting, the following comments by the DOT Highways Division are offered.

1. The environmental documents related to the proposed widening of Piilani Highway should be submitted to DOT for review and acceptance before being published.
2. The applicant must completely resurface any and all existing highway lanes damaged during the widening of the highway.
3. The design guidelines and/or the basis of design for all widening of Piilani Highway should be included in the Draft Environmental Assessment (DEA).
4. The undergrounding of the existing overhead electric transmission lines should be considered along Piilani Highway.

Mr. Mark Roy
Page 2
March 5, 2009

STP 8.3152

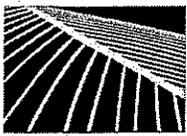
5. Detouring of traffic and/or a temporary closure of Piilani Highway will most likely be required as the excavation of 40 to 50-feet of the rock embankment is anticipated with this proposed widening project. The potential impacts of such detours and/or road closures on adjacent roadways should be considered and appropriately addressed.
6. A Traffic Impact Assessment Report (TIAR) should be prepared as a part of the DEA. This TIAR should be submitted for DOT's review and acceptance.
7. The DEA should address the acquisition of right-of-way (ROW) necessary to construct the proposed improvements.
8. County zoning requires the developer to extend Piilani Highway to Kaukahi Street along an alignment that includes unimproved State highway ROW. Any such proposed improvements on State highway ROW must be submitted for review and approval by DOT. If an extension is being proposed, then it should also be appropriately addressed in the DEA.

DOT appreciates the opportunity to provide comments and requests that four (4) copies of the project DEA, including the TIAR, be provided. If there are any other questions, please contact Mr. David Shimokawa of the DOT Statewide Transportation Planning Office at (808) 587-2356.

Very truly yours,



BRENNON T. MORIOKA, PH.D., P.E.
Director of Transportation



PBR HAWAII
& ASSOCIATES, INC.

March 9, 2010

PRINCIPALS

THOMAS S. WITTEN, ASLA
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Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED® AP
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

Brennon T. Morioka, Ph.D., P.E.
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawai'i 96813-5097

**SUBJECT: HONUA'ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Mr. Morioka,

Thank you for your letter dated April 6, 2009 regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

ASSOCIATES

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, LEED® AP
Associate

SCOTT MURAKAMI, ASLA, LEED® AP
Associate

DACHENG DONG, LEED® AP
Associate

Attached please find a letter from Gwen Ohashi Hiraga of Munekiyo & Hiraga, Inc., dated August 28, 2009 which addresses the comments in the Department of Transportation's (DOT) letter dated March 5, 2009, regarding the widening of Pi'ilani Highway (letter STP 8.3152).

We acknowledge the DOT reserves the right to provide supplemental comments regarding the cost-sharing agreement for highway improvements between the developers of the three major projects in the Wailea-Mākena area.

The traffic impact analysis report (TIAR) that will be included in the Honua'ula Environmental Impact Statement (EIS) will be consistent with the TIAR for the Pi'ilani Highway widening project. Honua'ula Partners, LLC will continue consultation with the DOT Highways Division Planning Branch and the Highways Division Maui District Office and will direct all design and construction plans to these offices.

Thank you for reviewing the EISPN. Your letter will be included in the Draft EIS. We will provide DOT with four copies of the Draft EIS when available.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

Attachment

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

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KAPOLEI OFFICE
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Kapolei Building, Suite 313
Kapolei, Hawai'i 96707-2005
Tel: (808) 521-5631
Fax: (808) 535-3163



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

August 28, 2009

Brennon Morioka, Director
Department of Transportation
869 Punchbowl Street
Honolulu, Hawai'i 96813-5097

SUBJECT: Early Consultation on the Draft Environmental Assessment (EA) for the Pi'ilani Highway Widening to Four (4) Lanes North of Kilohana Drive to Wailea Ike Drive, Wailea, Maui, Hawai'i

Dear Mr. Morioka:

Thank you for your letter dated March 5, 2009. In response to your comments, the following are noted:

1. We will submit the Draft Environmental Assessment (EA) to the Department of Transportation (DOT) for review and acceptance before being published.
2. During construction, any and all existing highway lanes damaged during the widening of the highway will be completely re-surfaced.
3. The engineering and traffic consultant, Austin, Tsutsumi & Associates, Inc. have been in discussion with DOT's Planning and Highway branches to ensure that the design for the highway is compliant with DOT's requirements. The basis of design for the highway is included in the Draft EA under Appendix "I-2".
4. Preliminary plans for the proposed highway widening includes relocation of existing above-ground utility poles. It does not currently include undergrounding the existing overhead electrical transmission lines. Further discussion of this matter will be held with the DOT.
5. Prior to initiation of construction consultation with the Police Department, SDOT and adjoining property owners will be conducted to develop measures to mitigate potential construction traffic impacts, especially from detours and road closures.
6. A Traffic Impact Assessment Report (TIAR) has been prepared by Austin, Tsutsumi & Associates, Inc. and is included in the Draft EA.

Brennon Morioka, Director
August 25, 2009
Page 2

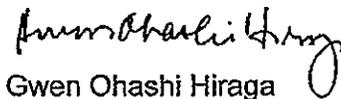
7. As currently designed, the majority of the work will be located within the existing highway right-of-way. Minor appurtenant improvements outside of the right-of-way are limited to the extension of an existing drain culvert and headwall north of Kilohana Drive, sidewalks, Americans with Disabilities Act (ADA) curb ramps, installation of guard rails, underground utility lines, traffic signal installation, and lane re-stripping.

Coordination of the work outside of the right-of-way will be implemented with adjoining property owners regarding construction of the improvements and easements or land acquisition that may be necessary for improvements outside of the existing highway right-of-way.

8. We acknowledge that Honua'ula Partners, LLC is required to extend Pi'ilani Highway south of Wailea Ike Drive when fifty (50) percent of the Honua'ula project is developed. The extension of Pi'ilani Highway is not part of the scope of the work for the current Pi'ilani Highway Widening project. Prior to initiation of improvements south of Wailea Ike Drive coordination with SDOT will be initiated

Should you require additional clarification please call me at (808) 244-2015. A copy of the Draft EA will be forwarded to your agency for review and comment.

Very truly yours,



Gwen Ohashi Hiraga
Principal

GOH:yp

cc: Charles Jencks, Honua'ula Partners, LLC
Clyde Murashige, A&B Wailea LLC
Don Fujimoto, Honua LLC

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

HRD09/3208D

April 8, 2009

Tom Schnell
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawai'i 96813

**RE: Environmental Impact Statement Preparation Notice
Honua'ula Development Project
Kihei-Mākena, Makawao District, Island of Maui
Tax Map Key Parcel (2)2-1-008:056 and 71; 2-1-008:999 (portion)**

Aloha e Tom Schnell,

The Office of Hawaiian Affairs (OHA) is in receipt of your March 8, 2009 letter and attached Environmental Impact Statement Preparation Notice (EISPN) prepared on the behalf of Honua'ula Partners, LLC for the proposed "Honua'ula" Development project.

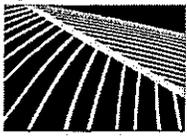
OHA has no specific comments on the EISPN at this time and we look forward to the opportunity to review the draft environmental impact statement and cultural impact assessment for this proposed project. Thank you for initiating consultation at this early stage. Should you have any questions, please contact Keola Lindsey, Lead Advocate-Culture at (808) 594-1904 or keolal@oha.org.

'O wau iho nō me ka 'oia'i'o,

A handwritten signature in black ink, appearing to read "Clyde W. Nāmu'o".

Clyde W/Nāmu'o
Administrator

C: OHA Maui CRC office



March 9, 2010

PRINCIPALS

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Tel: (808) 521-5631
Fax: (808) 535-3163

Clyde W. Nāmu'ō, Administrator
State of Hawai'i
Office of Hawaiian Affairs
711 Kapi'olani Blvd., Suite 500
Honolulu, HI 96813

**SUBJECT: HONUA'ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Mr. Nāmu'ō:

Thank you for your letter dated April 8, 2009 regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your letter.

We acknowledge that the Office of Hawaiian Affairs has no comments on the EISPN at this time. We will provide you with a copy of the Draft Environmental Impact Statement (EIS) when it is available.

Thank you for reviewing the EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

1905.08 EA EISPN OHA



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, HONOLULU DISTRICT
FORT SHAFTER, HAWAII 96858-5440

March 26, 2009

Regulatory Branch

File No. POH-2009-91

Mr. Tom Schnell, AICP
PBR Hawaii
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawai'i 96813

Dear Mr. Schnell,

This letter is in response to your request, received March 10, 2009, for our review of the Environmental Impact Statement Preparation Notice (EISPN) prepared pursuant to Chapter 343 of the Hawaii Revised Statutes for the proposed **Honua'ula Kihei-Makena Community Subdivision** project located on the Island of Maui, Hawai'i.

Section 10 of the Rivers and Harbors Act (RHA) of 1899 requires that a Department of Army (DA) permit be obtained for structures or work in or affecting navigable waters (e.g., Pacific Ocean) of the U.S. (33 U.S.C. 403). Section 10 waters are those subject to the ebb and flow of the tide extending shoreward to the mean high water mark. Section 404 of the Clean Water Act (CWA) of 1972 requires that a DA permit be obtained for the discharge (placement) of dredge and/ or fill material into waters of the U.S., including jurisdictional wetlands. The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions.

The semi-arid conditions of the Kihei-Makena, Maui coast tend to limit the occurrence and extent of permanent or relatively permanent surface water resources. There are no known perennial streams or adjacent wetlands located within the proposed project area, however the Wailea Gulch appears to be a drainage feature that collects surface flows during and following heavy rainfall events. According to the environmental documents furnished to our office, surface runoff flows towards the ocean and/ or towards natural drainage paths.

Based on the EISPN, the infrastructure and utilities engineering plans are not yet complete; however, your document provides potential courses of action for the water, wastewater, drainage, solid waste, and electrical systems. It is our understanding this review will be included in the appendices of the Draft Environmental Impact Statement (DEIS). As it stands it is not possible to determine whether the infrastructure activities will extend beyond the Honua'ula Community Subdivision boundaries identified in the EISPN. Consequently, we are unable to determine whether the proposed construction activities would involve the discharge (placement) of dredged and/or fill material into jurisdictional waters pursuant to our authorities under Section 404 of the CWA and hence require Department of the Army (DA) Authorization.

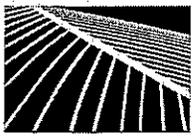
As you prepare your Environmental Impact Statement please identify all streams and wetlands on the project site and in the immediate vicinity of the proposed project, characterize the hydrology and ecology of those features, and provide a description of all ground-disturbing activities associated with the project construction occurring on the project site.

Thank you for the opportunity to comment. If you have any questions, please contact Ms. Meris Bantilan-Smith, of my Regulatory staff at 808-438-7701 (FAX: 808-438-4060) or by electronic mail at Meris.Bantilan-Smith@usace.army.mil. Please include File No. POH-2009-91 in any future correspondence regarding this project.

Sincerely,

A handwritten signature in black ink, appearing to read "George P. Young".

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



PBR HAWAII & ASSOCIATES, INC.

March 9, 2010

PRINCIPALS

THOMAS S. WITTEN, ASLA
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RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED® AP
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

George P. Young, P.E.
Chief, Regulatory Branch
Department of the Army
U.S. Corps of Engineers, Honolulu District
Fort Shafter, Hawaii 96858-5440

ATTN: Meris Bantilan-Smith

**SUBJECT: HONUA‘ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Mr. Young:

Thank you for your letter (POH 2009-91) dated March 26, 2009 regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your comments.

The rectangular Honua‘ula property lies parallel to the shore between 320 ft and 710 ft in elevation, and therefore has no waters subject to the ebb and flow of the tides. The property is crossed by numerous small ephemeral dry gulches that may be inundated infrequently and for only two to three days/year during periods of unusually heavy and prolonged rainfall. Therefore, Honua‘ula Partners, LLC’s biological consultant, SWCA Environmental Consultants, concludes that the gulches are not considered traditional navigable waters (TNW).

Following extensive biological surveys of the property, SWCA Environmental Consultants have not found any vegetation typically adapted for life in saturated soil conditions, or any evidence of hydric soils or wetland hydrology. There are no wetlands at Honua‘ula as jointly defined by the Corps of Engineers (33 CFR 328.3) and Environmental Protection Agency (40 CFR 230.3).

The Draft EIS will discuss ephemeral dry gulches on the Honua‘ula property and include discussion on ground-disturbing activities associated with construction.

Thank you for reviewing the EISPN. Your letter will be included in the Draft Environmental Impact Statement.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua‘ula Partners, LLC

ASSOCIATES

TOM SCHNELL, AICP
Senior Associate

RAYMOND T. HIGA, ASLA
Senior Associate

KEVIN K. NISHIKAWA, ASLA
Associate

KIMI MIKAMI YUEN, LEED® AP
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SCOTT ALIKA ABRIGO, LEED® AP
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SCOTT MURAKAMI, ASLA, LEED® AP
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DACHENG DONG, LEED® AP
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United States Department of the Interior



FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, Hawaii 96850

In Reply Refer To:
2009-TA-0172
2009-FA-0073

APR 08 2009

PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Subject: Request for Technical Assistance for Proposed Honuaula Subdivision, Kihei, Maui

To Whom it May Concern:

This letter acknowledges the U.S. Fish and Wildlife Service's March 9, 2009, receipt of your request for comments on an Environmental Impact Statement Preparation Notice addressing the proposed development of approximately 670 acres in Kihei, Maui (TMKs (2) 2-1-008:056 and 071 and (2) 2-1-008:999 (por)). The proposed master planned community would include approximately 1,150 single family homes, commercial mixed uses, and a golf course. The northern 75 percent of the property has historically been managed for livestock grazing and is currently dominated by buffel grass and non-native shrubs. The southern portion of the property is covered by aa lava which contains scattered remnants of native Hawaiian dry forest. A 22-acre native plant preservation area would be conserved. Based on the project information you provided and pertinent information in our files, the threatened Newell's shearwater (*Puffinus auricularis newelli*) and the endangered Hawaiian petrel (*Pterodroma phaeopygia sandwichensis*) (collectively referred to as seabirds) are known to traverse the project area. The endangered Blackburn's sphinx moth (*Manduca blackburni*) and the endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*) may also occur within the project site.

The proposed project is located in a dry area of Maui where wildland fires interdependent with the proposed project may impact resources protected under the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 *et seq.*) (ESA). To assist you, we have drafted a preliminary project action area to delineate the extent of the area which may be impacted by wildland fires associated with the proposed development (Figure 1). The action area is bounded along its north side by areas which are (according to information provided by James Robello, Maui County Executive Director, U.S. Department of Agriculture (USDA) Farm Service Agency, on January 6, 2009) intensively managed for agricultural purposes. The southern perimeter of the action area follows a lava flow which may serve as a fuelbreak. We have requested additional information from USDA regarding the spatial extent of intensive agricultural management in the vicinity of the proposed project area, upon which revisions to the draft action area could be based.

TAKE PRIDE®
IN AMERICA 

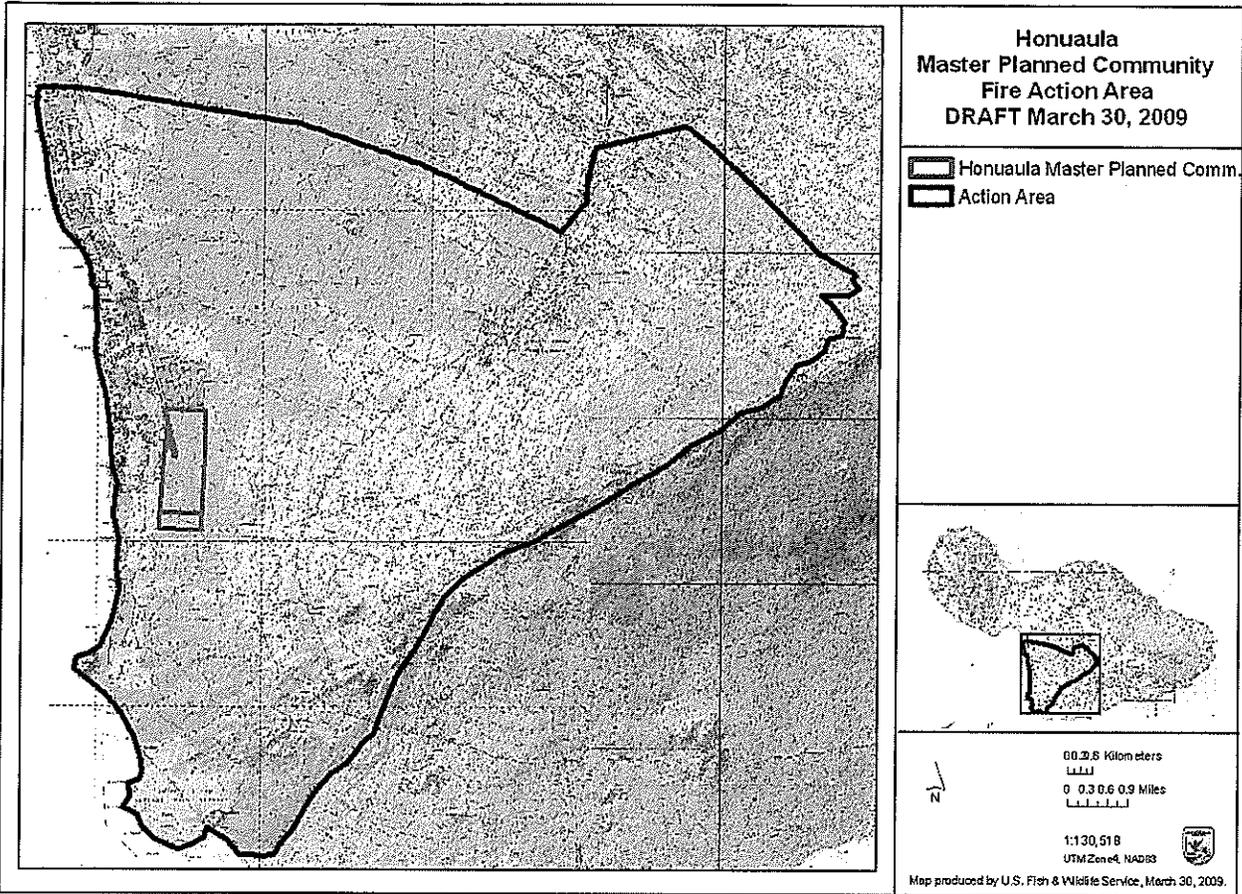


Figure 1. Honuaula project draft action area.

The draft action area contains five listed animal species, eight listed plant species (Table 1), and designated critical habitat for one insect and five plant taxa (Table 2) occurs within the area which may be impacted by wildland fires resulting from the proposed development.

Table 1. Threatened and endangered species occurring within action area.

Scientific Name	Common Name	Status
Mammals		
<i>Lasiurus cinereus semotus</i>	Hawaiian hoary bat	Endangered
Birds		
<i>Branta sandvicensis</i>	Hawaiian goose	Endangered
<i>Fulica americana alai</i>	Hawaiian coot	Endangered
<i>Himantopus mexicanus knudseni</i>	Hawaiian stilt	Endangered

Table 1 (continued). Threatened and endangered species occurring within the draft action area.

Scientific Name	Common Name	Status
Insects		
<i>Manduca blackburni</i>	Blackburn's sphinx moth	Endangered
Plants		
<i>Abutilon menziesii</i>	kooloa ula	Endangered
<i>Achyranthes splendens</i> var. <i>rotundata</i>	round-leaved chaff-flower	Endangered
<i>Bonamia menziesii</i>	no common name	Endangered
<i>Diellia erecta</i>	no common name	Endangered
<i>Diplazium molokaiense</i>	no common name	Endangered
<i>Geranium arboreum</i>	Hawaiian red-flowered geranium	Endangered
<i>Hibiscus brackenridgei</i>	mao hau hele; native yellow hibiscus	Endangered
<i>Melicope knudsenii</i>	alani	Endangered

Table 2. Critical habitat units occurring within the draft action area.

Critical Habitat Unit	Portion of Critical Habitat Unit Within Draft Action Area	
	Hectares (Acres)	Percent of Unit
Insect		
<i>Manduca blackburni</i> – Maui 1	1503 ha (3715 ac)	94 %
<i>Manduca blackburni</i> – Maui 2	578 ha (1429 ac)	96 %
Plants		
<i>Argyroxiphium sandwicense</i> ssp. <i>macrocephalum</i> - Unit 9	497 ha (1228 ac)	5%
<i>Bidens micrantha</i> ssp. <i>kalealaha</i> – Unit 9 b	32 ha (80 ac)	2%
<i>Clermontia lindseyana</i> – Unit 9 b	60 ha (148 ac)	100%
<i>Diellia erecta</i> – Unit 9 a	2 ha (5 ac)	100 %
<i>Geranium arboretum</i> – Unit 9 a	145 ha (358 ac)	20 %
<i>Geranium arboretum</i> – Unit 14 b	452 ha (1116 ac)	100 %
<i>Geranium arboretum</i> – Unit 15 c	251 ha (621 ac)	38 %

We recommend the following measures be incorporated into the project's Draft Environmental Impact Statement to minimize potential project impacts to listed species:

- Seabirds may traverse the project area at night during the breeding season (February 1 through December 15). Any outdoor lighting, particularly when used during each year's peak fledging period (September 15 through December 15), could result in seabird disorientation, fallout, and injury or mortality. Potential impacts to seabirds can be minimized by shielding outdoor lights associated with the project, avoiding night-time construction, and providing all project staff and residents with information regarding

seabird fallout. All project lights should be shielded so the bulb can be seen only from below.

- Blackburn's sphinx moth may occur in the project area. The adult moth feeds on nectar from native plants including beach morning glory (*Ipomoea pes-caprae*), iliee (*Plumbago zeylanica*), maiapilo (*Capparis sandwichiana*), and the larvae feed upon non-native tree tobacco (*Nicotiana glauca*) and the native (*Nothocestrum latifolium*). All of these species may occur on the project site. We recommend you survey the site for the presence of Blackburn's sphinx moth host plants and if host plants are found, contact our office for further assistance.
- To minimize impacts to the endangered Hawaiian hoary bat, woody plants suitable for bat roosting should not be removed or trimmed during the bat birthing and pup rearing season (April to August). If this avoidance measure can not be implemented, bat surveys should be conducted and, if this species is found, our office should be contacted for additional assistance.
- Development may result in an increased fire risk. A number of recent human-caused fires have escaped containment by the available interagency initial attack fire suppression forces, resulting in significant impacts to listed species and critical habitat in the dry areas of Maui. In the project vicinity, intensive grazing may be reducing fuel load and wildland fire threat to listed resources. The Maui Wildland Fire Coordinating Group is partnering with our office to coordinate the development of fuelbreaks, water sources for firefighting, fire prevention projects, and an increased fire suppression response to minimize the impact of human-caused wildfires to listed plants, animals, and critical habitat on Maui. Agricultural practices implemented by private landowners in the project vicinity could be coordinated to minimize fuel load and fire threat. We recommend you coordinate with Maui County Department of Fire and Public Safety, Hawaii Department of Land and Natural Resources, USDA Farm Service Agency, USDA Natural Resource Conservation Service, adjacent landowners, and our office to ensure any wildland fire risk to listed resources, interdependent with the proposed development, is minimized.
- We recommend the use of native plants for landscaping purposes in order to reduce the spread of non-native invasive species. If native plants do not meet your landscaping objectives, we recommend that you choose species that are thought to have a low risk of becoming invasive. The following websites are good resources to use when choosing landscaping plants: Pacific Island Ecosystems at Risk (<http://www.hear.org/Pier/>), Hawaii-Pacific Weed Risk Assessment (http://www.botany.hawaii.edu/faculty/daehler/wra/full_table.asp) and Global Compendium of Weeds (www.hear.org/gcw).
- To minimize erosion, sedimentation, and other adverse impacts to aquatic fish and wildlife resources and nearby coral reef ecosystems, we recommend that applicable measures identified in the enclosed list of Standard Best Management Practices (BMP) for fish and wildlife be incorporated into the project's BMP Plan.

Implementation of these recommendations does not alleviate your responsibilities pursuant to the ESA, if a listed species may be affected by the proposed action. If the proposed project may affect a listed species and the project is funded, authorized, or carried about by a Federal agency, you should request that the Federal agency consult with us under section 7(a)(2) of the ESA. If there is no Federal nexus for the proposed action you should obtain an incidental take permit pursuant to section 10(a)(2)(B) of the ESA if incidental take of a listed species cannot be avoided. If you have questions or would like additional information, please contact Consultation and Technical Assistance Program Fish and Wildlife Biologist, Dawn Greenlee (phone: 808-792-9400; fax: 808-792-9581).

Sincerely,



Patrick Leonard
Field Supervisor

Enclosure

cc:

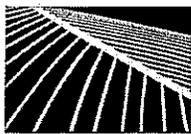
Office of Environmental Quality Control, State Land Use Commission, Honolulu, Hawaii
Maui Planning Department, Wailuku, Hawaii

Enclosure

**U.S. Fish and Wildlife Service
Recommended Standard Best Management Practices**

The U.S. Fish and Wildlife Service recommends that the following measures be incorporated into projects to minimize the degradation of water quality and impacts to aquatic fish and wildlife resources:

- a. Turbidity and siltation from project-related work will be minimized and contained to within the vicinity of the site through the appropriate use of effective silt containment devices and the curtailment of work during adverse weather conditions;
- b. Dredging and filling in the aquatic environment will be designed to avoid or minimize the loss special aquatic site habitat (pool/riffle areas, wetlands, etc.) and the unavoidable loss of such habitat will be compensated for;
- c. All project-related materials and equipment (dredges, barges, backhoes, etc.) to be placed in the water will be cleaned of pollutants prior to use;
- d. No project-related materials (fill, revetment rock, pipe, etc.) will be stockpiled in the water (stream channels, wetlands, etc.);
- e. All debris removed from the aquatic environment will be disposed of at an approved upland or ocean dumping site;
- f. No contamination (trash or debris disposal, alien species introductions, etc.) of adjacent aquatic environments (stream channels, wetlands, etc.) will result from project-related activities;
- g. Fueling of project-related vehicles and equipment should take place away from the water and a contingency plan to control petroleum products accidentally spilled during the project will be developed. Absorbent pads and containment booms will be stored on-site, if appropriate, to facilitate the clean-up of accidental petroleum releases;
- h. Any under-layer fills used in the project will be protected from erosion with (rock, core-loc units, etc.) as soon after placement as practicable; and
- i. Any soil exposed near water as part of the project will be protected from erosion (with plastic sheeting, filter fabric, etc.) after exposure and stabilized as soon as practicable (with vegetation matting, hydroseeding, etc.).



March 9, 2010

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED[®] AP
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

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W. FRANK BRANDT, FASLA
Chairman Emeritus

Patrick Leonard, Field Supervisor
U.S. Department of the Interior
Fish and Wildlife Service
Pacific Islands Fish and Wildlife Office
300 Ala Moana Blvd., Room 3-122, Box 50088
Honolulu, HI 96850

**SUBJECT: HONUA‘ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Mr. Leonard:

Thank you for your letter dated April 8, 2009 regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your comments.

The most recent wildlife survey of the Honua‘ula property did not identify any roosting or nesting seabirds within the property; however, we acknowledge that the Newell’s shearwater (*Puffinus auricularis newelli*) and the Hawaiian petrel (*Pterodroma phaeopygia*) may transit the property, primarily at night. A discussion of this potential along with appropriate mitigation measures will be included in the Draft Environmental Impact Statement (EIS). A single Hawaiian hoary bat (*Lasiurus cinereus semotus*) was observed transiting the property during the course of our recent wildlife surveys; however, no evidence of bat roosting was found within the low elevation remnant dry shrubland at Honua‘ula. These species will be addressed in the Draft EIS along with measures to mitigate construction impacts upon them, including the retention of many existing native trees and shrubs as natural landscaping for potential roosting sites.

Honua‘ula Partners, LLC’s biological consultant, SWCA Environmental Consultants, have coordinated and conducted several joint surveys of the property together with biologists from the U.S. Fish and Wildlife Service, Bishop Museum Department of Entomology, and Hawaii Department of Land and Natural Resources. Evidence of Blackburn’s sphinx moths (*Manduca blackburni*) was found within the Honua‘ula property during these surveys, including frass, cut stems and leaves, and live caterpillars. In all cases, sign was limited to a single plant species: the non-native tree tobacco (*Nicotiana glauca*). No adult Blackburn’s sphinx moths were observed within the property during our studies. Some, but not all, of the native food plants for the moths are also found on the property.

The presence of Blackburn’s sphinx moth (*Manduca blackburni*) caterpillars will be discussed in the Draft EIS. The most recent botanical survey of the property did not identify any Federal or State listed threatened or endangered plant species on the property. However, five individual candidate endangered ‘āwikiwiki (*Canavalia pubescens*) plants were indentified and mapped within the property. The most recent wildlife and botanical surveys will be included in the Draft EIS.

ASSOCIATES

TOM SCHNELL, AICP
Senior Associate

RAYMOND T. HIGA, ASLA
Senior Associate

KEVIN K. NISHIKAWA, ASLA
Associate

KIMI MIKAMI YUEN, LEED[®] AP
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SCOTT ALIKA ABRIGO, LEED[®] AP
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HONOLULU OFFICE

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Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbhawaii.com

KAPOLEI OFFICE

1001 Kamokila Boulevard
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Patrick Leonard, Field Supervisor

SUBJECT: HONUUA'ULA ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE

March 9, 2010

Page 2 of 2

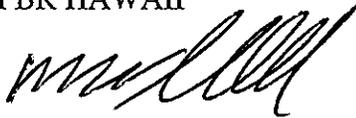
Your recommend mitigation measures to minimize potential impacts to threatened and endangered species will be included in the Draft EIS. At your recommendation, our biologists will address the potential for incidental take of listed and candidate endangered species and prepare a multi-species Habitat Conservation Plan (to include the candidate endangered 'āwikiwiki plant) under Section 10(a)(1)(B) of the Endangered Species Act and in collaboration with the State Department of Land and Natural Resources and the U.S. Fish and Wildlife Service.

Thank you for providing the preliminary project action area to delineate the extent of the area that may be impacted by wild land fires. Actions to mitigate the risk of wildfire and respond to such fires will be addressed in the Draft EIS.

Thank you for reviewing the EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII



Tom Schnell, AICP

Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

1905.08 EA EISPN USFWS

Council Chair
Danny A. Mateo

Vice-Chair
Michael J. Molina

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Joseph Pontanilla
Michael P. Victorino



Director of Council Services
Ken Fukuoka

COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauicounty.gov/council

November 16, 2009

PBR Hawaii & Associates
Attn: Mr. Tom Schnell
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484
Fax: 808.523.1402
E-mail: sysadmin@pbrhawaii.com

Dear Mr. Schnell,

SUBJECT: Comments on Honua'ula Project (EA/EISPN)

Thank you for the opportunity to comment on the Honua'ula Environmental Assessment/ Environmental Impact Statement Preparation Notice (EA/EISPN). I am requesting to be a consulted party for this matter.

In summary, the EISPN: (1) lacks disclosure of all potential environmental impacts and consequences of the proposed action; and, (2) fails to provide the relevant data, necessary studies, and other information necessary "In order that the public can be fully informed and the agency can make a sound decision based upon the full range of responsible opinion on environmental effects." (See, HAR, Title 11, Chapter 200, § 11-200-16). The EISPN simply outlines the general scope of the project, while presenting unclear options without specific details or choices.

It is extremely concerning that this document fails to provide the required information and instead promises that information will be available at a later date. This is the same tactic used by the applicant when the issue was before the Maui County Council – where the applicant assured five members who voted in support of the project that more information would be provided at Phase II.

The document fails to include discussion of funding sources, impacts to ground water resources, traffic, drainage, cultural sites, cultural access and native flora and fauna. Where any hint of this information is mentioned, pertinent information is either omitted or portrayed inaccurately. The status of the required documents is also vague. It is never mentioned that the project has no approved AIS, yet the applicant writes as if all inventory level work has been completed and reviewed.

November 16, 2009

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The document lacks available technical studies and instead merely informs the public that they will be included as appendices to the Draft EIS. For instance, the report submitted to the County Council during Project District Zoning and included as part of the project review under Condition 27 of Ordinance No. 3554, entitled "Remnant Wiliwili Forest Habitat at Wailea 670, should be included in those studies submitted in the DEIS.

Please note that on page 23, the condition to protect native plants and cultural sites (condition 27) is reproduced with an important phrase omitted. Condition 27 states, in relevant part, that it will "comprise the portion of the property south of latitude 20 40' 15.00 N, excluding any portions that the State Department of Land and Natural Resources, the United States Fish and Wildlife Service, and the United States Corps of Engineers find do not merit preservation, but shall not be less than 18 acres and shall not exceed 130 acres."

The applicant's version states, in relevant part, that it will "comprise the portion of the property south of latitude 20 40' 15.00 N, excluding any portions that do not merit preservation, but shall not be less than 18 acres and shall not exceed 130 acres."

This is a significant omission.

Apparently, the applicant will use the FEIS for the project as an application also for Project District Phase II approval. Both the FEIS and the Phase II approvals are done by the Maui Planning Commission (not the Council). The Commission should be provided sufficient information relating to impact assessment and mitigation reports that must be completed, reviewed and approved by the federal, state, and county agencies prior to Phase II approval.

Numerous conditions were attached to this project by the Maui County Council (Ordinance No. 3554). These conditions, which run with the land, should be a part of all assessments. I have attached a copy of these conditions for your consideration.

Specifically, these include;

A preservation/mitigation plan pursuant to Chapter 6E, HRS that has been approved by SHPD and OHA prior to Phase II approval. (Ordinance No. 3554, Condition 26)

A Cultural Resources Preservation Plan that has received the review and recommendations of SHPD and OHA and the subsequent approval of the Maui County Cultural Resources Commission prior to Phase II approval (Ord. No. 3554, Condition 13)

A Conservation Easement, entitled Native Plant Preservation Area, shall be developed prior to Phase II approval. The report "Remnant Wiliwili Forest Habitat at Wailea 670, Maui, Hawaii by Lee Altenberg, PhD, along with the applicants preservation/mitigation plan, shall receive review and recommendations from DLNR, USFWS and the USCE prior to Phase II

approval. (Ord. 3554, Cond. 27). Please understand that in the one hundred plus acres of the southern portion of the property, there are many rare and endangered native species found nowhere else in the world. The EISPN document fails to disclose that the property holds a pristine remnant native dryland forest with ancient wiliwili trees that represents a portion of the last remaining five percent of native Hawaiian dryland forest habitat to exist.

An assessment and mitigation measures of the endangered Hawaiian Short-eared Owl and the Hawaiian Hoary Bat, in coordination with DLNR, **prior to submittal** of Phase II processing. (Ord. No. 3554, Condition 9)

Again, **each** of these assessments must be fully completed in the DEIS.

“An EIS is meaningless without the conscientious application of the EIS process as a whole, and shall not be merely a self-serving recitation of benefits and a rationalization of the proposed action. Agencies shall insure that statements are prepared at the earliest opportunity in the planning and decision making process. This shall insure an early open forum for discussion of adverse effects and available alternatives, and that the decision makers will be enlightened to any environmental consequences of the proposed action” (11-200-14 HAR General Provisions).

Thank you for consideration of my comments. Please contact my office should you have any questions.

If you have any questions please contact my office at: 270.7108.

Mahalo,

WAYNE NISHIKI
Council Member

EXHIBIT "2"

Conditions of Zoning

1. That Honua`ula Partners, LLC, its successors and permitted assigns, shall, at their own cost and expense, develop, maintain, and operate, or cause to be developed, maintained, and operated, a private water source, storage facilities, and transmission lines for the Wailea 670 project in accordance with Department of Water Supply standards and all applicable community plans. Honua`ula Partners, LLC, its successors and permitted assigns, shall comply with all reporting requirements of the State Commission on Water Resource Management.

In addition, Honua`ula Partners, LLC, its successors and permitted assigns, shall comply with applicable water ordinances that pertain to the supply and transmission of water from the island of Maui when such ordinances are enacted.

At the time the project water system is completed, Honua`ula Partners, LLC, its successors and permitted assigns, shall offer to the County the right to purchase the project water system at the cost of development of such system.

The water rates for the residential workforce housing units shall be no higher than the general water consumer rates set by the County in its annual budget, for as long as the units are subject to Chapter 2.96, Maui County Code.

2. That Honua`ula Partners, LLC, its successors and permitted assigns, shall implement the following traffic improvements:
 - a. Upgrade Piilani Highway, from Kilohana Drive to Wailea Ike Drive, to four lanes of traffic. The improvements shall be completed prior to the commencement of any construction on the site, with the exception of grading.
 - b. Extend Piilani Highway for two lanes of traffic from Wailea Ike Drive to Kaukahi Street. The improvement shall be constructed at or prior to the completion of 50 percent of the project. Said improvement shall be maintained by Honua`ula Partners, LLC, its successors and permitted assigns.
 - c. Signalize the Piilani Highway/Okolani Drive/Mikioi Place intersection and provide an exclusive left-turn lane on Okolani Drive prior to occupancy of the first unit in Kihei-Makena Project District 9.
 - d. Modify the Piilani Highway/Wailea Ike Drive intersection into a signalized intersection and provide a free right-turn lane from Piilani Highway to Wailea Ike Drive and a second right-turn lane from

Wailea Ike Drive to northbound Piilani Highway prior to occupancy of the first unit in Kihei-Makena Project District 9.

- e. Modify the Wailea Alanui/Wailea Ike Drive intersection to add a signalized double right-turn movement from northbound to eastbound turning traffic and provide two left-turn lanes for southbound traffic from Wailea Ike Drive prior to occupancy of the first unit in Kihei-Makena Project District 9.
 - f. Modify the Piilani Highway/Kilohana Drive/Mapu Place intersection to provide an exclusive left-turn lane, and the southbound Piilani Highway approach to provide an exclusive right-turn lane into Mapu Place prior to occupancy of the first unit in Kihei-Makena Project District 9.
 - g. Signalize the Wailea Ike Drive/Kalai Waa Street intersection in coordination with Wailea Resort and Makena Resort when warranted.
 - h. Signalize the Wailea Alanui/Kaukahi Drive/Kaukahi Street intersection in coordination with Wailea Resort and Makena Resort when warranted.
3. That, as represented, Honua`ula Partners, LLC, its successors and permitted assigns, shall make a contribution to the County for traffic improvements in an amount equal to \$5,000 per unit. The contribution shall be paid to the County prior to issuance of a building permit. Upon adoption of a traffic impact fee ordinance, Honua`ula Partners, LLC, its successors and permitted assigns, shall comply with the ordinance in lieu of this voluntary contribution. Should a traffic impact fee ordinance be adopted prior to the collection of this contribution, the applicable amount shall be the greater of the two. Such contributions or fees shall not be a substitute for any other traffic infrastructure requirements related to the Change in Zoning.
4. That Honua`ula Partners, LLC, its successors and permitted assigns, shall be responsible for all required infrastructural improvements for the project, including water source and system improvements for potable and nonpotable use and fire protection, drainage improvements, traffic-related improvements, wastewater system improvements and utility upgrades, as determined by the appropriate governmental agencies and public utility companies. Except as otherwise provided by more specific conditions of zoning, said improvements shall be constructed and implemented concurrently with the development of each phase of Kihei-Makena Project District 9, and shall be completed prior to issuance of any certificate of occupancy or final subdivision approval, unless improvements are bonded by Honua`ula Partners, LLC, its successors and permitted assigns. Honua`ula Partners, LLC shall execute appropriate agreements with governmental agencies regarding participation in improvements of infrastructure and public facilities as determined by the agencies.

5. That Honua`ula Partners, LLC, its successors and permitted assigns, shall provide workforce housing in accordance with Chapter 2.96, Maui County Code (the "Residential Workforce Housing Policy"); provided that, 250 of the required workforce housing units shall be located at the Kaonoulu Light Industrial Subdivision and completed prior to any market-rate unit, that 125 of those workforce housing units shall be ownership units, and that 125 of those units shall be rental units. In addition, construction of those workforce housing units shall be commenced within two years, provided all necessary permits can be obtained within that timeframe. Honua`ula Partners, LLC, its successors and permitted assigns, shall provide a minimum two-acre park at the Kaonoulu Light Industrial Subdivision, which shall be credited toward the requirements of Section 18.16.320, Maui County Code, for that subdivision.
6. That a Drainage Master Plan and Phasing Plan of improvements shall be submitted for review and approval during Project District Phase II processing. Said plan shall include the recommended drainage improvements as represented in the Preliminary Drainage Report. The County may require periodic updates of the Drainage Master Plan and Phasing Plan.
7. That Honua`ula Partners, LLC, its successors and permitted assigns, shall prepare an animal management plan that shall be submitted during Project District Phase II processing and approved by the Department of Land and Natural Resources prior to submittal of Project District Phase III processing. Said plan shall include procedures for the management of animal intrusions including, but not limited to, construction of boundary or perimeter fencing, wildlife control permits, and rodent and feral cat control. Honua`ula Partners, LLC, its successors and permitted assigns, shall implement the approved animal management plan. The Department of Land and Natural Resources may require periodic updates of the plan.
8. That Honua`ula Partners, LLC, its successors and permitted assigns, shall inform owners within Kihei-Makena Project District 9 that the area is subject to the intrusion of mammals such as axis deer, pigs, and rodents, and the impacts and management plan associated with such intrusions.
9. That Honua`ula Partners, LLC, its successors and permitted assigns, shall prepare an assessment of the owl (Pueo or Hawaiian Short-eared Owl) and the Hawaiian Hoary Bat in coordination with the Department of Land and Natural Resources, and, if appropriate, mitigative measures shall be incorporated into Kihei-Makena Project District 9. Said assessment shall be prepared prior to submittal of Project District Phase II processing.
10. That, in lieu of the dedication of a Little League Field and related amenities as originally specified in Ordinance No. 2171 (1992), Exhibit "B", Condition No. 8, and based on current land and construction cost estimates for the Little League Field, not less than \$5,000,000 shall be paid to the County upon Project District

Phase II approval for the development of the South Maui Community Park. Said amount shall not be credited against future park assessments.

11. That Honua`ula Partners, LLC is proposing to develop 6 acres of private parks and 84 acres of open space within the development. Said private parks shall be open to the public and privately maintained. Furthermore, said private parks and open space shall not be used to satisfy the park assessment requirements under Section 18.16.320, Maui County Code, or for future credits under said subdivision ordinance. The Director of Parks and Recreation and Honua`ula Partners, LLC agree that the park assessment shall be satisfied with an in-lieu cash contribution for the entire project. The amounts and timing of payment of said in-lieu fees shall be subject to the provisions of Section 18.16.320, Maui County Code.
12. That, as represented by Honua`ula Partners, LLC, the golf course shall be subject to the following conditions:
 - a. Honua`ula Partners, LLC, its successors and permitted assigns, shall permit one nonprofit organization per quarter of the calendar year, other than Maui Junior Golf Association ("Maui Junior Golf"), the use of the golf course and the clubhouse for a fund-raising activity upon terms mutually agreed upon with said nonprofit organization.
 - b. Honua`ula Partners, LLC, its successors and permitted assigns, shall:
 - (1) develop an organized instructional program for junior golfers at its facility from September to January each year; (2) permit Maui Junior Golf the use of the golf course in accordance with Honua`ula Partners, LLC's instructional program; and (3) sponsor one Maui Junior Golf fund-raising tournament per year. The terms of the Junior Golf Program by Honua`ula Partners, LLC shall be as follows:

The instructional program will be developed to teach youngsters ages 12 to 18 years of age the fundamentals of golf and how to play the game, while also providing quality instruction/training three days a week from September 1 through January 31, with some blackout dates. This program will support the overall efforts of Maui Junior Golf.

Private lessons will also be available at a discounted rate of 50 percent of the regular rate based on two lessons per junior golfer for a maximum of 50 lessons per month from February through August on a space-available basis.

For the annual fund-raising event for the Maui Junior Golf, the rate per player shall be 50 percent of the regular rate with the number of golfers limited to no more than 144 players per event.

- c. Honua`ula Partners, LLC, its successors and permitted assigns, shall permit the Maui Interscholastic League ("MIL") and the Hawaii High School Athletic Association ("HHSAA") to each use the golf course once per year for an official MIL golf tournament or an official HHSAA golf tournament if requested by the MIL or the HHSAA, or for regular season play-offs if requested by the MIL.
 - d. Honua`ula Partners, LLC, its successors and permitted assigns, shall permit Maui residents to play at the golf course on Tuesday of each week. The charge for Maui residents for green fees, including golf cart rental fees, shall not exceed 40 percent of the average market rate for green fees and golf cart rental fees in South Maui, and shall exclude all membership fees.
13. That Honua`ula Partners, LLC, its successors and permitted assigns, shall prepare a Cultural Resources Preservation Plan ("CRPP"), in consultation with: Na Kupuna O Maui; lineal descendents of the area; other Native Hawaiian groups; the Maui County Cultural Resources Commission; the Maui/Lanai Island Burial Council; the Office of Hawaiian Affairs; the State Historic Preservation Division, Department of Land and Natural Resources; the Maui County Council; Na Ala Hele; and all other interested parties. Prior to initiating this consultation process, Honua`ula Partners, LLC, its successors and permitted assigns, shall publish a single public notice in a Maui newspaper and a State-wide newspaper that are published weekly. The CRPP shall consider access to specific sites to be preserved, the manner and method of preservation of sites, the appropriate protocol for visitation to cultural sites, and recognition of public access in accordance with the Constitution of the State of Hawaii, the Hawaii Revised Statutes, and other laws, in Kihei-Makena Project District 9.
- Upon completion of the CRPP, Honua`ula Partners, LLC, its successors and permitted assigns, shall submit the plan to the State Historic Preservation Division, Department of Land and Natural Resources, and the Office of Hawaiian Affairs for review and recommendations prior to Project District Phase II approval. Upon receipt of the above agencies' comments and recommendations, the CRPP shall be forwarded to the Maui County Cultural Resources Commission for its review and adoption prior to Project District Phase II approval.
14. That a nonpotable water supply system shall be utilized for all irrigation purposes.
15. That, during construction, all dust control shall utilize nonpotable water or effluent, which may be obtained from the Kihei Wastewater Reclamation Facility when available.
16. That Honua`ula Partners, LLC, its successors and permitted assigns, shall provide a Sewage Disposal Analysis that has been reviewed and commented on by the State Department of Health, the State Department of Land and Natural Resources,

the County Department of Environmental Management, and the County Department of Water Supply prior to Project District Phase II approval. The Sewage Disposal Analysis, along with reviews and comments, shall be submitted to the Maui County Council for review and the project shall be subject to additional conditions or amendments by the Maui County Council if warranted by the Sewage Disposal Analysis.

17. That Honua`ula Partners, LLC, its successors and permitted assigns, shall construct, maintain, and/or participate in the operation of a private wastewater treatment facility and system that accommodate the needs of the entire Kihei-Makena Project District 9. All reclaimed water from the private wastewater treatment facility shall be utilized for irrigation, dust control, or other nonpotable purposes, and none of the reclaimed water shall be placed into injection wells.

The sewer rates for the residential workforce housing units shall be no higher than the residential sewer rates set by the County in its annual budget, for as long as the units are subject to Chapter 2.96, Maui County Code.

18. That Honua`ula Partners, LLC, its successors and permitted assigns, shall address in their Project District Phase II application the following:
 - a. Condition 1 of the Department of Health's "Twelve Conditions Applicable To All New Golf Course Development" ("12 Conditions") relating to an approved sampling plan, establishment of the baseline groundwater/vadose zone water quality, and if appropriate, nearshore water quality, has been met to the satisfaction of the Director of Health;
 - b. Conditions 2 and 3 of the Department of Health's "12 Conditions" relating to groundwater monitoring have been satisfied by the Director of Health;
 - c. Condition 4 relating to the preliminary proposal of the individual treatment system meets the requirements of the Department of Health, and final design shall be approved at the time of Project District Phase III;
 - d. Condition 5 of the Department of Health's "12 Conditions" relating to use of effluent has been satisfied;
 - e. Condition 6 of the Department of Health's "12 Conditions" relating to golf carts and storage of petroleum has been addressed and incorporated in the design and layout of the buildings;
 - f. Conditions 7, 8, and 11 of the Department of Health's "12 Conditions" relating to fertilizers, biocides, and pesticides and the Integrated Golf Course Management Plan have been reviewed, and comments from the Department of Agriculture and the Department of Health have been incorporated in the design and layout of the golf courses;

- g. Condition 9 of the Department of Health's "12 Conditions" relating to noise from maintenance facilities has been addressed through the location and design of the maintenance activities and facilities;
 - h. Condition 10 of the Department of Health's "12 Conditions" and the County Department of Environmental Management's concerns and recommendations relating to solid waste disposal management activities and facilities are identified and designed;
 - i. Condition 12 of the Department of Health's "12 Conditions" relating to soil runoff during construction and concerns of the State Department of Transportation; the County Department of Public Works; the State Department of Health; and the Natural Resources Conservation Service of the United States Department of Agriculture relating to drainage are addressed and incorporated in the design and layout of the plans, and a preliminary erosion control and drainage report is included in the application;
 - j. Confirmation from Maui Electric Company, Ltd. ("MECO") that the proposal to relocate and/or landscape MECO facilities is incorporated in the application and site plan; and
 - k. Roadway improvements to the satisfaction of the State Department of Transportation and the County Department of Public Works and proposed agreements are incorporated in the application and site plan and finalized as part of Project District Phase II approval.
19. That Honua`ula Partners, LLC, its successors and permitted assigns, shall execute appropriate agreements with the State of Hawaii and County of Maui agencies regarding participation in improvements of infrastructure and public facilities where such improvements are reasonably related to Honua`ula Partners, LLC 's project.
20. That marine monitoring programs shall be conducted which include monitoring and assessment of coastal water resources (groundwater and surface water) that receive surface water or groundwater discharges from the hydrologic unit where the project is located. Monitoring programs shall include both water quality and ecological monitoring.

Water Quality Monitoring shall provide water quality data adequate to assess compliance with applicable State water quality standards at Hawaii Administrative Rules Chapter 11-54. Assessment procedures shall be in accordance with the current Hawaii Department of Health ("HIDOH") methodology for Clean Water Act Section 305(b) water quality assessment, including use of approved analytical methods and quality control/quality

assurance measures. The water quality data shall be submitted annually to HDOH for use in the State's Integrated Report of Assessed Waters prepared under Clean Water Act Sections 303(d) and 305(b). If this report lists the receiving waters as impaired and requiring a Total Maximum Daily Load ("TMDL") study, then the monitoring program shall be amended to evaluate land-based pollutants, including: (1) monitoring of surface water and groundwater quality for the pollutants identified as the source of the impairment; and (2) providing estimates of total mass discharge of those pollutants on a daily and annual basis from all sources, including infiltration, injection, and runoff. The results of the land-based pollution water quality monitoring and loading estimate shall be submitted to the HDOH Environmental Planning Office, TMDL Program.

The ecological monitoring shall include ecological assessment in accordance with the Coral Reef Assessment and Monitoring Program protocols used by the Department of Land and Natural Resources. The initial assessment shall use the full protocol. Subsequent annual assessments can use the Rapid Assessment Techniques. Results shall be reported annually to the Aquatic Resources Division, Department of Land and Natural Resources.

21. That all exterior lighting shall be shielded from adjacent residential properties and near shore waters. Lighting requirements in force at the time of building permit application shall be applied.
22. That Honua`ula Partners, LLC, its successors and permitted assigns, shall pay the Department of Education \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kihei-Makena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kihei-Makena Project District 9, Honua`ula Partners, LLC, its successors and permitted assigns, shall from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.
23. That Honua`ula Partners, LLC, its successors and permitted assigns, shall fund and construct adequate civil defense measures as determined by the State and County of Maui civil defense agencies.
24. That Honua`ula Partners, LLC, its successors and permitted assigns, shall provide to the County two acres of land with direct access to the Piilani Highway extension for the development of fire control facilities within the village mixed-use sub-district at the time 50 percent of the total unit/lot count has received either a certificate of occupancy or final subdivision approval. The acreage provided shall have roadway and full utility services provided to the parcel.

That Honua`ula Partners, LLC, its successors and permitted assigns, shall contribute \$550,000 to the County for the development of a police station in South Maui, to be paid at the time a contract is entered into for the construction of that police station.

25. That no transient vacation rentals or time shares shall be allowed within Kihei-Makena Project District 9; and further, no special use permit or conditional permit for such accommodations shall be accepted by the Department of Planning.
26. That Honua`ula Partners, LLC, its successors and permitted assigns, shall provide a preservation/mitigation plan pursuant to Chapter 6E, Hawaii Revised Statutes, that has been approved by the State Historic Preservation Division, Department of Land and Natural Resources, and the Office of Hawaiian Affairs prior to Project District Phase II approval.
27. That Honua`ula Partners, LLC, its successors and permitted assigns, shall provide the report "Remnant Wiliwili Forest Habitat at Wailea 670, Maui, Hawaii by Lee Altenberg, Ph.D.", along with a preservation/mitigation plan, to the State Department of Land and Natural Resources, the United States Fish and Wildlife Service, and the United States Corps of Engineers for review and recommendations prior to Project District Phase II approval. The Maui Planning Commission shall consider adoption of the plan prior to Project District Phase II approval.

Such plan shall include a minimum preservation standard as follows: That Honua`ula Partners, LLC, its successors and permitted assigns, shall establish in perpetuity a Conservation Easement (the "Easement"), entitled "Native Plant Preservation Area", for the conservation of native Hawaiian plants and significant cultural sites in Kihei-Makena Project District 9 as shown on the attached map. The Easement shall comprise the portion of the property south of latitude 20°40'15.00"N, excluding any portions that the State Department of Land and Natural Resources, the United States Fish and Wildlife Service, and the United States Corps of Engineers find do not merit preservation, but shall not be less than 18 acres and shall not exceed 130 acres.

The scope of the Easement shall be set forth in an agreement between Honua`ula Partners, LLC and the County that shall include:

- a. A commitment from Honua`ula Partners, LLC, its successors and permitted assigns, to protect and preserve the Easement for the protection of native Hawaiian plants and significant cultural sites worthy of preservation, restoration, and interpretation for public education and enrichment consistent with a Conservation Plan for the Easement developed by Honua`ula Partners, LLC and approved by the State Department of Land and Natural Resources, the United States Geological

Survey, and the United States Fish and Wildlife Service; and with a Cultural Resource Preservation Plan, which includes the management and maintenance of the Easement, developed by Honua`ula Partners, LLC and approved by the State Department of Land and Natural Resources (collectively, the "Conservation/Preservation Plans").

- b. That Honua`ula Partners, LLC, its successors and permitted assigns, shall agree to confine use of the Easement to activities consistent with the purpose and intent of the Easement.
 - c. That Honua`ula Partners, LLC, its successors and permitted assigns, shall be prohibited from development in the Easement other than erecting fences, enhancing trails, and constructing structures for the maintenance needed for the area, in accordance with the Conservation/Preservation Plans.
 - d. That title to the Easement shall be held by Honua`ula Partners, LLC, its successors and permitted assigns, or conveyed to a land trust that holds other conservation easements. Access to the Easement shall be permitted pursuant to an established schedule specified in the Conservation/Preservation Plans to organizations on Maui dedicated to the preservation of native plants, to help restore and perpetuate native species and to engage in needed research activities. These organizations may enter the Easement at reasonable times for cultural and educational purposes only.
 - e. Honua`ula Partners, LLC, its successors and permitted assigns, shall be allowed to receive all tax benefits allowable under tax laws applicable to the Easement at the time that said Easement is established in Kihei-Makena Project District 9, which will be evidenced by the recordation of the Easement in the Bureau of Conveyances, State of Hawaii.
28. That, prior to the commencement of any construction activity, Honua`ula Partners, LLC, its successors and permitted assigns, shall develop and submit a Transportation Management Plan ("TMP"), to be reviewed and approved by the State Department of Transportation, the County Department of Public Works, and the County Department of Transportation. The purpose of the TMP shall be to reduce traffic generated by construction activity related to the Kaonoulu Light Industrial Subdivision and Kihei-Makena Project District 9, including traffic generated by the improvements to Piilani Highway between Kilohana Drive and Wailea Ike Drive. The TMP shall provide for programs such as park and ride, shuttles, and/or restrictions on worker access to ongoing construction activity during peak hour traffic. Upon approval, project contractors shall implement the TMP during construction activities. Honua`ula Partners, LLC, its successors and permitted assigns, shall submit an annual report to the State Department of Transportation, the County Department of Public Works, the County Department

of Transportation, and the Maui County Council to document the success of the TMP in meeting its benchmarks of reducing traffic during project construction.

That as part of the Project District Phase II application, Honua`ula Partners, LLC, its successors and permitted assigns, shall submit a TMP to reduce the dependency on individual vehicular transportation modes. The TMP shall be reviewed and approved by the State Department of Transportation, the County Department of Public Works, and the County Department of Transportation prior to Project District Phase II approval.

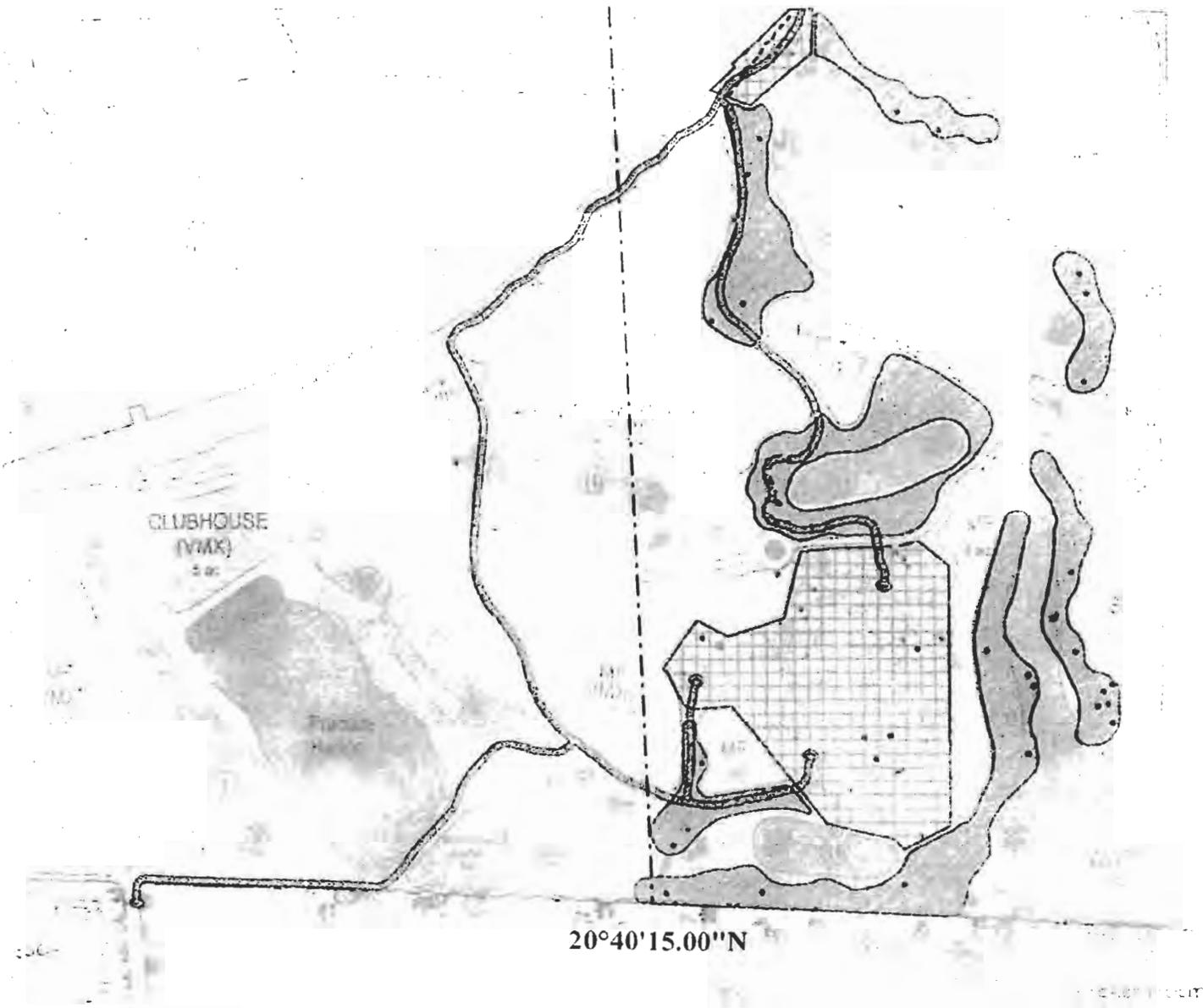
29. That Honua`ula Partners, LLC, its successors and permitted assigns, shall provide annual compliance reports to the Department of Planning and the Maui County Council on the status of the project and progress in complying with the conditions imposed, commencing within one year of the effective date of the ordinance.
30. All energy systems for all residential units shall be designed and constructed to meet all applicable ENERGY STAR requirements established by the Climate Protection Division of the United States Environmental Protection Agency in effect at the time of construction. For purposes of this condition, energy systems shall include all hot water systems, roof and attic areas, outside walls, windows, air cooling systems, and heating systems.

All residential units shall be equipped with a primary hot water system at least as energy efficient as a conventional solar panel hot water system, sized to meet at least 80 percent of the hot water demand for the respective units.

All air cooling systems and all heating systems for laundry facilities, swimming pools, and spa areas shall make maximum use of energy-efficient construction and technology.

lu:misc:038aconditions(2-15-08)

20°40'15.00"N



20°40'15.00"N

Legend

- Existing Native Plants (Field Surveyed)
 - Canavalia Pubescens (awikawika)
 - Erythrina Sandwicensis (wiliwili)
 - Lapochacta Rockii (nehe)
- Archaeological Sites (To be Preserved)

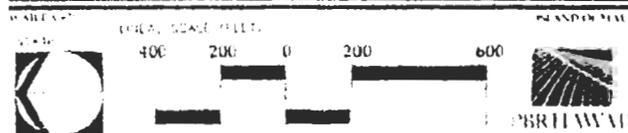
BOTANICAL HABITAT PRESERVES

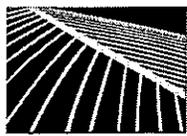
	Approx. Area (Acres)
Native Plant Preservation Area	+/- 18 ac
Native Plant Management / Enhancement Area	+/- 23 ac
Interpretive Trail (min. 4-foot wide cinder trail with interpretive signs)	+/- 2 ac

TOTAL : +/- 43 ac

NOTE: All areas need to be field located and surveyed to establish appropriate boundaries that relate to the existing topographic and geological features with native plants located. Field adjustments for golf course, roadways and infrastructure will be necessary.
 1- Only 5 out of 96 native plants may not be preserved.

BOTANICAL HABITAT PRESERVATION PLAN





March 9, 2010

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

Z. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED® AP
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

Wayne Nishiki, Councilmember
Maui County Council
200 S. High Street
Wailuku, HI 96793

**SUBJECT: HONUA‘ULA ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE**

Dear Councilmember Nishiki:

Thank you for your letter dated November 16, 2009 regarding the Honua‘ula Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to you.

The EA/EISPN was a written evaluation to determine whether Honua‘ula may have a significant environmental effect and was intended for the purpose of seeking comment on the proposed scope of the forthcoming Draft Environmental Impact Statement (EIS). The Draft EIS will be the full disclosure document and will be prepared in conformance with State of Hawaii EIS laws (Chapter 343, Hawaii Revised Statutes (HRS)) and rules (Chapter 200, Hawaii Administrative Rules (HAR)). Specifically the Draft EIS will be prepared according to the content requirements for a draft EIS specified in Section 11-200-17, HAR, and it will contain technical studies as appendices.

The Draft EIS will address issues regarding water, traffic, drainage, cultural sites, trails and access, and native flora and fauna, among other matters.

The Draft EIS will also address compliance with Honua‘ula’s Change in Zoning conditions, as provided in County of Maui Ordinance No. 3554. We are aware of the conditions and timing requirements for various plans and studies required under the Conditions in Zoning attached to County of Maui Ordinance No. 3554. The required plans and studies will be provided as appendices to the Draft EIS. These will include: 1) a preservation/mitigation plan pursuant to Chapter 6E, Hawaii Revised Statutes (Condition 26); 2) a Cultural Resources Preservation Plan (Condition 13); 3) a Conservation and Stewardship Plan (Condition 27); and 4) an assessment and mitigation measures for the endangered Hawaiian Owl and Hoary Bat (Condition 9). All of these plans will be prepared in conformance with the requirements of the specific conditions.

In compliance with Condition 27, the report entitled “Remnant Wiliwili Forest Habitat at Wailea 670” by Dr. Lee Altenberg will be submitted to the Department of Land and Natural Resources, the U.S. Fish and Wildlife Service, and the U.S. Corps of Engineers for review prior to Project District Phase II approval.

ASSOCIATES

TOM SCHNELL, AICP
Senior Associate

RAYMOND T. HIGA, ASLA
Senior Associate

KEVIN K. NISHIKAWA, ASLA
Associate

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tel: (808) 521-5631
fax: (808) 535-3163

Councilmember Wayne Nishiki

SUBJECT: HONUUA'ULA ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE

March 9, 2010

Page 2 of 2

In further compliance with Condition 27, Honua'ula Partners, LLC will provide a Native Plant Preservation Area within Honua'ula. The proposed size and location of the Native Plant Preservation Area are based, in part, upon a vegetation density analysis conducted by SWCA Environmental Consultants to aid in defining areas where preservation could be most effective. The Native Plant Preservation Area encompasses a contiguous 22-acre portion of the property south of latitude 20°40'15.00"N with the highest densities of selected endemic/native plants having high conservation priority. The size and location of the Native Plant Preservation Area are also based upon scientific research that suggests even small restoration efforts can help provide habitat for native species when managed in combination with regional preserve areas. As such Honua'ula's Native Plant Preservation Area must be considered in the context of the significant conservation efforts already in existence in South Maui such as the 'Auwahi (10 acres) and Pu'u o Kali (236 acres) Forest Reserves and the Kanaio (876 acres) and 'Ahihi-Kina'u (1,238 acres) Natural Area Reserves.

In addition to the Native Plant Preservation Area, which will be established through a conservation easement, Honua'ula Partners, LLC will provide additional areas for the protection of native plants. Altogether, 143 acres are proposed for the preservation, conservation, propagation, and management of native plant species at Honua'ula. These conservation measures, including the size of the Native Plant Preservation Area easement, will be subject to concurrence by the State Department of Land and Natural Resources, the U.S. Fish and Wildlife Service, and the United States Corps of Engineers.

Further, the Conservation and Stewardship Plan will set forth proactive stewardship actions to manage the Native Plant Preservation Area and other native plant areas.

Thank you for the clarification regarding the approving body for Project District Phase II application. The Draft Environmental Impact Statement (EIS) will indicate that the Maui Planning Commission is the approving body for Project District Phase II application.

We will include you as a consulted party and provide you with a copy of the Draft EIS when it is available.

Thank you for reviewing the EA/EISPN. Your letter will be included in the Draft EIS.

Sincerely,

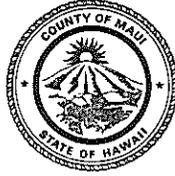
PBR HAWAII



Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

CHARMAINE TAVARES
MAYOR



JEFFREY A. MURRAY
CHIEF

ROBERT M. SHIMADA
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE AND PUBLIC SAFETY
FIRE PREVENTION BUREAU

780 ALUA STREET
WAILUKU, HAWAII 96793
(808) 244-9161
FAX (808) 244-1363

April 14, 2009

Mr. Tom Schnell, AICP
PBR Hawaii & Associates, Inc.
1001 Bishop Street, ASB Tower, Suite 650
Honolulu, Hawaii 96813-3484

Subject: Honua'ula Environmental Impact Statement Preparation Notice (EISPN)
TMK: (2)2-1-008:056 & 071

Dear Mr. Schnell,

I have had the opportunity to review the Honua'ula EISPN. It appears that the details includes the proposed 2 acres that will be presented to the County of Maui for future fire service facilities when the project reaches 50% completion.

We have no specific concerns at this time. In the future, our office will review the details of commercial and subdivision permits to make sure that they comply with the existing fire codes adopted by the County of Maui.

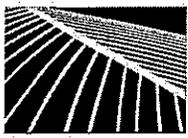
Please contact me if there are any questions or concerns regarding this issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Val F. Martin". The signature is stylized and cursive.

Valeriano F. Martin
Captain
Fire Prevention Bureau

cc: Office of Environmental Quality Control
Maui County Planning Department



PBR HAWAII & ASSOCIATES, INC.

March 9, 2010

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED® AP
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

Valeriano F. Martin, Captain
County of Maui
Department of Fire and Public Safety
Fire Prevention Bureau
780 Alua Street
Wailuku, HI 96793

**SUBJECT: HONUA‘ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Captain Martin:

Thank you for your letter dated April 14, 2009 regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your comments.

We acknowledge that you have no specific comments at this time and that in the future your office will review the details of commercial and subdivision permits to make sure that they comply with the existing fire codes adopted by the County of Maui.

Thank you for reviewing the EISPN. Your letter will be included in the Draft Environmental Impact Statement.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua‘ula Partners, LLC

ASSOCIATES

TOM SCHNELL, AICP
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JACHENG DONG, LEED® AP
Associate

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001 Kamokila Boulevard
Capolei Building, Suite 313
Capolei, Hawai'i 96707-2005
Tel: (808) 521-5631
Fax: (808) 535-3163

1905.08 EA EISPN Fire Dept



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

CHARMAINE TAVARES
Mayor

LORI TSUHAKO
Director

JO-ANN T. RIDAO
Deputy Director

2200 MAIN STREET • SUITE 546 • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165
MAILING ADDRESS: 200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • EMAIL director.hhc@mauicounty.gov

April 7, 2009

PBR HAWAII
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813
Attention: Mr. Tom Schnell

Dear Mr. Schnell:

**SUBJECT: Proposed Honua'ula Project
Draft Environmental Impact Statement**

We have reviewed the Draft Environmental Impact Statement for the proposed Honua'ula project and would like to offer the following comment:

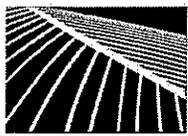
1. Applicant has indicated that it would provide workforce affordable homes in compliance with Chapter 2.96, Maui County Code (MCC) (Residential Workforce Housing Policy).
2. We would like to note that pursuant to Section 2.96.040 of Chapter 2.96, MCC, the applicant is required to enter into a residential workforce housing agreement prior to final subdivision approval or issuance of a building permit for the subject project.

Please call Mr. Wayde Oshiro of our Housing Division at 270-7355 if you have any questions.

Sincerely,

LORI TSUHAKO, LSW, ACSW
Director of Housing and Human Concerns

xc: Office of Environmental Quality Control
Maui Planning Department
Housing Division



PBR HAWAII & ASSOCIATES, INC.

March 9, 2010

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
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Kapolei, Hawai'i 96707-2005
Tel: (808) 521-5631
Fax: (808) 535-3163

Lori Tshako, LSW, ACSW
County of Maui
Department of Housing and Human Concerns
2200 Main Street, Suite 546
Wailuku, HI 96793

SUBJECT: HONUA'ULA ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

Dear Ms. Tshako:

Thank you for your letter dated April 7, 2009 regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

Honua'ula will provide workforce housing in accordance with Chapter 2.96, Maui County Code. Honua'ula Partners, LLC will enter into a residential workforce housing agreement prior to final subdivision approval or issuance of a building permit.

Thank you for reviewing the EISPN. Your letter will be included in the Draft Environmental Impact Statement.

Sincerely,

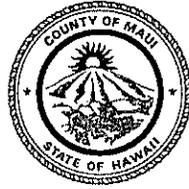
PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

1905.08 EA EISPN HHC

CHARMAINE TAVARES
Mayor



TAMARA HORCAJO
Director

ZACHARY Z. HELM
Deputy Director

(808) 270-7230
Fax (808) 270-7934

DEPARTMENT OF PARKS & RECREATION

700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawaii 96793

April 6, 2009

PBR HAWAII
ASB Tower, Suite 650
Attention: Tom Schnell
1001 Bishop Street
Honolulu, Hawaii 96813

**SUBJECT: Environmental Impact Statement Preparation Notice (EISPN)
Proposed Honua'ula Development
TMK (2) 3-5-008: 056 and 071
Wailuku, Maui, Hawai'i**

Dear Mr. Schnell:

Based on our review of the proposed Honua'ula Development EISPN, the Parks & Recreation Department has no objections at this time. The 6 acres of private parks and 84 acres of open space proposed to be developed outside of park assessment requirements, in addition to the agreement to satisfy the provisions of Section 18.16.320, Maui County Code, with an in-lieu cash contribution for the entire project, meets with our approval. The applicant's offer of payment of not less than \$5,000,000 to the County in lieu of the dedication of a Little League Field, upon Project District Phase II approval for the development of the South Maui Community Park is also acceptable. Finally, the applicant's agreement to support Maui Junior Golf, MIL athletic groups and provide reduced rates for kama'aina is a favorable commitment.

We are interested in reviewing more detailed plans for the Park as they are developed.

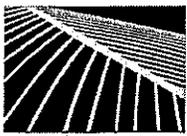
Please feel free to contact me or Mr. Patrick Matsui, Chief of Parks Planning and Development, at 270-7931 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Tamara Horcajo".

TAMARA HORCAJO
Director

cc: Patrick Matsui, Chief of Parks Planning and Development
TH:PM:ca



PBR HAWAII
& ASSOCIATES, INC.

March 9, 2010

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

BRANT T. MURAKAMI, AICP, LEED® AP
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

Tamara Horcajo
County of Maui
Department of Parks & Recreation
700 Halia Nakoa Street, Unit 2
Wailuku, HI 96793

**SUBJECT: HONUA‘ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Ms. Horcajo:

Thank you for your letter dated April 6, 2009 regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your comments.

We acknowledge that the Department of Parks and Recreation has no objections at this time and that you are in agreement with the proposed parks, cash contribution, and agreement to support Maui Junior Golf.

We will provide you with a copy of the Draft Environmental Impact Statement (EIS) when it is available.

Thank you for reviewing the EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua‘ula Partners, LLC

ASSOCIATES

TOM SCHNELL, AICP
Senior Associate

RAYMOND T. HIGA, ASLA
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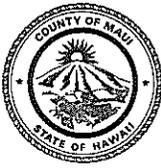
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Fax: (808) 535-3163

1905.08 EA EISPN DPR



CHARMAINE TAVARES
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT COUNTY OF MAUI

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



THOMAS M. PHILLIPS
CHIEF OF POLICE

GARY A. YABUTA
DEPUTY CHIEF OF POLICE

April 15, 2009

Mr. Tom Schnell
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, HI 96813

Dear Mr. Schnell:

SUBJECT: Environmental Impact Statement Preparation Notice – Honua'ula
TMK: (2) 2-1-008:56 and 71

Thank you for your letter of March 8, 2009, requesting comments on the above subject.

We have reviewed the EISPN and have enclosed our comments and recommendations. Thank you for giving us the opportunity to comment on the proposed project.

Very truly yours,

Assistant Chief Wayne Ribao
for: Thomas M. Phillips
Chief of Police

Enclosure

c: Captain Lawrence Hudson, Technical Services
Jeffrey Hunt, Director, Maui County Planning Department
Office of Environmental Quality Control

COPY

cc: CAPT. HUDSON

Notes.

AC Wayne [Signature]
04/14/09

TO : THOMAS PHILLIPS, CHIEF OF POLICE

VIA : CHANNELS *041309*

FROM : LESTER WONG, LIEUTENANT (KIHEI DISTRICT)

SUBJECT : REVIEW & COMMENT - HONUA'ULA PROJECT

This memo in response to the request by PBR Hawaii & Associates (consultants for the Honua'ula project) to review and comment upon the proposed Honua'ula project in Wailea and the attached Environmental Impact Statement Preparation Notice (EISP).

On 04/08/09, I met with Mr. Charlie Jencks, Owner's Representative for the Honua'ula project. He explained that this is a preliminary notice that they are preparing an Environmental Impact Statement as required by the State of Hawaii. This is the former Wailea 670 project located at the current south end of Piilani Highway and along the southern boarder of the Maui Meadows subdivision.

The project area is intended for a maximum of 1,150 residential units and a golf course. It calls for extensive improvements to Piilani Highway (including a southerly extension to Ulupalakua Ranch), the Wailea Ike Drive at Piilani Highway intersection, the Wailea Ike Drive intersection with Wailea Alanui Drive, and a new road to connect the extended Piilani Highway to Kaukahi Street (next to Diamond Resort).

We will be given an opportunity to review and comment on the Environmental Impact Statement (EIS) upon its release. This document will be in more detail.

In an effort to update the existing information stated in Chapter-4 (Description of the Human Environment, Potential Impacts, and Mitigation Measures); Section 4.9 (Public Services and Facilities); Sub-section 4.9.2 (Police) on page-44, the following is recommended to be included for the EIS.

The Maui Police Department is headquartered at 55 Mahalani Street in Wailuku. Twenty-four hour full time uniformed police service for south Maui (Maalaea, Kihei, Wailea, and Makena) is provided by the Kihei Patrol District which is currently located in a leased storefront within the Kihei Town Center at 1881 South Kihei Road. The Kihei District Police Station has been in this location for the past nine years. It is 3.8 miles northwest of the main entrance to the Honua'ula project.

Currently, the Kihei Police District is commanded by 1-Police Captain, who is assisted by 1-Police Lieutenant, and 1-Civilian Clerk. Staffing for the Kihei District Station includes 7-Police Sergeants who supervise 30-Police Officer positions, 3-Community Police Officer positions, 2-Visitor Oriented Police Officer positions, and 1-School Resource Officer position. There are also 6-Public Safety Aides (civilian employees).

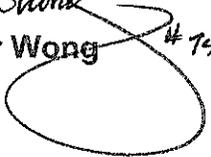
Projected for the near future is the construction of a new Kihei District Police Station to which will be located mauka of the intersection of Piilani Highway and Kanani Road. The full service police station will replace the current police station. This location will be 2.8 miles north of the main entrance to the Honua'ula project.

As a point of information within the EISPN document, the County of Maui has entered into a Unilateral Agreement which is mandated by Ordinance No. 3554. It stipulates that Honua'ula Partners, LLC will contribute \$550,000 to the County for the development of a police station in South Maui which will be paid at the time a contract is entered into for the construction of the new police station. Refer to page-44 of the EISPN.

Upon approval of this information, please forward it to the following:

Consultant:	PBR HAWAII ASB Tower, Suite 650 1001 Bishop Street Honolulu, Hawaii 96813	(Contact: Tom Schnell)
State of Hawaii:	Office of Environmental Quality Control 235 South Beretania Street, Suite 702 Honolulu, Hawaii 96813	
County of Maui:	Maui Planning Department 250 South High Street Wailuku, Hawaii 96793	(Contact: Jeff Hunt, Director)

Submitted for your information and approval.


Lt. Lester Wong # 72440
04/09/09 



March 9, 2010

PRINCIPALS

THOMAS S. WITTEK, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED® AP
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

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KEVIN K. NISHIKAWA, ASLA
Associate

KIMI MIKAMI YUEN, LEED® AP
Associate

SCOTT ALIKA ABRIGO, LEED® AP
Associate

SCOTT MURAKAMI, ASLA, LEED® AP
Associate

DACHENG DONG, LEED® AP
Associate

Wayne Ribao, Assistant Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, HI 96793

**SUBJECT: HONUA‘ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Mr. Ribao:

Thank you for your letter dated April 15, 2009 regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your comments.

We appreciate the updated information regarding Maui Police Department operations and staffing and will include this information in the Draft Environmental Impact Statement (EIS).

In compliance with County of Maui Ordinance No. 3554, Condition 24, Honua‘ula Partners, LLC will contribute \$550,000 to the County for the development of the new Kihei District Police station in South Maui, to be paid at the time a contract is entered into for the construction of that police station.

We will provide the Maui Police Department with a copy of the Draft EIS when it is available.

Thank you for reviewing the EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua‘ula Partners, LLC

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai‘i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

KAPOLEI OFFICE
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CHARMAINE TAVARES
Mayor

MILTON M. ARAKAWA, A.I.C.P.
Director

MICHAEL M. MIYAMOTO
Deputy Director

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



RALPH NAGAMINE, L.S., P.E.
Development Services Administration

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM NO. 434
WAILUKU, MAUI, HAWAII 96793

March 30, 2009

Mr. Tom Schnell
PBR HAWAII
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Schnell :

**SUBJECT: ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE FOR HONUULA; TMK: (2) 2-1-008:056 AND 071**

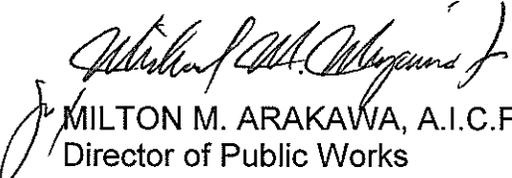
We reviewed the subject application and have the following comments:

1. The applicant shall be responsible for all required improvements as required by Hawaii Revised Statutes, Maui County Code and rules and regulations.
2. Construction plans shall be designed in conformance with Hawaii Standard Specifications for Road and Bridge Construction dated 2005 and Standard Details for Public Works Construction, 1984, as amended.
3. Worksite traffic-control plans/devices shall conform to Manual on Uniform Traffic Control Devices for Streets and Highways, 2003.
4. Drainage and traffic master plans for the entire development is required. The traffic master plan must analyze regional traffic impacts as well.

Mr. Tom Schnell
March 30, 2009
Page 2

Please call Michael Miyamoto at 270-7845 if you have any questions regarding this letter.

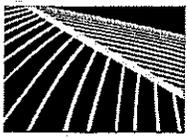
Sincerely,


MILTON M. ARAKAWA, A.I.C.P.
Director of Public Works

MMA:MMM:ls

xc: Highways Division
Engineering Division
Office of Environmental Quality Control
Planning Department, County of Maui

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PBR HAWAII & ASSOCIATES, INC.

March 9, 2010

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED® AP
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

Milton M. Arakawa, A.I.C.P.
Director of Public Works
County of Maui
Department of Public Works
200 South High Street, Room No. 434
Wailuku, Maui, HI 96793

**SUBJECT: HONUA‘ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Mr. Arakawa:

Thank you for your letter dated March 30, 2009 regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your comments.

ASSOCIATES

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, LEED® AP
Associate

SCOTT MURAKAMI, ASLA, LEED® AP
Associate

DACHENG DONG, LEED® AP
Associate

1. We acknowledge that Honua‘ula Partners, LLC will be responsible for all required improvements as required by Hawaii Revised Statutes, Maui County Code, and other rules and regulations.
2. Construction plans will be designed in conformance with Hawaii Standard Specifications for Road and Bridge Construction dated 2005 and Standards Details for Public Works Construction, 1984, as amended.
3. Worksite traffic-control plans/devices shall conform to the Manual on Uniform Traffic Control Devices for Streets and Highways, 2003.
4. The Draft Environmental Impact Statement (EIS) will contain a: 1) preliminary engineering report with a drainage plan; and 2) traffic impact analysis report. The drainage plan will address the entire development. The traffic impact analysis report will analyze regional traffic impacts.

Thank you for reviewing the EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua‘ula Partners, LLC

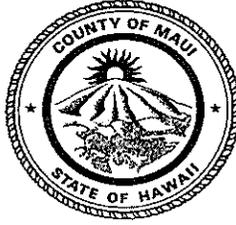
HONOLULU OFFICE
001 Bishop Street, Suite 650
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CHARMAINE TAVARES
Mayor

CHERYL K. OKUMA, Esq.
Director

GREGG KRESGE
Deputy Director



TRACY TAKAMINE, P.E.
Solid Waste Division

DAVID TAYLOR, P.E.
Wastewater Reclamation
Division

**COUNTY OF MAUI
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT**

2200 MAIN STREET, SUITE 100
WAILUKU, MAUI, HAWAII 96793

May 18, 2009

Mr. Tom Schnell
PBR Hawaii & Associates Inc.
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, HI 96813

**SUBJECT: HONUUA'ULA
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
TMK (2) 2-1-008: 056 AND 071**

We reviewed the subject application and have the following comments:

1. Solid Waste Division comments:
 - a. None.
2. Wastewater Reclamation Division (WWRD) comments:
 - a. Since the proposed collection and treatment process will be privately owned and maintained we have no comments at this time.

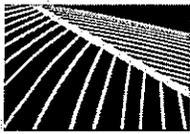
If you have any questions regarding this memorandum, please contact Gregg Kresge at 270-8230.

Sincerely,

A handwritten signature in black ink that reads "Cheryl K. Okuma". The signature is written in a cursive, flowing style.

Cheryl K. Okuma, Director

xc: Office of Environmental Quality Control



PBR HAWAII
& ASSOCIATES, INC.

March 9, 2010

PRINCIPALS

THOMAS S. WITTEN, ASLA
President

R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
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SCOTT ALIKA ABRIGO, LEED® AP
Associate

SCOTT MURAKAMI, ASLA, LEED® AP
Associate

DACHENG DONG, LEED® AP
Associate

Cheryl K. Okuma, Director
County of Maui
Department of Environmental Management
2200 Main Street, Suite 100
Wailuku, Maui, Hawaii 96793

**SUBJECT: HONUA‘ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Ms. Okuma:

Thank you for your letter dated May 18, 2009 regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your concerns.

Solid Waste Division

We acknowledge that the Solid Waste Division has no comments.

Wastewater Reclamation Division (WWRD)

We acknowledge that the WWRD has no comments at this time since the proposed collection and treatment process will be privately owned and maintained.

Thank you for reviewing the EISPN. Your letter will be included in the Draft Environmental Impact Statement.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua‘ula Partners, LLC

HONOLULU OFFICE
1001 Bishop Street, Suite 650
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1905.08 EA EISPN DEM

CHARMAINE TAVARES
Mayor



JEFFREY K. ENG
Director
ERIC H. YAMASHIGE, P.E., L.S.
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauiwater.org

May 6, 2009

Mr. Tom Schnell
PBR HAWAII
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Subject: Honua'ula
TMK: (2)2-1-008:056 and 071

Dear Mr. Schnell:

Thank you for the opportunity to comment on this Environmental Impact Statement (EIS) Preparation Notice.

Source Availability and Consumption

We understand the applicant will develop a private water system to serve potable demand for the Honua'ula development. The EISPN is extremely vague regarding the proposed system. The EIS should identify and describe what potable water system, treatment and sources will be utilized and estimated potable and non-potable demand. Based on system standards, daily potable and non-potable demand for this project would be about 1,719,000 gallons. The EISPN notes that "the right to purchase" the system will be offered to the county. Water system development is required to provide service and redundancy according to Department standards. The system should be built to standards and dedicated to the county or indefinitely operated as a private system. Should the system have capacity beyond that required to serve the project with adequate redundancy, the excess capacity may be offered for purchase. The EIS should provide assurances that the source will both be adequate in the long term and no interfere or conflict with county plans for source development in this challenged system. We also note concerns with the growing number of private sources and systems in the county. These create multiple conduits for contamination of aquifers. Some are not adequately funded for long term maintenance and can cause substandard service in the future.

"By Water All Things Find Life"



Reporting on resource use is not as frequent with private systems and makes gaging of aquifer status more difficult.

Groundwater Resources and Water Quality

The project is overlying the Kamole aquifer which has a sustainable capacity of 11 MGD. According to the State Commission on Water Resource Management well database, there is 18.86 MGD pump capacity installed in the Kamaole aquifer. The EIS should discuss concerns and mitigation measures for a potential increase in chlorides at downgradient Wailea Golf Course irrigation wells once the Wailea 670 wells 4125-01 and 4125-02 are in production. According to the 2003 “Assessment of the Sources of Irrigation Supply for the three Wailea Resort Company Golf Courses in Wailea, Maui” prepared by Tom Nance, draft from the Wailea 670 wells will intercept and probably adversely impact the water quality of the Wailea Golf Course wells, due to the mauka-to-makai natural flow of groundwater

System Infrastructure

Two fire hydrants and five stand pipes on 4-inch, 6-inch and 8-inch waterlines in the Maui Meadow subdivision are located North of the property. A 12-inch waterline runs along the North West portion of the property and a 12-inch water line traverses West to East to the Wailea Upper Level storage tank. Despite the proximity of these lines, substantial system improvements would be required to serve the project according to standards, including construction of storage.

Conservation

We note that non-potable water will be used for all irrigation purposes. We recommend that wherever possible, reclaimed water rather than brackish ground water be used for non potable purposes. Conservation measures should be included in the EIS. The following conservation measures should be considered:

Use Climate-adapted Plants: The project is located in the “Maui County Planting Plan” - Plant Zone 3. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species. We encourage use of native plants for all landscaping purposes. Please distribute the attached planting brochure to future homeowners.

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

Eliminate Single-Pass Cooling: Single-pass, water-cooled systems should be eliminated per Maui County Code Subsection 14.21.20. Although prohibited by code, single-pass water cooling is still manufactured into some models of air conditioners, freezers, and commercial refrigerators.

Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20A.680 requires the use of low-flow water fixtures and devices in faucets, showerheads, urinals, water closets, and hose bibs. Water conserving washing machines, ice-makers and other units are also available.

Maintain Fixtures to Prevent Leaks: A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day.

Pollution Prevention

The EIS should include Best Management Practices designed to minimize infiltration to ground water and runoff. The following mitigation measures should be implemented during construction:

1. Prevent cement products, oil, fuel and other toxic substances from falling or leaching into the water.
2. Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work.
3. Retain ground cover until the last possible date.
4. Stabilize denuded areas by sodding or planting as soon as possible. Replanting should include soil amendments and temporary irrigation. Use high seeding rates to ensure rapid stand establishment.
5. Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off.
6. Keep run-off on site.

Should you have any questions please contact our Water Resources and Planning Division at (808) 244-8550.

Sincerely,



Jeffrey K. Eng, Director
emb

c: Office of Environmental Quality Control
Jeff Hunt, Maui County Department of Planning
engineering division

attachments: (w/original letter)
Plant Brochure: "Saving Water in the Yard"

C:\EA EIS SLUD\Honua'ula EISPN.wpd

DO NOT PLANT THESE PLANTS !!!

Common name	Scientific name	Plant family
black wattle	Acacia mearnsii	Mimosaceae
blackberry	Rubus argutus	Rosaceae
blue gum	Eucalyptus globulus	Myrtaceae
bocconia	Bocconia frutescens	Papaveraceae
broad-leaved cordia	Cordia alliodora	Boraginaceae
broomsedge, yellow bluestem	Andropogon virginicus	Poaceae
buffelgrass	Cenchrus ciliaris	Poaceae
butterfly bush, smoke bush	Buddleja madagascariensis	Buddlejaceae
cats claw, Mysore thorn, wait-a-bit	Caesalpinia decapetala	Caesalpinaceae
common ironwood	Casuarina equisetifolia	Casuarinaceae
common velvet grass, Yorkshire fog	Holcus lanatus	Poaceae
fiddlewood	Citharexylum spinosum	Verbenaceae
fire tree, faya tree	Myrica faya	Myricaceae
glorybower	Clerodendrum laponicum	Verbenaceae
hairy cat's ear, gosmore	Hypochoeris radicata	Asteraceae
haole koa	Leucaena leucocephala	Fabaceae
ivy gourd, scarlet-fruited gourd	Coccinia grandis	Cucurbitaceae
juniper berry	Citharexylum caudatum	Verbenaceae
kahili flower	Grevillea banksii	Proteaceae
klu, popinac	Acacia farnesiana	Mimosaceae
logwood, bloodwood tree	Haematoxylon campechianum	Caesalpinaceae
loquat	Eriobotrya japonica	Rosaceae
meadow ricegrass	Eriharta stipoides	Poaceae
mela-leuca	Melaleuca quinquenervia	Myrtaceae
miconia, velvet leaf	Miconia calvenscens	Melastomataceae
narrow-leaved carpetgrass	Axonopus fissifolius	Poaceae
oleaster	Elaeagnus umbellata	Elaeagnaceae
oriental mangrove	Bruguiera gymnorhiza	Rhizophoraceae
padang cassia	Cinnamomum burmannii	Lauraceae
palmgrass	Setaria palmifolia	Poaceae
pearl flower	Heterocentron subtripplinervium	Melastomataceae
quinine tree	Cinchona pubescens	Rubiaceae
satin leaf, calmitillo	Chrysophyllum oliviforme	Sapotaceae
silkwood, Queensland maple	Flindersia brayleyana	Rutaceae
silky oak, silver oak	Grevillea robusta	Proteaceae
strawberry guava	Psidium cattleianum	Myrtaceae
swamp oak, saltmarsh, longleaf ironwood	Casuarina glauca	Casuarinaceae
sweet vernalgrass	Anthoxanthum odoratum	Poaceae
tree of heaven	Alnus altissima	Simaroubaceae
frumpet tree, guarumo	Cecropia obtusifolia	Cecropiaceae
white ginger	Hedychium coronarium	Zingiberaceae
white moho	Heliocarpus popayanensis	Tiliaceae
yellow ginger	Hedychium flavescens	Zingiberaceae

DO NOT PLANT THESE PLANTS !!!

Common name	Scientific name	Plant family
	<i>Jasminum fluminense</i>	Oleaceae
	<i>Arthrostemma ciliatum</i>	Melastomataceae
	<i>Dissothis rotundifolia</i>	Melastomataceae
	<i>Erigeron karvinskianus</i>	Asteraceae
	<i>Eucalyptus robusta</i>	Myrtaceae
	<i>Hedychium gardnerianum</i>	Zingiberaceae
	<i>Juncus planifolius</i>	Juncaceae
	<i>Lophostemon confertus</i>	Myrtaceae
	<i>Medinilla cumingii</i>	Melastomataceae
	<i>Medinilla magnifica</i>	Melastomataceae
	<i>Medinilla venosa</i>	Melastomataceae
	<i>Melastoma candidum</i>	Melastomataceae
	<i>Melinis minutiflora</i>	Poaceae
	<i>Olea europaea</i>	Melastomataceae
	<i>Oxydora paniculata</i>	Poaceae
	<i>Panicum maximum</i>	Poaceae
	<i>Paspalum urvillei</i>	Poaceae
	<i>Passiflora edulis</i>	Passifloraceae
	<i>Phormium tenax</i>	Agavaceae
	<i>Pinus taeda</i>	Pinaceae
	<i>Prosopis pallida</i>	Fabaceae
	<i>Pterolepis glomerata</i>	Melastomataceae
	<i>Rhodomyrtus tomentosa</i>	Myrtaceae
	<i>Schefflera actinophylla</i>	Araliaceae
	<i>Syzygium jambos</i>	Myrtaceae
Australian blackwood	<i>Acacia melanoxylon</i>	Mimosaceae
Australian tree fern	<i>Cyathea cooperi</i>	Cyatheaceae
Australian tree fern	<i>Sphaeropteris cooperi</i>	Cyatheaceae
Beggar's tick, Spanish needle	<i>Bidens pilosa</i>	Asteraceae
California grass	<i>Brachiaria mullica</i>	Poaceae
Chinese banyon, Maylayan banyon	<i>Ficus microcarpa</i>	Moraceae
Chinese violet	<i>Asystasia gangetica</i>	Acanthaceae
Christmasberry, Brazilian pepper	<i>Schinus terebinthifolius</i>	Anacardiaceae
Formosan koa	<i>Acacia confusa</i>	Mimosaceae
German ivy	<i>Senecio mikanoides</i>	Asteraceae
Japanese honeysuckle	<i>Lonicera japonica</i>	Caprifoliaceae
Koster's curse	<i>Cleidemia hirta</i>	Melastomataceae
Lantana	<i>Lantana camara</i>	Verbenaceae
Mauritius hemp	<i>Furcraea foetida</i>	Agavaceae
Mexican ash, tropical ash	<i>Fraxinus uhdei</i>	Oleaceae
Mexican tulip poppy	<i>Hunnemannia tumaritifolia</i>	Papaveraceae
Mules foot, Madagascar tree fern	<i>Angiopteris evecta</i>	Marattiaceae
New Zealand laurel, karakaranut	<i>Corynocarpus laevigatus</i>	Corynocarpaceae
New Zealand tea	<i>Leptospermum scoparium</i>	Myrtaceae
Pampas grass	<i>Corfaderia jubata</i>	Poaceae
Panama rubber tree, Mexican rubber tree	<i>Castilleja elastica</i>	Moraceae
Shoebuton ardisia	<i>Ardisia elliptica</i>	Myrsinaceae
banana poka	<i>Passiflora mollissima</i>	Passifloraceae

Selection

As a general rule, it is best to select the largest and healthiest specimens. However, be sure to note that they are not pot-bound. Smaller, younger plants may result in a low rate of plant survival.¹ When selecting native species, consider the site they are to be planted in, and the space that you have to plant. For example: Mountain species such as koa and maile will not grow well in hot coastal areas exposed to strong ocean breezes. Lowland and coastal species such as wiliwili and Kou require abundant sunshine and porous soil. They will not grow well with frequent cloud cover, high rainfall and heavy soil.

Consider too, the size that the species will grow to be. It is not wise to plant trees that will grow too large.² Overplanting tends to be a big problem in the landscape due to the underestimation of a species' height, width or spread.

A large, dense canopied tree such as the kukui is a good shade tree for a lawn. However, its canopy size and density of shade will limit what can be planted in the surrounding area. Shade cast by a koa and ohia lehua is relatively light and will not inhibit growth beneath it.

Keep seasons in mind when you are selecting your plants. Not all plants look good year round, some plants such as ilima will look scraggly after they have flowered and formed seeds. Avoid planting large areas with only one native plant. Mixing plants which naturally grow together will ensure the garden will look good all year round.³ Looking at natural habitats helps to show how plants grow naturally in the landscape.

When planting an area with a mixed-ecosystem, keep in mind the size and ecological requirements of each plant. Start with the hardiest and most easily grown species, but allow space for fragile ones in subsequent plantings.

Acquiring natives

Plants in their wild habitat must be protected and maintained. It is best and easiest to get your plants from nurseries (see list), or friend's gardens. Obtain proper permits from landowners and make sure you follow a few common sense rules:

- ▶ collect sparingly from each plant or area.
- ▶ some plants are on the state or Federal Endangered Species list. Make sure you get permits (see app. A,B)

¹ K. Nagata, P.6

² K. Nagata, P.9

³ Nagata, P.9

Soil

Once you have selected your site and the plants you wish to establish there, you must look at the soil conditions on the site. Proper soil is necessary for the successful growth of most native plants, which perform poorly in hard pan, clay or adobe soils. If natives are to be planted in these types of soil, it would be wise to dig planting holes several times the size of the rootball and backfill with 50-75% compost.⁴ A large planting hole ensures the development of a strong root system. The plant will have a headstart before the roots penetrate the surrounding poor soil.⁵

It is recommended that native plants not be planted in ground that is more dense than potting soil. If there is no alternative, dig a hole in a mound of soil mixed with volcanic cinder which encourages maximum root development. Fill the hole with water, if the water tends to puddle or drain too slowly, dig a deeper hole until the water does not puddle longer than 1 or 2 minutes.⁶ Well-drained soil is one of the most important things when planting natives as you will see in the next section.

Irrigation

Most natives do very poorly in waterlogged conditions. Do not water if the soil is damp. Water when the soil is dry and the plants are wilting. Once established, a good soaking twice a week should suffice. Deep soaking encourages the development of stronger, and deeper root systems. This is better than frequent and shallow watering which encourage weaker, more shallow root systems.

The following is a watering schedule from Kenneth Nagata's Booklet, *How To Plant A Native Hawaiian Garden*:

WATER REQUIREMENT

Heavy
Moderate
Light

WATERING FREQUENCY

3x / week
2x / week
1x / week

Red clay soils hold more water for a longer period of time than sandy soils do. If your area is very sunny or near a beach, things will dry out faster. Even in the area of one garden, there are parts that will need more or less water. Soils can vary and amount of shade and wind differ. After plants are established (a month or two for most plants, up to a year for some trees), you can back off watering.

⁴ Nagata, p. 6.

⁵ Nagata, p. 8

⁶ Nagata, p. 8

Automatic sprinkler systems are expensive to install and must be checked and adjusted regularly. Above-ground systems allow you to monitor how much water is being put out, but you lose a lot due to malfunctioning of sprinkler heads and wind. The most efficient way to save water and make sure your plants get enough water, is to hand-water. This way you are getting our precious water to the right places in the right amounts.⁷

Fertilizer

An all-purpose fertilizer 10-10-10 is adequate for most species. They should be applied at planting time, 3 months later, and 6 months thereafter. Use half the dosage recommended for ornamentals and pay special attention to native ferns which are sensitive to strong fertilizers. Use of organic composts and aged animal manures is suggested instead of chemical fertilizers. In addition, use of cinders for providing trace minerals is strongly recommended.⁸

Natives are plants which were here hundreds of years before the polynesians inhabited the Hawaiian Islands. They were brought here by birds, or survived the harsh ocean conditions to float here. They are well-adapted to Hawaii's varying soil and environmental conditions. This is why they make prime specimens for a xeriscape garden. However, natives will not thrive on their own, especially under harsh conditions. On the other hand, like any other plant, if you over-water and over-fertilize them, they will die. Follow the instructions given to you by the nursery you buy the plant from, or from this booklet. Better yet, buy a book (suggested readings can be found in the bibliography in the back of this pamphlet), read it, and learn more about native plants. I guarantee that you will be pleased with the results.

⁷ Bornhorst, p. 19-20

⁸ Nagata, p. 6

Propagation

There are many ways to propagate and plant-out native Hawaiian species. One of the most thorough and helpful book is Heidi Bornhorst's book, *Growing Native Hawaiian Plants*. The easiest, and best way to obtain natives for the novice gardener is to get them from a reputable nursery (see appendix c). That way all you will have to do is know how to transplant (if necessary) and plant-out when you are ready. These are the two methods I have listed here.

Transplanting

1. Use pots that are one size bigger than the potted plant is in
2. Get your potting medium ready

Good potting medium is a ½, ½ mixture of peat moss and perlite. If the plant is from a dry or coastal area, add chunks of cinder or extra perlite. If it is a wet forest species, add more peat moss or compost. Be aware that peat moss is very acidic and certain plants react severely to acidity.

If the plant is to eventually be planted into the ground, make a mix of equal parts peat moss, perlite, and soil from the area in which the plant is to be planted. Slow-release fertilizer can be mixed into the potting medium.

3. Once pots, potting medium, fertilizer and water are ready, you can begin re-potting. Keep the plant stem at the same depth it was in the original pot. Avoid putting the plant in too large a pot, as the plant may not be able to soak up all the water in the soil and the roots may drown and rot.

Mix potting medium and add slow-release fertilizer at this time. Pre-wet the medium to keep dust down and lessen shock to the plant. Put medium in bottom of pot. Measure for the correct depth in the new pot. Make sure there is from ½ to 2 inches from the top of the pot so the plant can get adequate water. Try to stand the plant upright and center the stem in the middle of the pot.

Water the plant thoroughly after transplanting. A vitamin B-1 transplanting solution can help to lessen the transplant shock. Keep the plant in the same type of environment as it was before, sun or shade. If roots were broken, trim off some of the leaves to compensate for the loss.⁹

Planting out

1. Plant most native Hawaiian plants in a sunny location in soil that is well-drained.
 2. Make the planting hole twice as wide as the root ball or present pot, and just as deep.
- If the soil is clay-like, and drains slowly, mix in some coarse red or bland cinder, coarse perlite or

⁹ Bornhorst, p.20-21

coarse compost. Place some slow-release fertilizer at the bottom of the hole.

3. Carefully remove the plant from the container and place it in the hole.

The top of the soil should be at the same level as the top of the hole, if it is too high or too low, adjust the soil level so that the plant is at the right depth.

4. Water thoroughly after you transplant.

Mulch

Most natives cannot compete with weeds, and therefore must be weeded around constantly in order to thrive. Mulch is a practical alternative, which discourages and prevents weeds from growing.

Hawaii's hot, humid climate leads to the breaking down of organic mulches. Thick organic mulches such as wood chips and leaves, may also be hiding places for pests.

Stone mulches are attractive, permanent and can help to improve soil quality. Red or black cinder, blue rock chips, smooth river rocks and coral chips are some natural choices.¹⁰ Macadamia nut hulls are also easy to find and can make a nice mulch.¹¹

Never pile up mulch right next to the stem or trunk of a plant, keep it a few inches away.

¹⁰ Bornhorst, p. 24

¹¹ Nagata, p. 7

ZONES

The Maui County Planting Plan has compiled a system of 5 zones of plant growth for Maui County. The descriptions of zones and maps for these zones are as follows:

Zone 1:

Wet areas on the windward side of the island. More than 40 inches of rain per year. Higher than 3,000 feet.

Zone 2:

Cool, dry areas in higher elevations (above 1,000 feet). 20 to 40 inches of rain per year.

Zone 3:

Low, drier areas, warm to hot. Less than 20 inches of rain per year. Sea level to 1,000 feet.

Zone 4:

Lower elevations which are wetter due to proximity of mountains. 1,000 to 3,000 feet.

Zone 5:

Salt spray zones in coastal areas on the windward side.

These zones are to be used as a general guide to planting for Maui County. In addition to looking at the maps, read the descriptions of the zones and decide which zone best fits your area. Plants can be listed in more than one zone and can be planted in a variety of conditions. For best results, take notes on the rainfall, wind, sun and salt conditions of your site. Use the zones as a general guide for selection and read about the plants to decide which best fits your needs as far as care and or function.

PLACES TO SEE NATIVES ON MAUI:

The following places propagate native Hawaiian plants from seeds and/or cuttings. Their purpose is to protect and preserve these native plants. Please contact them before going to view the sites, they can provide valuable information and referral to other sources.

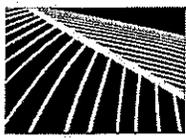
1. Hoolawa Farms 575-5099
P O Box 731
Haiku HI 96708
2. The Hawaiian Collection 878-1701
1127 Manu Street
Kula HI 96790
3. Kula Botanical Gardens 878-1715
RR4, Box 228
Kula HI 96790
4. Maui Botanical Gardens 249-2798
Kanaloa Avenue, Kahului
across from stadium
5. Kula Forest Reserve
access road at the end of Waipoli Rd
Call the Maui District Office 984-8100
6. Wailea Point, Private Condominium residence 875-9557
4000 Wailea Alanui, Kihei
public access points at Four Seasons Resort or
Polo Beach
7. Kahanu Gardens, National Tropical Botanical Garden 248-8912
Alau Place, Hana HI 96713
8. Kahului Library Courtyard 873-3097
20 School Street
Kahului HI 96732

PLACES TO BUY NATIVE PLANTS ON MAUI

1. Ho'olawa Farms
Anna Palomino
P O Box 731
Haiku HI 96708
575-5099

* The largest and best collection of natives in the state. They will deliver, but worth the drive to go and see!
Will propagate upon request
2. Kahanu Gardens
National Tropical Botanical Garden
Alau Place, Hana
248-8912
3. Kihana Nursery
1708 South Kihei Road
Kihei HI 96753
879-1165
4. Kihei Garden and Landscape
Waiko Road, Wailuku
P O Box 1058
Puunene HI 96784
244-3804
5. Kula Ace Hardware and Nursery
3600 Lower Kula Road
Kula HI 96790
876-0734
* many natives in stock
* get most of their plants from Ho'olawa Farms
* they take special requests
6. Kulamanu Farms - Ann Carter
Kula HI 96790
878-1801
7. Maui Nui Botanical Gardens
Kanaloa Avenue
(Across from stadium)
Kahului HI 96732
249-2798
8. Native Gardenscapes
Robin McMillan
1330 Lower Kimo Drive
Kula HI 96790
870-1421

* grows native plants and installs landscapes including irrigation.
9. Native Hawaiian Tree Source
1630 Piihola Road
Makawao HI 96768
572-6180
10. Native Nursery, LLC
Jonathan Keyser
250-3341
11. New Moon Enterprises - Pat Bily
47 Kahoea Place
Kula HI 96790
878-2441
12. Waiakoa Tree Farm - Kua Rogoff
Pukalani HI 96768
Cell - 264-4166



March 9, 2010

PRINCIPALS

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R. STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
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Chairman Emeritus

Jeffrey K. Eng, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Maui, HI 96793-2155

**SUBJECT: HONUA‘ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Mr. Eng:

Thank you for your letter dated May 6, 2009 regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your comments.

Source Availability and Consumption

The Draft Environmental Impact Statement (EIS) will provide information regarding Honua‘ula’s water system, treatment, sources, and demands.

Regarding the statement in the EISPN about Honua‘ula Partners, LLC offering the County the right to purchase the project water system, this is stated in the EA/EISPN because Condition 1 of the Change in Zoning Ordinance (County of Maui Ordinance 3554) states: “At the time the project water system is completed, Honua‘ula Partners, LLC, its successors and permitted assigns, shall offer to the County the right to purchase the project water system at the cost of the development of such system.” Honua‘ula Partners, LLC, will comply with all conditions of the Change in Zoning Ordinance (County of Maui Ordinance 3554).

The Draft EIS will include discussion regarding the adequacy of the water source and potential interference or conflict with county plans for source development. Specifically, regulatory oversight processes will ensure adequacy of the water source and that water source development will not interfere or conflict with County plans for source development. These include: 1) the State Commission on Water Resource Management well construction and pump installation permits; 2) State Department of Health Engineering and Capacity report approvals; and (3) compliance with the County’s Water Availability Policy, codified as Chapter 14.12, Maui County Code.

Groundwater Resources and Water Quality

The Draft EIS will address issues related to water quality including the impacts of Wailea 670 wells 4125-01 and 4125-02 to surrounding wells.

ASSOCIATES

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Senior Associate

RAYMOND T. HIGA, ASLA
Senior Associate

KEVIN K. NISHIKAWA, ASLA
Associate

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fax: (808) 535-3163

Jeffrey K. Eng, Director

SUBJECT: ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

March 9, 2010

Page 2 of 2

System Infrastructure

We acknowledge the surrounding water system infrastructure capabilities and understand that system improvements are required to serve Honua'ula according to standards.

Conservation

We acknowledge that the Department of Water Supply recommends that whenever possible reclaimed water rather than brackish ground water be used for non-potable purposes. Water conservation measures such as using climate-adapted plants, preventing over-watering by automated systems, eliminating single-pass cooling, utilizing low-flow fixtures and devices, and maintaining fixtures to prevent leaks will be included in the Draft EIS.

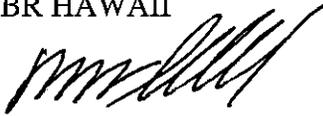
Pollution Prevention

The Draft EIS will include discussion of Best Management Practices to minimize infiltration to ground water and runoff.

Thank you for reviewing the EISPN. Your letter will be included in the Draft EIS.

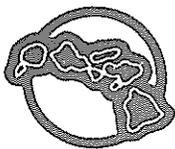
Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC



March 11, 2009

PBR Hawaii
Attn: Mr. Tom Schnell
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Schnell,

Subject: Environmental Impact Statement Preparation Notice – Honua'ula Subdivision
TMK: (2) 2-1-008:056 and 071
Pi'ilani Highway/Ulupalakua Ranch
Wailea, Maui, Hawaii

Thank you for allowing us to comment on the Environmental Impact Statement Preparation Notice for the subject project.

In reviewing our records and the information received, Maui Electric Company (MECO) will be requiring access and electrical easements for our facilities to serve the subject project site. State of Hawaii permits for work within right-of-ways may also be required prior to any MECO installation.

We would like to clarify statements made regarding the existing conditions of electrical service on page 39 (4.7.5 Electrical System) of the Potential Impacts and Mitigation Measures Section. MECO's transmission and distribution lines are 69 kV (kilovolt) and 12.47 kV (kilovolt) nominal respectively versus kVA (kilovolt-ampere) units. Also the Wailea Substation is currently being fed by transmission lines from the Ma'alaea Power Plant, North-west of the property and from Kealahou Switchyard, mauka of the property.

Since the Wailea Substation is nearly filled to capacity, the addition of this project's anticipated electrical load demand will have a substantial impact to our system. Thus, we highly encourage the customer's electrical consultant to submit the electrical demand requirements, project time schedule, and schedule a meeting with us as soon as practical so that service can be provided on a timely basis

In addition, we suggest that the developer and/or their consultant make contact with Ray Cibulskis of our Demand Side Management (DSM) group at 872-3226 to review potential energy conservation and efficiency opportunities for their project.

Should you have any questions or concerns, please call me at 871-2340.

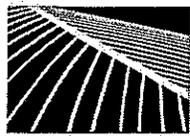
Sincerely,



Ray Okazaki
Staff Engineer

c: Office of Environmental Quality Control
County of Maui – Planning Department – Mr. Jeff Hunt, Director





March 9, 2010

PRINCIPALS

THOMAS S. WITTEN, ASLA
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Fax: (808) 535-3163

Ray Okazaki, Staff Engineer
Maui Electric Company, Ltd.
P.O. Box 398
Kahului, Maui, HI 96733

**SUBJECT: HONUUA'ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Mr. Okazaki:

Thank you for your letter dated March 11, 2009 regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

We acknowledge that Maui Electric Company (MECO) will require access and electrical easements for MECO facilities to serve the site. Honua'ula Partners, LLC will work with you to provide these easements at the appropriate time. We also acknowledge that State of Hawaii permits for work within right-of-ways may also be required before any MECO installation.

Thank you for the clarification regarding the existing conditions of electrical service. The Draft Environmental Impact Statement (EIS) will include this accurate information.

We acknowledge that Honua'ula's anticipated electrical load demand will have a significant impact to MECO's system. Honua'ula Partners, LLC's electrical consultant will schedule a meeting with MECO and provide electrical demand requirements and a time schedule as soon as practical so that service can be provided on a timely basis. In addition, Honua'ula's master plan includes an area for the expansion of the existing substation surrounded Honua'ula, but located on a separate parcel (TMK (2)2-1-08: 043), if expansion is necessary to service demand.

Thank you for reviewing the EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

Maui Cultural Lands
1087-A Po'okela Road
Makawao, HI 96769
Phone:

November 16, 2009

Tom Schnell, AICP
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Honolulu, HI 96813-1402
Fax: (808) 523-1420
E-mail: sysadmin@pbrhawaii.com

Re: Honua'ula EA\EISPN

Dear Mr. Schnell,

Thank you for forwarding a copy of the Honua'ula Environmental Impact Statement Preparation Notice (EA\EISPN) under cover of your letter dated October 16, 2009.

Chapter 343 of the Hawaii Revised Statutes lays out the process by which the public can weigh in and give input on the Environmental Review for the proposed Honua'ula project. The law requires that there be a full-disclosure at the earliest possible time of all the specifics of this proposed project and all of its potential environmental impacts, both primary and secondary, and how all the adverse impacts will be properly mitigated. Upholding the integrity of this process will enable all concerned parties to have access to the information needed to make informed comments throughout the environmental review process. Maui Cultural Lands is grateful for the opportunity that the law provides to express both our comments and concerns regarding the Honua'ula EA\EISPN.

QUESTION?

Is the Honua'ula EA\EISPN a Draft Environmental Assessment to be followed by a Final Draft Environmental Statement, and then followed by a Draft Environmental Impact Statement, or is it something else? We are confused by how this Environmental Review is being presented. In its present form we find the scope of the discussion in many instances too narrow to permit a sufficient assessment of the environmental impacts of this project on South Maui's cultural resources. Instead of assessing environmental impacts now in the EA it describes conditions that will be discussed later on in the draft EIS. Again, is this a Draft EA or something else? Please clarify. (Reference Section 343-5(a), HRS, & Section 11-200-9, HAR).

REQUEST

Maui Cultural Lands (MCL) participated in the Honua'ula Cultural Resources Preservation Plan (CRPP) consultation process for the 670 acre proposed development project and submitted comments. However, we were not listed among the consulted organizations found under Chapter 8 of this Honua'ula EA/ EISPN document. As a concerned party MCL request to be included as a consulted organization throughout the environmental review process for the Honua'ula project.

PREFACING STATEMENTS

The lands of Pae'ahu, Palau'ea, and Keauhou are culturally important to all of Maui's people. They contain the remains of a way of life far more ancient than the Ming dynasty of China, the age of European discovery and the Aztec civilizations, and they deserve the same respect. The cultural features of these lands are both seen and unseen. They include native plants, animals, insects, geological formations, underground water sources, cultural sites, trails & roads and views of Wahi Pana such as Haleakala, Pu'u I'o, Pu'u Ola'i, Molokini, Kaho'olawe, and of the heavens above both during the day and at night. These lands are deeply connected to all of the surrounding lands and islands and any Cultural Resource Preservation Plan and Environmental impact mitigation plan should recognize and maintain this connection and the need to have a living Hawaiian culture here that is supported by a viable culture landscape. Hawaiian culture is defined and perpetuated by its cultural resources. Land and people are interconnected. Hawaiian people belong on this land as well as the Hawaiian plants and animals.

COMMENTS

1.6 STUDIES CONTRIBUTING TO THE EIS

We would like to ask that more information be given in this document. Other Environmental Assessments we have reviewed contained specific reports on important topics like the extent of cultural and botanical features. None of this information is offered in this EA. Where are the reports listed in Section 1.6 STUDIES CONTRIBUTING TO THE EIS? Why do we have to wait for the Draft EIS to review these studies? Shouldn't they be included in the EA as part of the Project District Phase II approval process? MCL request to all parties concerned that the public be provided at the earliest possible date with all the information they need to make inform comments, rather than having to wait for it later.

SITE PHOTOS FIGURE 4

Site photos of the project area should include photos of botanical and other natural treasures found on this land. We suggest, for example, that photos of the plants of the native dry land forest, areas of the a'a flow, and cultural sites be included to give a more representative picture of what is on the land. The endemic wildlife, cultural sites, and the natural geological formations like the lava fields are among the natural gifts of this land. They should be celebrated and not hid away. Showing photos of fields of buffel grass and non-native Kiawe trees doesn't do justice to the project area nor paint an accurate picture of what one would see if they walked the land of Honua'ula.

GEOLOGY AND TOPOGRAPHY

- The EA does not address the impacts and mitigation measures for the a'a lava flows that cover much of the southern portion of the property. Pohaku or rocks were of great cultural importance to the Hawaiians. They were used to build walls, terraces, platforms, heiau, ahu, etc.. The a'a lava flow should be looked at as a natural, historical, and cultural treasure of these lands. Thousands of people drive to Ahihi Kinau in Makena every week to look at the a'a lava flow there. If amazing natural lava formations like those found in Wailea 670 were located in a public park, they would be considered valuable resources. That value shouldn't be dismissed just because they are on private land. If these formations are lost to make a private golf course, we will all lose something very unique. The EA should document these natural and cultural features and discuss how they will be preserved.

GRADING

- We have deep concerns about site alteration. Retaining a sense of place and its uniqueness is a cultural resource. Over grading like too much plastic surgery can change the character of a place and face to the point of not being recognizable anymore. The EA needs to be a more thorough job of addressing impacts and mitigation measures. We hope you will follow other areas that have maintain the character of the land by incorporating the existing topography into the overall design of the development.

GROUNDWATER RESOURCES AND WATER QUALITY

FLORA AND FAUNA

“There’s places like Honua’ula...that’s still harbor our history. Our natural history. Our cultural history. Those places should be preserved inevitably, for the simple reason. Because these are the last Hawaiian places, Honua’ula, Kahikinui, Kaupo. ...these three moku, in my opinion, are the most culturally significant. Culturally valuable. And it’s not just because of the cultural sites that exist there but the botanical treasures. And it separated us, the plants separated us and it allowed us to have a culture. The plants, it is the most vital part of our culture. It defined us, it separated.”

Excerpt from Interview with Kevin Mahealani Kai’okamalie by Honua’ula cultural consultants for Honua’ula Cultural Impact Assessment (CIA).

- EIS states that “northern 75 percent of the property is characterized as of little botanical interest.” Very little of the northern property has actually been surveyed.
- A population of *Hibiscus brackenridgei*, an endangered plant species, is found on lands directly adjacent to the northern property.
- Southern a’a habitat area described as a “scattered, remnant dry forest ecosystem.” All lowland dry-forests are “remnants”, since they all have been heavily disturbed and destroyed over the years, making them one the most critically endangered/rare ecosystems found in Hawaii. Less than 3% of Hawaii’s lowland dry-forests remain. What remain are “scattered, remnants.” In order to prevent the complete destruction of this ecosystem, maximum protection and restoration efforts need to be afforded to those remnants of this ecosystem that survive.
- No mention of any insects species seen, yet *Manduca blackburnii*, *Plutella* spp. moth, and *Udara blackburnii* butterfly have been identified by biologists on the property.
- *Manduca blackburnii* is a federally listed endangered species. Under federal law an agreement would need to be reached with the landowners to set up a habitat for the moth if it has been documented to be found on the property.
- Good *Manduca blackburnii* habitat found in the Wailea 670, with abundance of *Nicotiana glauca* plants (important host plant for *Manduca* caterpillars) and abundance of plants such as Maiapilo (*Capparis sandwichiana*), which is a good food plant for adult moths.
- Various *Udara* butterflies where observed visiting *Senna gaudichaudii* flowers.

- *Plutella* moth caterpillars were seen in tiny webs on the undersides of Maiapilo (*Capparis sandwichiana*) leaves.
- No mention for potential entomological studies, such as one for native bees, which are likely found in the area.
- Wiliwili trees are described as having little value being “infested with the invasive parasitic gall wasp.” This is a misleading statement since the gall wasp is rampant in all populations of Wiliwili statewide.
- The gall wasp infestation is a cyclic and seasonal phenomenon.
- During the winter months, after a good rain, many of the Wiliwili on the 670 lands appear healthy and remain untouched for a remainder of time by the gall wasp.
- The wiliwili trees are not all blighted and dying. They have flowers and seeds and are fighting back the pests. Their groves should be mapped and a preservation plan presented in the EA.
- Hundreds of native wiliwili trees and other native plants have lived on this land, probably for thousands of years. They have every right to continue being inhabitants, right where their life began. It is not respectful to describe them as “scrub vegetation”.
- Preserving 22 acres of the 150 acre lowland dry forest habitat would greatly reduce its genetic resources, possibly eliminating natural recruit for certain plant species.
- The proposed 22-acre native plant preservation area shown on the project map is much too small. It would mean that hundreds of native plants like the Wiliwili tree and increasingly rare maiapilo would be left unprotected and destroyed.
- The proposed 22-acre native plant preservation area is less than 3.5% of the total land area of the project area. What percent of the project area is currently native plant habitat? If it is substantially more than 3.5% this should be looked at as a red flag.
- We don’t know the minimal viable acreage needed for continuation of population recruit of various rare native plants species such as *Lipochaeta rockii*.
- Many Nehe (*Lipochaeta rockii*) are found outside the proposed 22 acre native plant preservation area.

- The County Council wrote a specific condition (no. 27) that required a preserve to be established. In fact, on p. 23 the language of condition 27 has been selectively edited which has the result of misinterpreting the intent of the condition. Condition 27 is correctly stated in on page 54 in Section 5.2.3 We feel that as a key element of condition 27 that it should also be included on p. 23 so that there will be no misunderstandings as to the intent of this condition. The omitted language is highlighted below:

:

27. That Honua'ula Partners, LLC, its successors and permitted assigns, shall provide the report "Remnant Wiliwili Forest Habitat at Wailea 670, Maui, Hawaii by Lee Altenberg, Ph.D.", along with a preservation/mitigation plan, to the State Department of Land and Natural Resources, the United States Fish and Wildlife Service, and the United States Corps of Engineers for review and recommendations prior to Project District Phase II approval. The Maui Planning Commission shall consider adoption of the plan prior to Project District Phase II approval.

Such plan shall include a minimum preservation standard as follows: That Honua'ula Partners, LLC, its successors and permitted assigns, shall establish in perpetuity a Conservation Easement (the "Easement"), entitled "Native Plant Preservation Area", for the conservation of native Hawaiian plants and significant cultural sites in Kihei-Makena Project District 9 as shown on the attached map. The Easement shall comprise the portion of the property south of latitude 20°40'15.00"N, excluding any portions that the State Department of Land and Natural Resources, the United States Fish and Wildlife Service, and the United States Corps of Engineers find do not merit preservation, but shall not be less than 18 acres and shall not exceed 130 acres.

- This is a good condition and it makes it clear that state and Federal agencies should be the ones who determine if any of the 130 acres is not needed for native plant and endangered insect habitat. The EA should make this point clear. Letters should be included in the EA from the state and federal wildlife agencies with their comments on the proposed 22-acre preserve. There is no discussion assessing its size and location compared to maps of native plant and insect populations and how it meets condition 27.
- MCL feels based on all we know about the extensive native plant areas in the project area that 22 acres is much too small for the plants to survive and flourish. Instead we feel that 130 acres should be the minimum size of the native plant preserve area. There is nothing in this EA that analyzes whether the 22 acre preserve is enough to sustain the botanical ecosystems of the wildlife that now exist in the subject area. Surely habitat size and contiguity, and population size of the species need to be discussed. Respected biologist Dr. Angela Kepler wrote an

opinion that a much larger area would be needed if the endangered species were to have enough biological diversity. She also pointed out that watering and fertilizer conditions that suited golf courses and landscaping were often very hard on native species and the landscape plants brought in different diseases and bugs to which native plants had no resistance. Dr Kepler recommended the plants and their natural ecosystem, including even the non- native plants, needed to have a large space to themselves, not be an island in a man-made landscape. None of this important debate is included in the EA.

- “I don’t care if you get one hundred endangered species. If you don’t have a habitat for those endangered species to exist in, you have no plant. That plant will cease to exist, inevitably. Maybe not today, maybe not tomorrow, maybe not next week, inevitably it will die.” Excerpt from Interview with Kevin Mahealani Kai’okamalie by Honua’ula cultural consultants for Honua’ula Cultural Impact Assessment (CIA).
- The morphology of the *Lipochaeta rockii* population found at Wailea 670 is unique to this area.
- The Hawaiian bat is mentioned as “not restricted from using altered urbanized landscapes, therefore development of Honua’ula would not restrict them from using this area.” This is a very non-conclusive statement, and contradicts the beliefs of many Hawaiian Hoary Bat researchers.
- The Honua’ula cultural consultants in their Cultural Impact Assessment of the lands of Honua’ula said “...we desire that the native plants can be kept in tact as much as possible to retain the ahupua’a’s unique identity.” This EA should celebrate that fact that many species of native plants, some very rare and beautiful, currently live on this land and need to be protected. Again we would like to see photos included in your EA that highlight the biodiversity and botanical beauty of this land.
- As part of the scope of the Draft Environmental Impact Statement a comprehensive biological and botanical survey/inventory of the biodiversity present on the site should be completed and made available for public review along with the comments of all the reviewing agencies listed in condition 27.
- We aware that there have been many sightings of the Hawaiian Owl or Pueo on the subject property, although none were observed during any of surveys done for the Honua’ula EA/EISPN. The Draft EIS should fully disclose the scope of these surveys and assessments that are required by condition 9. How many where done? How many people involved? What time of day and year were the surveys done? Were any efforts made to contact people who live in adjacent neighborhoods to see if there had been any sightings of the Hawaiian Owl or Hawaiian Hoary Bat? What expertise do those conducting these surveys have with regards to native fauna?

ARCHAEOLOGICAL AND HISTORICAL RESOURCES

- The scope of the Draft EIS must contain a complete and updated Archaeological Survey/Inventory of the entire 670 acres that has been reviewed, accepted, and approved by SHPD and ... The preservation plan should provide for cultural landscapes that have adequate buffer zones, and retain the continuity, connection, and interrelationships of the cultural sites. The preservation plan should not fall back on past practices that relegate cultural and historical sites to isolated, disconnected, and inaccessible landscape features on golf courses or private homes.
- Honua'ula / Wailea 670 archaeological review history:

The EA/EISPN does not clearly portray the limited and inadequate level of review the culturally important lands of Pae'ahu, Paluaea and Keauhou have received during the development review process. An EA should make clear the high potential for discovery of additional cultural sites across the entire 670 acres.

The project's early Archaeological survey's are also not accurately described. They uncovered no sites because they did not even survey the southern 200 acres of the project area. As noted in Sect 4 of the EA/EISPN, seven sites were first documented in the Wailea 670 project area during a 1972 DOT survey (Walton) for the Pii'lani Hwy corridor, The first two inventory surveys never even relocated those sites, yet SHPD signed off on the report.

The inadequacy of the archaeological review prompted the state LUC to condition its approval of a boundary amendment for Wailea 670 on a new archaeological survey being done in the southern portion of the land (LUC **DOCKET NO. A93-689**, Sept 20, 1994 Findings of Fact, Conclusions of Law no. 65) This is a matter of public record and should be included in the narrative to guide better decision-making.

The survey required by LUC "Prior to filing of the zoning change application" was completed in 2000. The site count doubled from 10 documented sites to 24. According to SHPD correspondence, the agency did not find the survey acceptable, in part, because it referred to, but did not document, "informal structures." SHPD also requested additional survey work in the north of the property.

A brief supplemental survey was done in 2001. Four new sites and several additional features were documented. This brought the total to 28 sites with around 43 features. Only one of these was in the north.

When the Maui County Council was making a decision on the project's rezoning request, Council members asked for a completed Archaeological Inventory Survey for the project that had been reviewed and accepted by OHA and SHPD.

Many kanaka maoli testified that additional sites were present and not documented.

The two surveys from 2000 and 2001 (Sinoto/Pantaleo) were given to the Council. The applicant 's archaeologists stated emphatically that this was the complete record and that no significant sites remained unrecorded. The last document the council received before making their decision was a map and data base listing 29 sites and 46 + features.

Without any further explanation, the EA/EISPN now informs us that 40 sites with 60 features, in other words, an additional 11 sites and 14 more features, have now been recorded. This has occurred in the last year or so. The nature of the sites or their relationship to previously documented sites is not discussed. This should be discussed in more detail in the EA.

There is a pattern that we see emerging here. Everytime you look for sites on the project area more sites are found. So why should we feel comfortable about the completeness and adequacy of the archaeological surveys that have been done so far. It is more likely than not that there is more stuff out there that needs to be inventoried.

- Maui Cultural Lands believes that this very culturally significant area holds hundreds of inter-related cultural features that have yet to be formally documented. We believe that a full EA, with complete AIS and CIA should be reviewed by the Maui Cultural Resources Commission and Maui Planning Commission before any new EIS is done. This will better help guide the EIS process and avoid the substandard review that has occurred before.
- The Maui Cultural Resources Commission last reviewed the project after the 2000 survey, when only 24 sites were documented. At that point, NO sites were recommended for preservation. The CRC recommended that 6 sites (which included 2 site complexes) be preserved. This then became the applicant's position. Now that additional sites have been documented, with the likelihood of more to come, the CRC should have a chance to offer it's mana'o to the Planning Commission once again, based upon the updated information.
- Maui Cultural Lands also supports a preservation plan strategy for the sites that allows them to remain in relationship to one another, within a larger cultural landscape area.
- In contrast, it appears that the applicant's plan is to preserve certain select sites as features along the edges of golf course or residential areas. We feel that it is important and culturally appropriate, to have the sites be able to connect and tell a greater story, rather than be isolated features out of their traditional context.
- We note that a over year has passed since County Council meetings on the project ended and still there is no comprehensive AIS in the EA.

- We are also disappointed to see a Cultural Impact statement quoted from that doesn't even mention all the cultural sites that are known in the ahupua'a of Palau'ea, Pae'ahu and Keauhou. These are the ahupua'a where Wailea 670 lies. All these local ahupua'a have lots of cultural sites- heiau, mua, ko'a house sites, wells, shrines, burials, and agricultural complexes. Many of the sites in Palu'ea etc. may directly related to those being found in Wailea 670. This must be researched and discussed in the EA so we don't lose a big part of our history. None of this is even mentioned in the EA or the CIA. Instead there are discussions of Kaupo and Kahikinui (which, by the way, are not part of the moku of Honua'ula, but have their own moku)

CULTURAL RESOURCES

TRADITIONAL ROADS AND TRAILS

- The photos if Figure 4 provides an opportunity for more education. Some of the "dirt roads" that go through the project area have been in use for more than fifty years and are protected as historic roads. The Kanaio-Kalama Park road shown on fig 3 (the tax key map) is one such road. Its existence and history should be noted and discussed in the EA along with plans for preservation.
- The many sections of traditional stepping stone trails across the lava fields of Wailea 670 should be mapped and protected to help future generations understand the places where their kupuna walked the land. Only a few of these sections are on the archaeological survey maps yet. Our South Maui Community Plan has a Policy "number f" that speaks to historic roads and trails like these:

"Preserve and restore historical roads and paths as cultural resources and require such resources to be available to the public"

VISUAL RESOURCES

- View plans are a cultural resource...

WATER SYSTEMS

- The current owner's commitment to native plants also appears shaky when one reads in the sustainable design features section (p.13) a statement like: "where feasible landscaping will include use of drought tolerant/and or slow growing hardy grasses, native and indigenous plants, shrubs , etc..." This is a rather meaningless statement in terms of having any measurable goals for Environmentally Responsible building.
- Since Wailea 670/Honua'ula already has 670 acres of native and non-native drought-tolerant landscape with no outside water demand, the EA should assess what portion of that very efficient landscape will be lost to the proposed development and what portion of the project area is expected to utilize native landscape as a mitigation for that loss.
- Water is a cultural resource and according to the State Constitution, it is also a public trust. The scope of the DEIS should fully disclose water source availability, where the water will come from for the projects needs, and what environmental impacts will be and how they will be properly mitigated.



March 9, 2010

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**SUBJECT: HONUA'ULA ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE**

Dear Ms. Apana:

Thank you for your letter dated November 16, 2009 regarding the Honua'ula Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

The EISPN was a written evaluation to determine whether Honua'ula may have a significant environmental effect and was intended for the purpose of seeking comment on the proposed scope of the forthcoming Draft Environmental Impact Statement (EIS). Following the EISPN public comment period, Honua'ula Partners, LLC consulted with the Office of Environmental Quality Control (OEQC) to ensure that all applicable statutory and regulatory requirements were fulfilled.

Regarding the EISPN dated March 2009, notice of which was published in the March 8, 2009 Environmental Notice, the OEQC Director stated: "...the published document fulfills all the requirements and components [of] an environmental assessment." Pursuant to the instructions of the OEQC Director, the Maui County Planning Department subsequently submitted an Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN) to OEQC on September 18, 2009.

The EA/EISPN is a notice document and is intended to set forth the proposed scope of the Draft EIS for the purpose of seeking comment. According to the OEQC, Chapter 343 of the Hawaii Revised Statutes (HRS) and the applicable Hawaii Administrative Rules (HAR) support the functioning of the EISPN as an EA in situations where projects go directly to the more stringent full disclosure requirements of the EIS. This has been a long recognized and established practice in the State of Hawaii. The OEQC stated that in such cases, the fact that the EA/EISPN does not contain every detailed element specified within HRS Chapter 343 for an EA does not take away from the fact that the completed EIS will be a full disclosure document having to comply with the requirements of HRS Chapter 343.

The Draft EIS is the full disclosure document and will be prepared in conformance with State of Hawaii EIS laws and rules (HRS Chapter 343, and Title 11, Chapter 200, HAR).

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Clare Apana

SUBJECT: HONUA 'ULA ENVIRONMENTAL ASSESSMENT/ ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE

March 9, 2010

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Specifically the Draft EIS will be prepared according to the content requirements for a draft EIS specified in Section 11-200-17, HAR and it will contain technical studies as appendices.

Request

We will include Maui Cultural Lands as a consulted party and provide you with a copy of the Draft EIS when it is available.

Prefacing Statements

We acknowledge that the lands of Paeahu, Palauea, and Keauhou are culturally important. The Draft EIS will address issues regarding native plants, animals, insects, geological formations, underground water sources, cultural sites, trails and roads, and visual resources.

Studies Contributing to the EIS

The Draft EIS will contain technical studies contributing to the EIS and in compliance with conditions and timing requirements for various plans and studies required under County of Maui Ordinance No. 3554.

Site Photos

The Draft EIS will include photographs of the property that capture the natural environment and characteristics of the land. Additional photos of botanical and other natural features found on the Property will be included in the various studies contributing to the EIS.

Geology and Topography

A principal design and planning goal is to preserve defining features of Honua'ula as much as possible. To this extent the Draft EIS will include Design Guidelines and a Landscape Master Plan that both call for the integration of lava rock as a defining element of Honua'ula. To the extent practicable, improvements will conform to the contours of the land, limiting the need for extensive grading. All ground-altering activity will be conducted in accordance with Chapter 20.08, Maui County Code (Soil Erosion and Sedimentation Control).

Flora and Fauna

The Draft EIS will contain botanical and wildlife surveys that list all plant and animal species currently found on the property.

Honua'ula Partners, LLC will comply with County of Maui Ordinance No. 3554 Condition 27 regarding providing a Native Plant Preservation Area. The proposed size and location of the Native Plant Preservation Area are based, in part, upon a vegetation density analysis conducted by SWCA Environmental Consultants to aid in defining areas where preservation could be most effective. The Native Plant Preservation Area encompasses a contiguous 22-acre portion of the property south of latitude 20°40'15.00"N with the highest densities of selected endemic/native plants having high conservation priority. The size and location of the Native Plant Preservation

Clare Apana

SUBJECT: HONUA 'ULA ENVIRONMENTAL ASSESSMENT/ ENVIRONMENTAL
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Area are also based upon scientific research that suggests even small restoration efforts can help provide habitat for native species when managed in combination with regional preserve areas. As such Honua'ula's Native Plant Preservation Area must be considered in the context of the significant conservation efforts already in existence in South Maui such as the 'Auwahi (10 acres) and Pu'u o Kali (236 acres) Forest Reserves and the Kanaio (876 acres) and 'Ahihi-Kina'u (1,238 acres) Natural Area Reserves.

In addition to the Native Plant Preservation Area, which will be established through a conservation easement, Honua'ula Partners, LLC will provide additional areas for the protection of native plants. Altogether, 143 acres are proposed for the preservation, conservation, propagation, and management of native plant species at Honua'ula. These conservation measures, including the size of the Native Plant Preservation Area easement, will be subject to concurrence by the State Department of Land and Natural Resources, the U.S. Fish and Wildlife Service, and the United States Corps of Engineers.

The Draft EIS will also contain a Conservation and Stewardship Plan that sets forth proactive stewardship actions to manage the Native Plant Preservation Area and other native plant areas.

Honua'ula is not expected to significantly impact any endangered species. Several wildlife surveys of the Property have been conducted since 1988, with the most recent completed in 2009. Evidence of the endangered Blackburn's sphinx moth (*Manduca blackburni*) was found within the Property in the most recent survey (although not in previous surveys). The Draft EIS will include discussion regarding the Blackburn's sphinx moth and propose appropriate mitigation measures, including a multi-species Habitat Conservation Plan (to also include the candidate endangered 'āwikiwiki plant) prepared under Section 10(a)(1)(B) of the Endangered Species Act and in collaboration with DLNR and USFWS.

The *Udara blackburni* butterfly was not detected during SWCA's survey of the property; however, it may occur there. The butterfly is not on the Federal USFWS or State of Hawai'i lists of candidate, proposed, or listed endangered or threatened species. In fact, it is widespread among the islands.

Archaeological and Historical Resources

The Draft EIS will contain an Archaeological Inventory Survey, a Cultural Impact Assessment, and a Cultural Resources Preservation Plan (CRPP).

The Archaeological Inventory Survey identifies archaeological sites such as multiple stone feature complexes and trails, as well as settlement patterns.

The cultural impact assessment identifies traditional customary practices and historical accounts of the Honua'ula area and includes interviews local residents. The complete transcript for each interview will be included as an appendix.

The CRPP was prepared in consultation with interested and concerned parties, cultural advisors, Nā Kūpuna O Maui, the Maui County Cultural Resources Commission, the Maui/Lāna'i Island Burial Council, State Historic Preservation Division, Department of Land and Natural Resources

Clare Apana

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Nā Ala Hele, Office of Hawaiian Affairs and various knowledgeable individuals. The CRPP provides specific preservation and mitigation measures based on community input and the findings of the Cultural Impact Assessment and Archaeological Inventory Survey.

Trails and Access

The Draft EIS will include discussion on: 1) steppingstone trail segments within the property; 2) the Kanaio-Kalama road; and 3) recommendations from the Cultural Impact Assessment regarding traditional native Hawaiian mauka-makai access trails (*ala i ke kai* (pathway to the ocean) and the *ala i ke kula* (pathway to the uplands)).

Visual Resources

Honua'ula will not impinge upon any significant public scenic view corridors and Honua'ula will have no significant impacts on views toward the ocean or Haleakalā.

Water Systems

The Draft EIS will include information on Honua'ula's water system, including information on source, supply, and distribution. Honua'ula Partners, LLC will comply with County of Maui Ordinance No. 3554 Condition 1 by providing a private water system.

Thank you for reviewing the EA/EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

Maui Meadows Neighborhood Association
520 Mikiioi Place
Kihei, HI 96753
(808)874-9293

April 6, 2009

PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, HI 96813

RE: EISPN Honua'ula (Maui)

Gentlemen:

I am writing on behalf of the Board of Directors of Maui Meadows Neighborhood Association. Maui Meadows subdivision is located adjacent to the Honua'ula project and will suffer many of the impacts of this development. We appreciate the opportunity to voice our concerns once again. We have been monitoring and commenting on this proposal since 2001.

We will be reading with interest the EIS reports on the following issues:

- (1) Increased traffic both during and after construction will create serious consequences for residents and must be addressed. Traffic noise studies should take measurements along Akala Drive and random points above Akala Drive. Mitigation measures where noise exceeds healthy limits should be suggested.
- (2) Construction noise is stated as being "short term". Please define.
- (3) Construction noise on site should be sensitive to the proximities to Maui Meadows. Batch plants, construction equipment storage, employee parking should be oriented away from our perimeters.
- (4) We look for a discussion of street lighting and its light pollution affect on our night sky.
- (5) A past reference as to height limitations of buildings on the property referred to "30 feet from finished grade". That could have serious impacts on the views from homes in Maui Meadows. Is the correct definition "30 feet from natural grade"?
- (6) Fugitive dust during construction remains a great concern even though the previous environmental documents stated there was very little wind on the property. We look for a detailed plan as to how fugitive dust will be controlled.
- (7) Erosion protection, especially during the rainy season, must be well planned to keep mud and debris out of our drainage systems and the ocean. Catchment basins?
- (8) A discussion of chemicals that will be used to fertilize the golf course and their impacts to the ocean waters adjacent to that runoff is needed. How will those impacts be mitigated?
- (9) Over the years, we have urged the development of an upcountry link for the Piilani Highway thru this project. What is the status of that plan? It should be part of the traffic circulation plan.
- (10) We urge that the cultural heritage sites be sensitively preserved after careful consideration of the interests of all parties. History is an important part of our future.
- (11) Regarding the on site sewer treatment plant, an evaluation of odor control methods and how sludge or other sewage spills will be handled should be thoroughly discussed.

(12) Water storage facilities that are above grade should be out of Maui Meadows view shed and well landscaped.

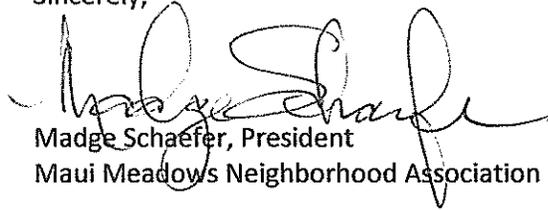
(13) Originally, lots of similar size to Maui Meadows were proposed on the perimeter of the project adjacent to Maui Meadows. A single loaded street across from the 116 foot landscaped buffer. Has that changed? Will there be a fence installed along the property line?

(14) Will blasting be necessary? If so, a geology report needs to be prepared to evaluate the impacts of blasting veins of blue rock to properties along those veins adjacent to the site. What kind of notice will be given before blasting?

(15) What are the impacts to public services (police, fire) and how will the additional services be paid for? Will the project be gated? Will there be crash gates on the Maui Meadows side?

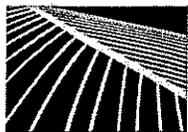
We would appreciate receiving copies of the draft EIS when it is completed. At that stage, more issues may be introduced but at this time we believe we have addressed major concerns.

Sincerely,



Madge Schaefer, President
Maui Meadows Neighborhood Association

Cc: Board of Directors



March 9, 2010

PRINCIPALS

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Executive Vice-President

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Maui Meadows Neighborhood Association
c/o Madge Schaefer, President
520 Mikiioi Place
Kihei, HI 96753

**SUBJECT: HONUA‘ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Ms. Schaefer:

Thank you for your letter dated April 6, 2009 regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your comments.

The Draft Environmental Impact Statement (EIS) will provide more detailed information regarding the issues you cite in your letter. Specifically:

- Traffic and Noise.** The Draft EIS will include a Traffic Impact Analysis Report (TIAR), which will contain information regarding existing traffic conditions, projected future conditions, and proposed mitigation measures. The Draft EIS will also contain a Transportation Management Plan (TMP) to propose traffic management strategies during and after construction. The Draft EIS will further contain a noise study to evaluate potential noise impacts and recommend mitigation measures. The noise study will be prepared in accordance with the requirements of the U.S Department of Housing and Urban Development, the State of Hawaii Department of Transportation, and the U.S Federal Highways Administration.
- Short Term Construction Noise.** “Short term” refers to noise that may be present during various phases of construction. Increased noise due to construction will be limited to daytime hours and persist only during the construction period.
- Construction Noise.** All noise from construction activities will comply with State Department of Health (DOH) noise regulations (Chapter 11-46, Community Noise Control, Hawaii Administrative Rules (HAR)).
- Street Lighting and Light Pollution.** All exterior lighting will meet or exceed the requirements of Chapter 20.35, Maui County Code (Maui County Code) to minimize light pollution.
- Building Height.** The height of any structure within Honua‘ula shall be measured in accordance with Section 19.04.040, MCC. Specifically, building “height” means the vertical distance measured from a point on the top of a structure to a corresponding point directly below on the natural or finish grade, whichever is lower.

Madge Schaefer, President

SUBJECT: HONUUA 'ULA ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE

March 9, 2010

Page 2 of 3

6. **Fugitive Dust.** All construction activities will comply with the provisions of Chapter 11-60.1-33, HAR regarding Fugitive Dust. Measures to control dust during construction may include:
 - Planning phases of construction to minimize the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of least impact;
 - Watering active work areas and any temporary unpaved work roads daily;
 - Landscaping and rapid covering of bare areas, including slopes, starting from the initial grading phase;
 - Minimizing dust from shoulders and access roads;
 - Providing adequate dust control measures during weekends, after hours and before daily start-up of construction activities;
 - Controlling dust from debris being hauled away;
 - Using wind screens and/or limiting the area of disturbance at any given time;
 - Covering dirt-hauling trucks traveling on roadways;
 - Preventing trucks from tracking dirt onto paved roadway by routine road cleaning and/or tire washing;
 - Establishing landscaping early in the construction schedule; and
 - Monitoring dust at the Property boundary during the construction period as a means to evaluate the effectiveness of the dust control program, and adjusting the program if necessary.

7. **Erosion Control.** All construction activities will comply with all applicable federal, State, and County regulations and rules for erosion control, including Chapter 20.08 (Soil Erosion and Sedimentation Control), MCC. Measures to control erosion will include:
 - Minimizing the time of construction;
 - Retaining existing ground cover as long as possible;
 - Constructing drainage control features early;
 - Using temporary area sprinklers in non-active construction areas when ground cover is removed;
 - Providing a water truck on site during the construction period to provide for immediate sprinkling, as needed;
 - Using temporary berms and cut-off ditches, where needed, for control of erosion;
 - Watering graded areas when construction activity for each day has ceased;
 - Grassing or planting all cut and fill slopes immediately after grading work has been completed; and
 - Installing silt screens, where appropriate.

8. **Golf Course Management.** The Draft EIS will include Best Management Practices (BMPs) for the Honua'ula Golf Course. The BMPs will contain discussion of chemicals used to fertilize the golf course, potential impacts to ground and ocean waters, and proposed mitigation measures.

9. **Upcounty Link/Pi'ilani Highway Extension.** The Honua'ula property, is bisected by a portion of a right-of-way previously reserved for a planned extension of Pi'ilani Highway to the Upcountry area; however, the State Department of Transportation is no longer planning to use the right-of-way for the extension of Pi'ilani Highway.

Madge Schaefer, President

SUBJECT: HONUA'ULA ENVIRONMENTAL IMPACT STATEMENT PREPARATION

NOTICE

March 9, 2010

Page 3 of 3

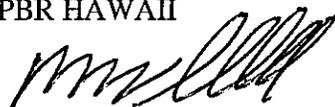
10. **Cultural Resources.** The Draft EIS will contain a Cultural Resources Preservation Plan (CRPP). The CRPP was prepared in consultation with Hawaiian groups and other interested parties and includes recommendations for the protection of cultural and archaeological resources on the property.
11. **Wastewater Treatment Plant.** The Draft EIS will include a discussion of the proposed alternatives for wastewater treatment, including an on-site treatment plant. Operation of the proposed plant will be discussed.
12. **Water Storage Facilities.** The Draft EIS will include discussion of Honua'ula's water demands and sources, including discussion on water storage facilities and potential locations.
13. **Lots Next to Maui Meadows.** A minimum 100 foot wide fire buffer area, with a minimum 50 foot wide landscape buffer area within it, will be provided between the boundary of Maui Meadows and Honua'ula. Lot sizes within Honua'ula may vary; lots for single-family homes must be a minimum of 7,500 square feet, but may be larger; lots for multifamily buildings must be a minimum of 10,000 square feet, but may be larger.
14. **Blasting.** It has not been determined if blasting will be necessary during construction. All noise from construction activities will comply with DOH noise regulations (Chapter 11-46, Community Noise Control, HAR. When construction noise exceeds, or is expected to exceed the DOH's allowable limits, a permit must be obtained from the DOH. All notification requirements will be met.
15. **Public Services and Other Concerns.** The Draft EIS will contain a discussion of impacts to public services, including police and fire protection services. Overall Honua'ula will not be a gated community; however some individual neighborhoods may be gated. Some streets within Honua'ula may allow for a connection with Maui Meadows; however these connections are proposed to be blocked so as to allow Maui Meadows residents to decide at a later date if they wish a through street.

We will provide you with a copy of the Draft EIS when it is available.

Thank you for reviewing the EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII



Tom Schnell, AICP

Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

Copy to: FRK Hawaii, a... ..

MAUI TOMORROW FOUNDATION, INC.

Protecting Maui's Future

April 6, 2009

Mark Sheehan
President

Rob Parsons
Vice President

Trip Lynch
Treasurer

Judith Michaels
Secretary

Lance Holler

Richard Michaels

Maury King

Elle Cochran

Michael Duberstein

Kai Nishiki

Irene Bowie
Executive Director

Mr. Charles Jencks
c/o Goodfellow Brothers, Inc.
PO Box 220
Kihei, Hawaii 96753
Fax: 808.879.2557

Re: Honua'ula Environmental Impact Statement Preparation Notice

Aloha Mr. Jencks,

Thank you for the opportunity to comment on the Wailea 670/ Honua'ula Environmental Impact Statement Preparation Notice (EISPN). Maui Tomorrow Foundation, Inc. wishes to be a consulted party in the review of the Environmental Impact Statement (EIS) process.

It is our understanding that the Final version of the EIS, described in the prep notice, is intended by the applicant to also serve as an application for Honua'ula's Project District Phase II approval. Both the Final EIS and the Phase II approvals will be reviewed and accepted by the Maui Planning Commission.

The EISPN inaccurately indicates the Maui County Council as the approving agency for Phase II approval. (EISPN, page 56) Does this indicate that the applicant is intending to return to the County Council to request amendments from the Council for its Project District Ordinance?

Project District zoning for this project includes many requirements for impact assessment and mitigation reports to be completed, reviewed and approved by federal, state and county agencies prior to Phase II approval. It was stated during the rezoning hearings that these conditions would all be addressed and met during Phase II approval.

Specifically, these include:

MAUI TOMORROW FOUNDATION, INC.

"Protecting Maui's Future"

Pg. 2 Honua'ula EISPN comments contd.

A preservation/mitigation plan pursuant to Chapter 6E, HRS that has been approved by State Historic Preservation Division (SHPD) and Office of Hawaiian Affairs (OHA) prior to Phase II approval. (Ordinance No 3554, condition 26)

A Cultural Resources Preservation Plan that has received the review and recommendations of SHPD and OHA and the subsequent approval of the Maui County Cultural Resources Commission prior to Phase II approval (Ordinance No. 3554, condition 13)

A Conservation Easement, entitled Native Plant Preservation Area, shall be developed prior to Phase II approval. The report "Remnant Wiliwili Forest Habitat at Wailea 670, Maui, Hawaii by Lee Altenberg, PhD, along with the applicant's preservation/mitigation plan, shall receive review and recommendations from DLNR, USFWS and the USCE prior to Phase II approval. (Ordinance 3554, condition 27)

An assessment and mitigation measures for the endangered Hawaiian Short-eared Owl and the Hawaiian Hoary Bat, in coordination with DLNR, **prior to submittal** of Phase II processing. (Ordinance 3554, condition 9)

Each of these assessments involve a number of environmental impacts likely to be the direct result of the proposed project and must be fully completed in the Draft EIS (DEIS). The EISPN does not give clear indication of the depth of these required assessments.

The DEIS should include the report by Dr. Lee Altenberg entitled "Remnant Wiliwili Forest Habitat at Wailea 670", which provides a current assessment of the many rare and native species found in the 100+ acres of the southern portion of the property. The applicant does not disclose in the EISPN document that the property holds a pristine remnant native dryland forest with ancient wiliwili trees that represents a portion of the remaining five percent of native Hawaiian dryland forest habitats to exist.

The applicant should enter discussions with US Fish & Wildlife regarding the habitat conservation plan and a Safe Harbor Agreement for the Blackburn Sphinx moth, a federally listed endangered species, whose habitat has been documented in various locations on the Wailea 670/Honua'ula lands prior to the submittal of the DEIS.

MAUI TOMORROW FOUNDATION, INC.

"Protecting Maui's Future"

Pg. 3 Honua'ula EISPN comments contd.

Maui Tomorrow Foundation requests that all these requirements be fully met when the DEIS is released.

Sincerely,



Irene Bowie
Executive Director

Cc:
PBR Hawaii, 1001 Bishop Street, ASB Tower, Suite 650, Hon. HI 96813; contact: Tom Schnell, AICP,
Senior Associate

County of Maui Planning Department, 250 South High Street, Wailuku, HI 96793; contact: Jeff Hunt

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



MAUI TOMORROW

Protecting Maui's Future

November 16, 2009

Mr. Tom Schnell, AICP
PBR Hawaii
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484
Fax: 808.523.1402
e-mail: sysadmin@pbrhawaii.com

Re: Honua'ula Project (EA/EISPN) comments

Aloha Mr. Schnell,

Thank you for providing Maui Tomorrow Foundation with a copy of the EA/EISPN for the proposed Honua'ula project. We ask to remain a consulted party and offer the following comments regarding this EA/EISPN document.

Maui Tomorrow Foundation has long had concerns that this project has not been forthcoming in revealing, discussing or mitigating some of the very likely impacts of this large project proposed for an environmentally sensitive area.

HAR 11-200-9 B. Section 4, 5, and 7, and 11-200-11.2 require that the EISPN be filed with a supporting final environmental assessment report. This document does not conform to the requirements listed in the Office of Environmental Quality Control's (OEQC) Draft and Final Environmental Assessment Checklist and the standards put forth to regulate Environmental Assessments in HAR, Sec. 11-200-10 thru 13.

The OEQC Bulletin clearly describes the process in its "Frequently Asked Questions" column on July, 8, 2008.

"QUESTION: Is an environmental assessment required if an agency determines at the outset of a proposed project that it will prepare an EIS? "

OEQC staff replies:

"The answer is **YES**. Section 343-5(a), Hawai'i Revised Statutes clearly states that "[e]xcept as otherwise provided, an environmental assessment shall be prepared..."for the nine instances articulated therein. The above exception refers to statutory exemptions, and the administrative exemption process set forth in Section 11-200-8, Hawai'i Administrative Rules (HAR)

*Section 11-200-9, HAR clearly requires the preparation of an environmental assessment when an agency determines that a proposed action may have significant impact, requiring the preparation of an environmental impact statement. The notice of determination known as an **EISPN** (analogous to the **FONSI**) is simply a **conclusion** premised on the environmental assessment that supports it. "*

This project does not qualify for any of the exemptions listed under 11-200-8, Hawai'i Administrative Rules (HAR).

It does not appear that this document fulfills the requirements for content set by HAR 11-200-9, HRS 343 and the OEQC. In fact, this EA/EISPN document appears to be identical to the EISPN document which was dated March 8, 2009.

COMMENTS ON THE HONUA'ULA EA/EISPN IN RELATIONSHIP TO REQUIREMENTS LISTED ON THE OEQC DOCUMENT:

"DRAFT AND FINAL ENVIRONMENTAL ASSESSMENT CHECKLIST" found at the OEQC website:

In order to qualify as an EA this document would need to include an agency submittal letter and anticipated determination. No such letter is included.

An EA would need to include the project's funding source. It does not.

An EA would need to discuss impacts to cultural practices and resources, past and current, to satisfy Act 50, and proposed mitigations of any impacts. This document does not include a Cultural Impact Assessment (CIA), but merely notes that one is being prepared. Without a CIA no assessment can be made of potential impacts to cultural practices and resources and needed mitigations, yet potential impacts and preliminary recommendations for mitigations are discussed (p.30).

This document also does not make clear that a CIA was prepared by Hana Pono LLC dated August 6, 2006. The same CIA titled "Honua'ula Final Report" was presented to the Maui County Council on November 6, 2007. This CIA, which fails to discuss the well known cultural significance of the ahupua'a of Pae'ahu, Palau'ea and Keauhou where the project is located, is referred to as "the preliminary CIA report" (p. 30).

Has the CIA document been reviewed and accepted by Office of Hawaiian Affairs and State Historic Preservation Division? This important information is not revealed or discussed. Will the future CIA make reference to the over 200 cultural sites found in Palau'ea less than a half mile seaward of the proposed project? Will it discuss Pae'ahu's significant burial complex (over 344 individuals) just downhill at the Grand Wailea and the cluster of ceremonial and burial sites found both in Palau'ea and Keauhou? None of this information is currently discussed in either the EA/EISPN's Cultural Resources section or the existing CIA, yet it is very important to the assessment of the area's overall cultural significance.

An EA would need to include identification and summary of impacts and proposed mitigation measures.

The EA makes no mention of the presence of an endangered species of native Hawaiian moth on site or the presence of several rare species of endemic plants. In fact, just the opposite statement is made in section 7.1 (9) where it is "anticipated that the proposed Honua'ula community *"Will not substantially affect a rare, threatened or endangered species or its habitat."*

This conclusion cannot be drawn from the minimal amount of information provided in the document. It is disturbing that any reference to these well documented endemic species of flora and fauna is either downplayed or omitted.

The EA/EISPN also fails to reveal that biologists have already commented that the proposed 22-acre preserve is inadequate for habitat needs of the endangered moth and rare plant communities. There is no justification for the decision of proposing such a small preservation area (.03% of the total land) for native species which currently have the right to exist on roughly 30% of the land. There is no information given why other areas of the property rich in native species and cultural sites were not included in the preservation area.

It is also unfortunate that this document omits important language (underlined below) when describing the Maui County Council's condition number 27 (section 3.6). This language specifies that the proposed Native Plant Habitat Easement of up to 130 acres:

“...will comprise the portion of the property south of latitude 20 40' 15.00 N, excluding any portions that the State Department of Land and Natural Resources, the United States Fish and Wildlife Service, and the United States Corps of Engineers find do not merit preservation, but shall not be less than 18 acres and shall not exceed 130 acres.”

It is important that members of the public or agency staff reviewing this document have an accurate description of the review being required by this condition. The language used in the EA/EISPN would lead a reviewer to believe that the applicant will be deciding which sections of the proposed 130 acre habitat area “do not merit preservation.”

The Council condition is very clear, that this responsibility falls upon state and local wildlife agencies and the Army Corps. Early consultation letters are available from those agencies. They should be included in this EA/EISPN, according to OEQC requirements.

In many instances this document refers to future studies on water, wastewater, cultural resources, botanical resources, Marine Water Quality Assessment, Traffic Impact Assessment Report, Market Assessment, etc which would provide information to help accurately assess future impacts. Instead, this document proposes mitigations without any assessment of the impacts. To be in compliance with HAR 11-200-9, an EA must actually provide enough information to make an assessment of potential impacts.

The “mitigations” proposed in this document are usually the unilateral conditions which were required by the Maui County Council during the rezoning process. Many necessary studies were unavailable to the Council before they adopted their recommended mitigations. While Council members made their recommended conditions with the best information they had, additional mitigations are likely to be warranted once more specifics are known about the project.

HRS 343 requires this information to be made available at the earliest opportunity in the environmental review process. Any mitigations proposed would be based upon an assessment of the specific proposed actions. This document does not conform to that requirement, since most specifics are missing.

Council members were repeatedly told by the applicant that the missing information on the project's specific plans would be provided during Project District Phase II Review. This is the first document of that Phase II Review. That information should be included in order to have a valid EA.

An EA would need to include written comments and responses to the comments under the early consultation under HAR 11-200-9(a)(1), 11-200-9(b)(1), or 11-200-15. It is acknowledged that a number of agencies and organizations were consulted prior to the

release of this document and responded. Rules require both an EA and an EISPN to include those comments.

An EA would need to include discussion of Alternatives to the Project that were considered.

Since information is not provided on which to base a true assessment, the Alternatives section does not discuss many other viable options. These would include:

- A proposed action with a smaller developed footprint
- A project with the recommended 130 acre habitat preserve included
- A project with a reduced irrigated golf course area to mitigate the adequacy of water supply concerns

An EA would have a discussion of findings and reasons supporting the agency anticipated determination. The Findings and Determination listed in section 7 only refer to the state Highway ROW and private sewage plant as triggers for an EIS.

In truth, there are a number of other serious impacts that remain unresolved with this project. An EA should include a full analysis of impacts to:

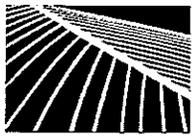
- native flora and fauna
- groundwater supplies
- cultural sites and practices
- historic and traditional roads and trails
- marine environment, due to runoff/drainage impacts from major gulches
- traffic

Thank you for the opportunity to offer these comments. We hope that the Maui County Planning Department and the OEQC will request a full and complete EA for this project allowing its impacts and benefits to be accurately assessed and mitigated.

Sincerely,



Irene Bowie
Executive Director



March 9, 2010

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Executive Vice-President

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Executive Vice-President

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GRANT T. MURAKAMI, AICP, LEED® AP
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Maui Tomorrow Foundation, Inc.
c/o Irene Bowie
P.O. Box 299
Makawao, HI 96768

**SUBJECT: HONUA'ULA ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE**

Dear Ms. Bowie:

Thank you for your letter dated April 6, 2009 faxed to Charlie Jencks of Honua'ula Partners, LLC regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN) and your letter dated November 16, 2009 regarding the Honua'ula Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

The EISPN was a written evaluation to determine whether Honua'ula may have a significant environmental effect and was intended for the purpose of seeking comment on the proposed scope of the forthcoming Draft Environmental Impact Statement (EIS). Following the EISPN public comment period, Honua'ula Partners, LLC consulted with the Office of Environmental Quality Control (OEQC) to ensure that all applicable statutory and regulatory requirements were fulfilled.

Regarding the EISPN dated March 2009, notice of which was published in the March 8, 2009 Environmental Notice, the OEQC Director stated: "...the published document fulfills all the requirements and components [of] an environmental assessment." Pursuant to the instructions of the OEQC Director, the Maui County Planning Department subsequently submitted an Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN) to OEQC on September 18, 2009.

With respect to your statements regarding alleged deficiencies of the EA/EISPN, please note that the EA/EISPN is a notice document and is intended to set forth the proposed scope of the Draft EIS for the purpose of seeking comment. According to the OEQC, Chapter 343 of the Hawaii Revised Statutes (HRS) and the applicable Hawaii Administrative Rules (HAR) support the functioning of the EISPN as an EA in situations where projects go directly to the more stringent full disclosure requirements of the EIS. This has been a long recognized and established practice in the State of Hawaii. The OEQC stated that in such cases, the fact that the EA/EISPN does not contain every detailed element specified within HRS Chapter 343 for an EA does not take away from the fact that the completed EIS will be a full disclosure document having to comply with the requirements of HRS Chapter 343.

The Draft EIS is the full disclosure document and will be prepared in conformance with State of Hawaii EIS laws and rules (HRS Chapter 343, and Title 11, Chapter 200, HAR). Specifically the Draft EIS will be prepared according to the content requirements for a draft EIS specified in Section 11-200-17, HAR and it will contain technical studies as appendices.

Irene Bowie

SUBJECT: HONUA 'ULA ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL IMPACT
STATEMENT PREPARATION NOTICE

March 9, 2010

Page 2 of 3

The Draft EIS also will contain:

- An executive summary that identifies and summarizes potential impacts and proposed mitigation measures, which will be more fully explained in the body of the Draft EIS;
- Written comments received on EISPN and the EA/EISPN and responses;
- Discussion of alternatives considered;
- Botanical and wildlife surveys that list all plant and animal species currently found on the property, along with discussion of potential impacts and proposed mitigation measures;
- Assessment of the potential impact on water resources, which includes discussion on: 1) Honua'ula's water use; 2) potential impacts to downgradient wells; and 3) proposed mitigation measures;
- An Archaeological Inventory Survey, Cultural Impact Assessment, and Cultural Resources Preservation Plan; along with discussion of potential impacts and proposed mitigation measures;
- Discussion on: 1) steppingstone trail segments within the property; 2) the Kanaio-Kalama road; and 3) recommendations from the Cultural Impact Assessment regarding traditional native Hawaiian mauka-makai access trails (*ala i ke kai* (pathway to the ocean) and the *ala i ke kula* (pathway to the uplands));
- A nearshore water quality assessment and a marine ecological monitoring report to assess current conditions and propose mitigation measures as appropriate; and
- A Traffic Impact Analysis Report, along with discussion of potential impacts and proposed mitigation measures

Thank you for the clarification regarding the approving agency for Project District Phase II application. The Draft Environmental Impact Statement (EIS) will indicate that the Maui Planning Commission is the approving agency for Project District Phase II application. Honua'ula Partners, LLC does not intend to return to the Maui Council to request amendments to the Project District Ordinance.

We are aware of the conditions and timing requirements for various plans and studies required under the Unilateral Agreement attached to County of Maui Ordinance No. 3554. The Draft EIS will contain a discussion of compliance with the conditions. In addition, various required plans and studies will be provided as appendices to the Draft EIS. These will include: 1) a preservation/mitigation plan pursuant to Chapter 6E, Hawaii Revised Statutes (Condition 26); 2) a Cultural Resources Preservation Plan (Condition 13); 3) a Conservation and Stewardship Plan (Condition 27); and 4) an assessment and mitigation measures for the endangered Hawaiian Owl and Hoary Bat (Condition 9). All of these plans will be prepared in conformance with the requirements of the specific conditions.

In compliance with Condition 27, the report entitled "Remnant Wiliwili Forest Habitat at Wailea 670" by Dr. Lee Altenberg will be submitted to the Department of Land and Natural Resources, the U.S. Fish and Wildlife Service (USFWS), and the U.S. Corps of Engineers for review.

In further compliance with Condition 27, Honua'ula Partners, LLC will provide a Native Plant Preservation Area. The proposed size and location of the Native Plant Preservation Area are based, in part, upon a vegetation density analysis conducted by SWCA Environmental Consultants to aid in defining areas where preservation could be most effective. The Native Plant Preservation Area encompasses a contiguous 22-acre portion of the property south of latitude 20°40'15.00"N with the highest densities of selected endemic/native plants having high conservation priority. The size and

Irene Bowie

SUBJECT: HONUA 'ULA ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL IMPACT
STATEMENT PREPARATION NOTICE

March 9, 2010

Page 3 of 3

location of the Native Plant Preservation Area are also based upon scientific research that suggests even small restoration efforts can help provide habitat for native species when managed in combination with regional preserve areas. As such Honua'ula's Native Plant Preservation Area must be considered in the context of the significant conservation efforts already in existence in South Maui such as the 'Auwahi (10 acres) and Pu'u o Kali (236 acres) Forest Reserves and the Kanaio (876 acres) and 'Ahihi-Kina'u (1,238 acres) Natural Area Reserves.

In addition to the Native Plant Preservation Area, which will be established through a conservation easement, Honua'ula Partners, LLC will provide additional areas for the protection of native plants. Altogether, 143 acres are proposed for the preservation, conservation, propagation, and management of native plant species at Honua'ula. These conservation measures, including the size of the Native Plant Preservation Area easement, will be subject to concurrence by the State Department of Land and Natural Resources, the U.S. Fish and Wildlife Service, and the United States Corps of Engineers.

The Draft EIS will also contain a Conservation and Stewardship Plan that sets forth proactive stewardship actions to manage the Native Plant Preservation Area and other native plant areas.

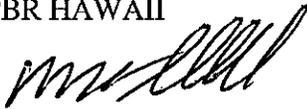
Honua'ula is not expected to significantly impact any endangered species. Several wildlife surveys of the Property have been conducted since 1988, with the most recent completed in 2009. Evidence of the endangered Blackburn's sphinx moth (*Manduca blackburni*) was found within the Property in the most recent survey (although not in previous surveys). The Draft EIS will include discussion regarding the Blackburn's sphinx moth and propose appropriate mitigation measures, including a multi-species Habitat Conservation Plan (to also include the candidate endangered 'āwikiwiki plant) prepared under Section 10(a)(1)(B) of the Endangered Species Act and in collaboration with DLNR and USFWS.

We will include Maui Tomorrow as a consulted party and provide a copy of the Draft EIS when it is available.

Thank you for reviewing the EA/EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

>>> Elle Cochran <ellecochran@gmail.com> 4/7/2009 9:06 PM >>>

To whom it may concern: The community group Maui Unite! would like to be a consulted party during the EIS Prep Notice process for Wailea 670/Honua'ula project.

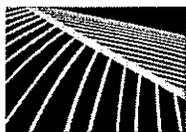
On behalf of Maui Unite! please send any information to:

Elle Cochran
553 Office Rd.
Lahaina, HI. 96761

808-281-7709

Mahalo for this opportunity to be involved,

Elle Cochran
Preident
Maui Unite!



PBR HAWAII

& ASSOCIATES, INC.

March 9, 2010

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VINCENT SHIGEKUNI
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JACHENG DONG, LEED® AP
Associate

Maui Unite
c/o Elle Cochran
553 Office Rd.
Lahaina, HI. 96761

SUBJECT: HONUA‘ULA ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

Dear Ms. Cochran:

Thank you for your e-mail dated April 7, 2009 sent to Ann Cua of the Maui Planning Department regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to you.

We will include Maui Unite as a consulted party and provide you with a copy of the Draft Environmental Impact Statement (EIS) when it is available.

Thank you for reviewing the EISPN. Your e-mail will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua‘ula Partners, LLC

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1905.08 EA EISPN Elle Cochran Maui Unite

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Save Makena.org
November 13, 2009

To: PBR Hawaii & Associates
1001 Bishop St. Suite 650
Honolulu, HI. 96813-3484
Attention: Tom Schnell

Re: Comments on Honua'ula Project (EA/EISPN)

Aloha Honua'ula Project 'Ohana.

Save Makena, on behalf of many local residents and especially our youth, say mahalo for this chance to offer our comments on Wailea 670/ Honua'ula EA and EISPN.

First we would like to ask that more information be given in this document. We have reviewed other Environmental Assessments that actually contained specific reports on important topics. Topics like: extent of cultural and natural features; traffic analysis; police or fire personnel needed; number of jobs created; school children that would need to be accommodated. None of this information is offered in this EA.

This Assessment should have the reports described in Section 1.6 (p. 3) already included in it. We sat through many hours of public hearings where we heard that all the specific studies were going to be done as part of Phase II of this project. This is Phase II, and now we are being told to wait for another document. We respectfully request the County of Maui Planning Commission and staff to insist that the public get the information they need earlier in the review process, rather than later.

We also would like this Assessment and any future environmental documents regarding Wailea 670/Honua'ula to describe the land and its existing resources more respectfully.

A few examples we would like to see changed:

Section 1, page 1 "Existing use" is described as: "Vacant, open land with scrub vegetation and lava rock."

Hundreds of native wiliwili trees and other native plants have lived on this land, probably for thousands of years. They have every right to continue being

inhabitants, right where their life began. It is not respectful to describe them as “scrub vegetation”.

Yes, they are mixed with non-native species, but so are the plants at protected preserves like Pu’u o Kali , ‘Auwahi and Pu’u Mahoe. The wiliwili trees are not all blighted and dying. They have flowers and seeds and are fighting back the pests. Their groves should be mapped and a preservation plan presented in the EA.

The proposed 22-acre native plant preservation area shown on the project map is much too small. It would mean that hundreds of native plants like the increasingly rare maiopilo would be left unprotected and destroyed.

The “lava rock” also is worthwhile of our respect and admiration. People fly thousands of miles to go see Haleakala crater for its striking lava formations. The natural shapes and colors of the lava formations in Wailea 670- in the gulches of Pae’ahu and the lands of Palauea, Keauhou are equally worthy.

Some of the pohaku are shaped like natural chairs, or have puka all the way through them, or look like “faces.” Please include pictures of the real natural wonders of these lands, not just the ocean views that can be sold.

If amazing natural lava formations like those found in Wailea 670 were located in a public park, they would be considered valuable resources. That value shouldn’t be dismissed just because they are on private land. If these formations are lost to make a private golf course, we will all lose something very unique. The EA should document these natural and cultural features and discuss how they will be preserved.

Site Photos need to show more sides of the land.

The Site Photographs in figure 4 should include more images and include scenes that acknowledge the many amazingly beautiful native plants that live in the area.

The area in picture number 3. labeled “buffelgrass’ for example probably has native pili grass intermixed. There are a number of meadows across Wailea 670 that have abundant pili grass and this fact shouldn’t be hidden or downplayed.

The Honua’ula cultural advisors said in section 4.that they want to see as many of the native plants as possible left undisturbed. This EA should celebrate that fact that 18 species of native plants, some very rare and beautiful, currently live on this land and need to be protected. We need to have pictures that show the real story so the Planning Commission can make a sound recommendation and sensible mitigations.

Picture number 4 gives another opportunity for more education. Some of the “dirt roads’ that go through the project area have been in use for more than fifty years and are protected as historic roads. The Kanaio-Kalama Park road shown on fig 3 (the tax key map) is one such road. Its existence and history should be noted and discussed in the EA along with plans for preservation.

The many sections of traditional stepping stone trails across the lava fields of Wailea 670 should be mapped and protected to help future generations understand the places where their kupuna walked the land. Only a few of these sections are on the archaeological survey maps yet. Our South Maui Community Plan has a Policy “number f” that speaks to historic roads and trails like these:

“Preserve and restore historical roads and paths as cultural resources and require such resources to be available to the public “

While the EA/EISPN states that the project will be in compliance with the Community Plan, it never discusses the historic roads and trails, but seems to pretend that none exist. Once again, this is a topic where the cultural advisors felt that the way to the ocean and the way to the mountains should remain open.

Save Makena has many young supporters who want to be able to know the actual roads and trails handed down over time. They do not want a substitute trail created where it is convenient, while the authentic ones are destroyed and lost forever, as has happened so many places on Maui. This topic should be clarified in the EA.

Cultural sites

Save Makena has long called for better research and documentation of cultural sites in Wailea 670 and their preservation as a cultural landscape, not in isolated buffer zones on golf courses. We note that a over year has passed since County Council meetings on the project ended and still there is no comprehensive AIS in the EA.

We are also disappointed to see a Cultural Impact statement quoted from that doesn’t even mention all the cultural sites that are known the ahupuaa of Palauea, Pae’ahu and Keauhou. These are the ahupua’a where Wailea 670 lies.

All these local ahupua’a have lots of cultural sites- heiau, mua, ko’a house sites, wells, shrines, burials, and agricultural complexes. Many of the sites in Palu’ea etc. may directly related to those being found in Wailea 670. This must be researched and discussed in the EA so we don’t lose a big part of our history. None of this is even mentioned in the EA or the CIA. Instead there are discussions of Kaupo and Kahikinui (which are not part of the moku of Honua’ula, but have their own moku)

Native plants and creatures

In section 3.6 the native plant habitat is described, but there is no mention there, or anyone else that a beautiful and highly endangered native creature, the Blackburn Sphinx moth, is known to live and breed on the Wailea 670 lands. We have had people come to our Save Makena meetings who have seen the moth in the vicinity.

We have spoken to US Fish and Wildlife Service who explained that the moth has been documented on the land and under federal law, an agreement would need to be reached with the landowners to set up a habitat for it.

It doesn't seem entirely accurate to have the EA state on p. 22 that Honua'ula LLC "voluntarily decided to conserve portions of Honua'ula and attempt propagation of selected remnant native dryland forest plants located onsite.."

The County Council wrote a specific condition (no. 27) that required a preserve to be established. In fact, on p. 23 the language of condition 27 has been selectively edited which has the result of mis-interpreting the intent of the condition. Save Makena Members sat through many years of meetings discussing Wailea 670.

We remember the public meetings and hearings back in 2002 where the plan for Wailea 670 was to move native plants into the gulches. Then later there was an 8-acre preserve proposed. That became a 16 acre preserve and then the County Council passed condition 27 that specified:

27. That Honua'ula Partners, LLC, its successors and permitted assigns, shall provide the report "Remnant Wiliwili Forest Habitat at Wailea 670, Maui, Hawaii by Lee Altenberg, Ph.D.", along with a preservation/mitigation plan, to the State Department of Land and Natural Resources, the United States Fish and Wildlife Service, and the United States Corps of Engineers for review and recommendations prior to Project District Phase II approval. The Maui Planning Commission shall consider adoption of the plan prior to Project District Phase II approval.

Such plan shall include a minimum preservation standard as follows: That Honua'ula Partners, LLC, its successors and permitted assigns, shall establish in perpetuity a Conservation Easement (the "Easement"), entitled "Native Plant Preservation Area", for the conservation of native Hawaiian plants and significant cultural sites in Kihei-Makena Project District 9 as shown on the attached map. The Easement shall comprise the portion of the property south of latitude 20°40'15.00"N, excluding any portions that the State Department of Land and Natural Resources, the United States Fish and Wildlife Service, and the United States Corps of Engineers find do not merit preservation, but shall not be less than 18 acres and shall not exceed 130 acres.

This is a good condition and it makes it clear that state and Federal agencies should be the ones who determine if any of the 130 acres is not needed for native plant and endangered insect habitat. The EA should make this point clear. Letters should be included in the EA from the state and federal wildlife agencies with their comments on the proposed 22-acre preserve. There is no discussion assessing its size and location compared to maps of native plant and insect populations and how it meets condition 27.

Save Makena feels that based on all we know about the extensive native plant areas in Wailea 670, 22 acres is much too small for the plants to survive and flourish. Respected biologist Dr. Angela Kepler wrote an opinion that a much larger area would be needed if the endangered species were to have enough biological diversity.

She also pointed out that watering and fertilizer conditions that suited golf courses and landscaping were often very hard on native species and the landscape plants brought in different diseases and bugs to which native plants had no resistance. Dr Kepler recommended the plants and their natural ecosystem, including even the non-native plants, needed to have a large space to themselves, not be an island in a man-made landscape. None of this important debate is included in the EA.

The EA should report things honestly and reveal that a number of the rarest native plants found in Wailea 670, the 'awikiwiki plant, have already been destroyed through careless grading by previous owners.

The current owner's commitment to native plants also appears shaky when one reads in the sustainable design features section (p.13) a statement like: "where feasible landscaping will include use of drought tolerant/and or slow growing hardy grasses, native and indigenous plants, shrubs , etc..." This is a rather meaningless statement in terms of having any measurable goals for Environmentally Responsible building.

Since Wailea 670/Honua'ula already has 670 acres of native and non-native drought-tolerant landscape with no outside water demand, the EA should assess what portion of that very efficient landscape will be lost to the proposed development and what portion of the project area is expected to utilize native landscape as a mitigation for that loss.

On page 40, the discussion of mitigating increased energy demands lists "energy saving methods and technologies." These are described, but the project makes no commitment to any of them except to say that "they will be "considered." It would not appear that "considering" any of these methods etc would qualify as any kind of mitigation at all. A mitigation is an action.

On p. 44 the mitigation for increased need for police services is a contribution towards the new police station. We have heard police representatives testify that a large subdivision like Wailea 670 increases the need for more police officers, as well as more station space. The EA should discuss how many more officers are needed at what buildout levels and whether the development will generate enough revenues to meet that need.

Save Makena would ask the officials and agencies reviewing this document to have it reissued with more in depth information and honest discussion of the actual impacts to existing resources.

This would include looking at some alternative designs for the project itself. The impacts associated with the proposed offsite affordable housing in north Kihei should also be discussed in the EA.

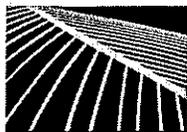
Mahalo for a chance to comment.

Elle Cochran

Member Save Makena.org

55 N. Market St. Suite # A-5

Wailuku, HI. 96793



PBR HAWAII & ASSOCIATES, INC.

March 9, 2010

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SUBJECT: HONUA‘ULA ENVIRONMENTAL ASSESSMENT/ ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

Dear Ms. Cochran:

Thank you for your letter dated November 13, 2009 regarding the Honua‘ula Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your concerns.

The EISPN was a written evaluation to determine whether Honua‘ula may have a significant environmental effect and was intended for the purpose of seeking comment on the proposed scope of the forthcoming Draft Environmental Impact Statement (EIS). The Draft EIS will be the full disclosure document and will be prepared in conformance with State of Hawaii EIS laws (Chapter 343, Hawaii Revised Statutes (HRS)) and rules (Chapter 200, Hawaii Administrative Rules (HAR)). Specifically the Draft EIS will be prepared according to the content requirements for a draft EIS specified in Section 11-200-17, HAR and it will contain technical studies as appendices. It will also address compliance with Honua‘ula’s Change in Zoning conditions, as provided in County of Maui Ordinance No. 3554.

Technical studies provided in Draft EIS will include, among other studies, a:

- Botanical Survey
- Wildlife Survey
- Conservation and Stewardship Plan
- Archaeological Inventory Survey
- Cultural Impact Assessment
- Cultural Resources Preservation Plan
- Traffic Impact Analysis Report
- Economic Impact Analysis and Public Costs/Benefits Assessment.

Wording of Draft EIS. We hope you find that the Draft EIS describes the land and its resources respectfully.

Wiliwili Trees. Regarding your concern about native wiliwili trees, the Draft EIS will include discussion on these trees as well as other native and non-native plants on the property. The Botanical Survey, included as an appendix, will include more in-depth discussion.

Lava Rock. Regarding lava rock and other features, a principal design and planning goal is to preserve defining features of Honua‘ula as much as possible. To this extent the Draft EIS

Elle Cochran

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will include Design Guidelines and a Landscape Master Plan, that both call for the integration of lava rock as a defining element of Honua‘ula.

Site Photos. The Draft EIS will include photographs of the property that capture the natural environment and characteristics of the land. Additional photos of botanical and other natural features found on the Property will be included in the various studies contributing to the EIS.

Trails and Roads. The Draft EIS will include discussion on: 1) steppingstone trail segments within the property; 2) the Kanaio-Kalama road; and 3) recommendations from the Cultural Impact Assessment regarding traditional native Hawaiian mauka-makai access trails (*ala i ke kai* (pathway to the ocean) and the *ala i ke kula* (pathway to the uplands)).

Cultural Resources. The Draft EIS will contain an Archaeological Inventory Survey, a Cultural Impact Assessment, and a Cultural Resources Preservation Plan, which provides specific preservation and mitigation measures based on community input and the findings of the Cultural Impact Assessment and Archaeological Inventory Survey. The Cultural Impact Assessment and Cultural Resources Preservation Plan provide historical accounts of the Honua‘ula moku and discussion on each of the ahupua‘a that span the property. The Archaeological Inventory Survey identifies archaeological sites such as the steppingstone trail segments, multiple stone feature complexes, and historic rock walls; however no heiau, hale mua, shrines, or burials have been identified on the property.

Native Plants and Creatures. Several wildlife surveys of the property have been conducted since 1988, with the most recent completed in 2009. Although not found in previous surveys, evidence of the endangered Blackburn’s sphinx moth (*Manduca blackburni*) was found within the Property in the most recent survey. The Draft EIS will include discussion regarding the Blackburn’s sphinx moth and propose appropriate mitigation measures, including a multi-species Habitat Conservation Plan (to also include the candidate endangered ‘āwikiwiki plant) prepared under Section 10(a)(1)(B) of the Endangered Species Act and in collaboration with DLNR and USFWS. The Draft EIS will include the most recent wildlife survey.

Honua‘ula Partners, LLC will comply with County of Maui Ordinance No. 3554 Condition 27 regarding providing a Native Plant Preservation Area. The proposed size and location of the Native Plant Preservation Area are based, in part, upon a vegetation density analysis conducted by SWCA Environmental Consultants to aid in defining areas where preservation could be most effective. The Native Plant Preservation Area encompasses a contiguous 22-acre portion of the property south of latitude 20°40’15.00”N with the highest densities of selected endemic/native plants having high conservation priority. The size and location of the Native Plant Preservation Area are also based upon scientific research that suggests even small restoration efforts can help provide habitat for native species when managed in combination with regional preserve areas. As such Honua‘ula’s Native Plant Preservation Area must be considered in the context of the significant conservation efforts already in existence in South Maui such as the ‘Auwahi (10 acres) and Pu‘u o Kali (236 acres) Forest Reserves and the Kanaio (876 acres) and ‘Ahihi-Kina‘u (1,238 acres) Natural Area Reserves.

In addition to the Native Plant Preservation Area, which will be established through a conservation easement, Honua‘ula Partners, LLC will provide additional areas for the protection of native plants. Altogether, 143 acres are proposed for the preservation, conservation, propagation, and management of native plant species at Honua‘ula. These conservation measures, including the size of the Native

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Plant Preservation Area easement, will be subject to concurrence by the State Department of Land and Natural Resources, the U.S. Fish and Wildlife Service, and the United States Corps of Engineers.

The Draft EIS will also contain a Conservation and Stewardship Plan that sets forth proactive stewardship actions to manage the Native Plant Preservation Area and other native plant areas.

Energy Demands. Honua'ula Partners, LLC is committed to limiting the environmental impact of Honua'ula by reducing energy consumption. As will be discussed in the Draft EIS, all energy systems for all residential units will meet all applicable ENERGY STAR requirements established by the EPA in effect at the time of construction. All homes will be equipped with a primary hot water system at least as energy efficient as a conventional solar panel hot water system and other energy-saving concepts and devices will be encouraged in the design of Honua'ula. Design standards will also specify low-impact lighting and encourage energy-efficient building design and site development practices.

Public Services. The Draft EIS will include an Economic Impact Analysis and Public Costs/Benefits Assessment. Honua'ula will contribute to increased State and County revenues in the form of increased property taxes, general excise taxes, and increased income taxes from increased employment. Should the State and County choose to allocate these additional tax revenues to fund more services to protect public health, welfare, and safety, any cost to the public that may result will be effectively minimized. Honua'ula will also contribute significantly to the provision of public services by directly providing:

- \$5,000,000 to the County for the development of the South Maui Community Park and a in-lieu cash contribution to satisfy the park assessment requirements under Section 18.16.320, MCC (currently set at \$17,240 per residential unit) in addition to providing parks within Honua'ula that are open to the public but privately maintained;
- \$3,000 per dwelling unit (totaling \$3.45 million) to the Department of Education for schools serving the Kihei-Mākena Community Plan area;
- Two acres of land to the County of Maui for the development of a fire station; and
- \$550,000 to the County for the development of a police station in South Maui.

We will include Save Mākena as a consulted party and provide you with a copy of the Draft EIS when it is available.

Thank you for reviewing the EA/EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

Sierra Club Maui Group
PO Box 791180
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November 16, 2009

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Re: Honua'ula EA\EISPN

Dear Mr. Schnell,

Thank you for the opportunity to review this document. We would request to continue being a consulted party in this process. We would also request that your firm and your client, Honua'ula LLC clarify to agencies and the public if this document is meant to be a Draft EA? It appears to be the same as the earlier EISPN that was released earlier this year.

Sierra Club Maui Group is a branch of the nation's oldest environmental education and advocacy organization, founded by John Muir in 1892. The Maui Group has been established over 30 years, since 1976. In that time Maui group volunteers have read and commented on over one hundred environmental documents. We wish to offer the following comments:

ADEQUACY OF PROPOSED EA/EISPN

Based upon our long organizational experience and in consultation with Hawaii Revised Statutes and Hawaii Administrative Rules, we would request that the applicant withdraw this document and replace it with an actual Draft EA which follows the requirements of HAR 11-200-9 B. Section 4, 5, and 7, and 11-200-11.2. These rules require that the EISPN be filed with a supporting final environmental assessment report. The document entitled EA/EISPN does not meet the standards required of an FEA.

The OEQC, which is responsible for administering the state's environmental review process has a list of requirements that must be met in the completion of environmental documents. This document lacks important information to meet the requirements of either an EA or an EISPN. This information includes comment letters from agencies and community groups during early consultation process, a discussion of project funding and, in the case of a Draft EA, a specific description of anticipated actions, impacts and mitigations.

It would appear that this project may be trying to avoid any level of disclosure that would reveal the need for environmental review based upon more conditions than the two

mandated triggers listed. Construction of a private wastewater plant and use of state or county land are certainly undeniable triggers for an EIS. A factually accurate EA which disclosed the many new discoveries and changing conditions surrounding the project, would rightfully conclude that the level of investigation needed to examine the possible impacts would trigger EIS review.

An EA would need to assess the impacts of these new aspects of this 20-year old project:

- 1) A growing number of significant archaeological sites, when none were formerly acknowledged.
- 2) A change in the project's anticipated water supply from public to private, the addition of off site wells and possible need for a desal facility
- 3) New documentation indicating the land serves as habitat area for 24 native plants, some very rare, and a number of native insects, including one endangered species (Manduca, Blackburn Sphinx moth) and several candidates for federal threatened species ('awikiwiki and Maiapilo plants)
- 4) Increased information regarding impairment of nearshore marine waters down slope from the project
- 5) Presence of historic roads and trails onsite, never before acknowledged.
- 6) Change from public to private wastewater disposal
- 7) The inclusion of off site housing in a specific North Kihei industrial site to satisfy a portion of affordable housing requirements.

Adequacy of Topics Reviewed in the EA

The EA gives inadequate and sometimes even inaccurate information in a number of areas required by the HRS Ch 343 process to be reviewed and assessed. Detailed remarks will be reserved for the actual Draft EA when it is released, as we trust it will be.

Cultural Resources

There remain many more cultural sites to be documented in the rugged landscape of Palau'ea, Keauhou and Pae'ahu also known as Wailea 670/Honua'ula. The 22 acre Palau'ea Cultural Preserve and its four heiau/shrines and more than 250 cultural features, located immediately downhill from the project area, is not even discussed in the EA. Nor is it referred to in the fragments of the project's CIA that are quoted in the EA. This is a huge gap in cultural review.

A number of cultural site clusters, with over a hundred features, were documented in Palau'ea and Keauhou in the 1990's by Gosser et al before construction of the Wailea Emerald and Gold golf courses that border the proposed project. These site clusters included agricultural and habitation complexes (one with more than 50 features), multiple burials, terraces, ceremonial sites, cave shelters, pathways and major boundary walls. Some of these sites continued mauka into Wailea 670 lands.

In the makai portion of Pae'ahu ahupua'a (Wailea) over 300 burials have been documented and numerous other features have been recorded such as the Wailea Point complex. Carbon dates show continuous use of this area from 1300 AD or earlier. The gulches that terminate at the sea along the wailea coast are the same ones which

traverse Wailea 670. Very little effort appears to have been spent surveying the gulches of the project area.

In general, no effort has been made at all by this project to “connect the dots” of the extensive archaeological research that has been done immediately down slope in the same ahupua’a of Pae’ahu, Palau’ea and Keauhou.

In contrast, the nearby Keoneo’io coastline has been the focus of a half dozen cultural studies over the last 80 years. The 2003 National Park assessment report on the area noted:

“Altogether, about 34 individual archeological sites, containing about 1,100 known features, have been recorded within the study area. Nearly all of the recorded sites and features are comprised exclusively of rock construction and occur in complexes of at least eight and as many as 150 features..

Professional archeologists believe that additional more intensive surveys would identify as many as twice the known number of features within the study area.”

Much the same level of site density holds true for the rugged lands of neighboring Makena Resort (where 600 sites with over 1000 features have been documented) and Wailea 670. If a thorough effort can not be made to document the complexes of sites there, at least a large area should be left undisturbed to allow future researchers the opportunity to protect the region’s historical legacy.

Historic Roads and Trails

Sierra Club Maui Group would urge the county Planning commission and county staff to require the applicant to map and identify the many segments of traditional stone trails present in the Wailea 670 property. Any cultural preservation plan should include a complete account of these extremely valuable cultural resources, not just the few fragments that are now recorded. Each survey has revealed more trail segments . Unfortunately, most lie in areas proposed for development, unless a more realistic native plant and cultural preserve area, such as that proposed by the County Council, is set aside.

The historic Kanaio-Kalama park Road pictured in Figure 3 of the EA needs to be acknowledged as a historic road and trail. It was in public use eighty years ago or more, but later appears to have been, rightly or wrongly, subsumed into the private parcels of Wailea 670. The status of this road, should be clarified during the EA process. If it existed and was in public use during the earlier part of the century, should it be preserved, to allow traditional access, regardless of ownership claims?

The road’s history was discussed by local Kupuna Uncle Edward Chang jr. when he testified to the Public Works committee of Maui County Council July, 2, 2001. He stated:

“The road from Kihei to Ulupalakua Junction was rebuilt in WWII. There was never a road, when I was a kid (1930s) from Ulupalakua Junction in Makena to Kalama Park, but there was a trail. And that trail has since been privatized and bought out.”

Flora & Fauna

The EA and every document or study produced to date by the applicant have significantly down played the presence and importance of native plant habitat on the site. A description from a 2003 National Park Service study points out the biological value of a similar a'a lava flow ecosystem a few miles further south along Keoneio bay:

"The study area contains a single site of the extremely rare `Akoko (Chamaesyce celastroides) Coastal Dry Shrubland community. There is also a very small population of the rare herb `ihi (Portulaca villosa) and a large population of the rare mai`apilo shrub (Capparis sandwichiana). The mai`apilo is considered to be rare on the other main Hawaiian islands. Both the native mai`opilo and the native `ili are currently candidate species for endangered status. The presence of rare native plants plus the presence of a very small population of `Akoko may give certain portions of the study area significance in terms of native vegetation at the state level."

The southern portion of Wailea 670/ Honua'ula also has the presence of the very rare 'akoko plant and a very large population (perhaps more extensive than that further south) of the candidate species maiapilo. The report notes the presence of the rare nehe, 'anunu and uhiuhi and the candidate 'awikiwiki, but fails to mention the need for an extensive habitat preserve area.

The EA/EISPN describes the remarkable collection of native plants present on the site as "scattered remnants." The document does not explain that native dryland forests are the most threatened of Hawaiian ecosystems and only exists as "remnants." There is no mention that maiapilo, abundant and healthy throughout the southern 200 acres of the project area, is now so rare on every other Hawaiian Island that it is proposed as a candidate for federal listing.

The northern portion of Wailea 670 also has some documented native species, such as pili grass and possibly more. What appears very clear is the need to not just list the number of past studies conducted as proof that biological resources have been well documented. In truth, these past studies left most of the resources undocumented. Instead, the EA should include a far more thorough review of the rugged area, to accord it the full biological value and protection it deserves.

As a comparison, Kaloko/Honokohau National Historic Park, which had extensive plant studies done in the mid 1990's, has a very similar species mix of introduced aliens (69%) and native dryland forest (29%) species plants. While 24 native species have been recorded thus far at Wailea 670, mostly in the southernmost 200 acres, the more thorough National Park studies documented 42 species of indigenous and endemic plants in the 1160-acre Kaloko park.

If Wailea 670 were public land, it is likely that large areas of it would be proposed for critical habitat and native species recovery management. The fact that it is private land, should not diminish its biological value. In the light of what is currently known, a minimum of 130 acres of habitat should be preserved for native flora and fauna, including the endangered manduca. The 22 acres proposed would condemn hundreds of healthy native wiliwili, maiopilo and other plants to destruction or severe habitat degradation.

Drainage

We have never reviewed an acceptable EA which gave no figures for pre and post development runoff volumes. This EA has no data on this critical topic.

The Master Drainage Plan required by conditions of rezoning should be included in the EA. Drainage plans are usually theoretical documents formulated by engineers in faraway offices who have very little contact with the land. To avoid poor choices, nearby residents who observe drainage patterns as they occur everyday should be given as much opportunity as possible to review plans and comment. The EIS process will give them one opportunity only.

The lands of Wailea 670 are steep with numerous well incised, bluerock lined gulches. There is plenty of evidence that large amounts of water are periodically carried through the gulches. In the southern portion of the land there are historic dams and diversion features made of concrete to divert gulch flows into storage areas, presumably for livestock. None of these features are discussed in cultural /historic review documents nor is their existence mentioned in relationship to drainage impacts. Vague references have been made in past presentations about the project to retention basins in existing gulches. The EA should include a geological report on the feasibility of this proposed drainage solution.

Water Supply

The EA/EISPN does not specify how much water the 1150 unit development and golf course is expected to use. Nor does it specify where that water will originate.

The EA/EISPN in Section 4.7.1 describes the public water system which supplies the surrounding neighborhoods, although information supplied is somewhat out of date (e.g. the Hamakuapoko wells are not being proposed for utilization in the Central Maui system.) Under Potential Impacts and Mitigations sections, the EA discusses the existing rezoning conditions it will meet in developing a private water system. No details of the system, impacts or mitigations related to this system are revealed, except to state that a private water company will be formed and will distribute potable and non-potable water.

There is no further analyses of the viability of this brand new private system to meet the needs of 1150 hookups. Will it be sold to a larger utility, managed by homeowners or held and managed by the present ownership partnership?

Comparable, well-established private water delivery systems on Maui do not serve that volume. Kapalua Water Co. serves around 850 residences (only 200 are occupied full time) and two hotels. and Hawaii Water Co, the former Ka'anapali Water Co., serves 700 hookups, including a number of major resorts.

Marine Resources Water Quality

The EA/EISPN should provide actual data on the marine water monitoring program that it was required to undertake. The EA does not reveal the impairment status of the waters down slope of the project. This is key information to be revealed.

The main intention of rezoning condition number 20 was to help improve water quality by tying development impacts and monitoring into the Clean Water Act 303(d) water quality assessment process.

The “no-impact” conclusions regarding land-based impacts to marine water quality presented in Section 3.5.2 should have more extensive data. It defies common sense that the Wailea-Makena area has had natural groundwater with high levels of contaminants seeping into the ocean for the past hundred years or several centuries.

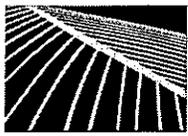
Does the consultant suggest that the region developed its outstanding reef habitat over the last several centuries, reefs and waters renown for their abundant fisheries and sea life, under these conditions?

If the contaminants in groundwater are present, are they really “natural?” Where did they originate, and what can be done to minimize the intrusion of unnatural levels of nitrogen and other chemicals into the groundwater. These are topics that should be discussed in the EA.

Mahalo for the opportunity to offer these comments

Sierra Club Maui Group

Lucienne de Naie, for the Conservation Committee



PBR HAWAII & ASSOCIATES, INC.

March 9, 2010

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Sierra Club Maui Group
c/o Lucienne de Naie
P.O. Box 791180
Pa'ia, HI 96779

SUBJECT: HONUA'ULA ENVIRONMENTAL ASSESSMENT/ ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

Dear Ms. de Naie:

Thank you for your letter dated November 16, 2009 regarding the Honua'ula Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

Adequacy of EA/EISPN

The EISPN was a written evaluation to determine whether Honua'ula may have a significant environmental effect and was intended for the purpose of seeking comment on the proposed scope of the forthcoming Draft Environmental Impact Statement (EIS). Following the EISPN public comment period, Honua'ula Partners, LLC consulted with the Office of Environmental Quality Control (OEQC) to ensure that all applicable statutory and regulatory requirements were fulfilled.

Regarding the EISPN dated March 2009, notice of which was published in the March 8, 2009 Environmental Notice, the OEQC Director stated: "...the published document fulfills all the requirements and components [of] an environmental assessment." Pursuant to the instructions of the OEQC Director, the Maui County Planning Department subsequently submitted an Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN) to OEQC on September 18, 2009.

With respect to your statements regarding alleged deficiencies of the EA/EISPN, please note that the EA/EISPN is a notice document and is intended to set forth the proposed scope of the Draft EIS for the purpose of seeking comment. According to the OEQC, Chapter 343 of the Hawaii Revised Statutes (HRS) and the applicable Hawaii Administrative Rules (HAR) support the functioning of the EISPN as an EA in situations where projects go directly to the more stringent full disclosure requirements of the EIS. This has been a long recognized and established practice in the State of Hawaii. The OEQC stated that in such cases, the fact that the EA/EISPN does not contain every detailed element specified within HRS Chapter 343 for an EA does not take away from the fact that the completed EIS will be a full disclosure document having to comply with the requirements of HRS Chapter 343.

The Draft EIS is the full disclosure document and will be prepared in conformance with State of Hawaii EIS laws and rules (HRS Chapter 343, and Title 11, Chapter 200, HAR). Specifically the Draft EIS will be prepared according to the content requirements for a draft EIS specified in Section 11-200-17, HAR and it will contain technical studies as appendices.

Sierra Club Maui Group

c/o Lucienne de Naie

SUBJECT: HONUA'ULA ENVIRONMENTAL ASSESSMENT/ ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE

March 9, 2010

Page 2 of 3

It will also address compliance with Honua'ula's Change in Zoning conditions, as provided in County of Maui Ordinance No. 3554.

Archaeological and Cultural Resources

The Draft EIS will contain an Archaeological Inventory Survey, a Cultural Impact Assessment, and a Cultural Resources Preservation Plan (CRPP).

Historic Roads and Trails

The Draft EIS will include discussion on: 1) steppingstone trail segments within the property; 2) the Kanaio-Kalama road; and 3) recommendations from the Cultural Impact Assessment regarding traditional native Hawaiian mauka-makai access trails (*ala i ke kai* (pathway to the ocean) and the *ala i ke kula* (pathway to the uplands)).

Flora and Fauna

The Draft EIS will contain botanical and wildlife surveys that list all plant and animal species currently found on the property.

Honua'ula Partners, LLC will comply with County of Maui Ordinance No. 3554 Condition 27 regarding providing a Native Plant Preservation Area. The proposed size and location of the Native Plant Preservation Area are based, in part, upon a vegetation density analysis conducted by SWCA Environmental Consultants to aid in defining areas where preservation could be most effective. The Native Plant Preservation Area encompasses a contiguous 22-acre portion of the property south of latitude 20°40'15.00"N with the highest densities of selected endemic/native plants having high conservation priority. The size and location of the Native Plant Preservation Area are also based upon scientific research that suggests even small restoration efforts can help provide habitat for native species when managed in combination with regional preserve areas. As such Honua'ula's Native Plant Preservation Area must be considered in the context of the significant conservation efforts already in existence in South Maui such as the 'Auwahi (10 acres) and Pu'u o Kali (236 acres) Forest Reserves and the Kanaio (876 acres) and 'Ahihi-Kina'u (1,238 acres) Natural Area Reserves.

In addition to the Native Plant Preservation Area, which will be established through a conservation easement, Honua'ula Partners, LLC will provide additional areas for the protection of native plants. Altogether, 143 acres are proposed for the preservation, conservation, propagation, and management of native plant species at Honua'ula. These conservation measures, including the size of the Native Plant Preservation Area easement, will be subject to concurrence by the State Department of Land and Natural Resources, the U.S. Fish and Wildlife Service, and the United States Corps of Engineers.

The Draft EIS will also contain a Conservation and Stewardship Plan that sets forth proactive stewardship actions to manage the Native Plant Preservation Area and other native plant areas.

Sierra Club Maui Group

c/o Lucienne de Naie

SUBJECT: HONUUA'ULA ENVIRONMENTAL ASSESSMENT/ ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE

March 9, 2010

Page 3 of 3

Drainage

The Draft EIS will include a Preliminary Engineering Report that discusses drainage pre-development conditions, expected post-development conditions, and drainage improvements for post-development runoff. All drainage improvements will be designed in accordance with the County of Maui's "Rules for the Design of Storm Drainage Facilities" so that there will be no increase in the peak rate of storm water runoff leaving the Property compared to existing conditions.

Water Supply

The Draft EIS will include discussion of Honua'ula's water demands and sources.

Marine Resources and Water Quality

The Draft EIS will include a Nearshore Water Quality Assessment and a marine ecological monitoring report in compliance with County of Maui Ordinance No. 3554 Condition 20 to assess current conditions and propose mitigation measures as appropriate. The Nearshore Water Quality Assessment will include the results of water quality monitoring studies conducted for Honua'ula in 2005, 2006, 2008, and 2009 to establish baseline water quality conditions. Honua'ula will also maintain on-going water quality monitoring in compliance with County of Maui Ordinance No. 3554 Condition 20.

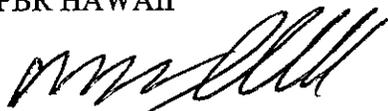
The Draft EIS also will include discussion regarding: 1) the *2006 State of Hawaii Water Quality Monitoring and Assessment Report: Integrated Report to the U.S. Environmental Protection Agency and the U.S. Congress Pursuant to Sections §303(D) and §305(B), Clean Water Act (P.L. 97-117)*; 2) the State Department of Health's compliance with the requirements of Clean Water Act regarding Total Maximum Daily Loads; and 3) Honua'ula's compliance with County of Maui Ordinance No. 3554 Condition 20, which pertains to these issues.

We will include you as a consulted party and provide you with a copy of the Draft EIS when it is available.

Thank you for reviewing the EA/EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

>>> Angelika Hofmann <angelchefsmaui@hotmail.com> 4/2/2009 3:39 PM >>>

Aloha,

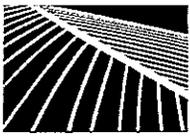
I would like to be a consulted party on the Wailea 670(Honua'ula) EIS.

Mahalo, Angie Hofmann

37 Lana St.

Paia, Hi 96779

808 357-3134



PBR HAWAII

& ASSOCIATES, INC.

March 9, 2010

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DACHENG DONG, LEED® AP
Associate

Angie Hofmann
37 Lana Street
Paia, Hawaii 96779

**SUBJECT: HONUA‘ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Ms. Hofmann:

Thank you for your e-mail dated April 2, 2009 sent to Ann Cua of the Maui Planning Department regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your e-mail.

We will include you as a consulted party and provide you with a copy of the Draft Environmental Impact Statement (EIS) when it is available.

Thank you for reviewing the EISPN. Your e-mail will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua‘ula Partners, LLC

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1905.08 EA EISPN Angie Hofmann 4-2-09

From: Save Makena.org
c/o Angie Hoffman
37 Lana Street
Paia, HI 96779

April 6, 2009

Re: Honua'ula Project (EISPN)

To; Honuaula c/o Goodfellow Brothers, Inc.
P.O. Box 220, Kihei, HI 96753.
Attention: Charlie Jencks Fax: 879-2557

Aloha Mr Jencks

Mahalo for this opportunity to comment. Save Makena.org requests to be a consulted party during the EIS process for Wailea 670/Honua'ula project.

We are requesting that a the Draft EIS address the lack of in depth, specific information that was apparent during the County Council Phase 1 project district review of this project. It was promised that this information would be supplied during Phase II review, which we would assume, includes the proposed DEIS.

Specific information that we would like to see provided are the analyses described in the county's change in zoning ordinance (Title 19 chapter 19..510 MCC)

- 1) Water source, supply and distribution analysis
- 2) Sewage disposal analysis
- 3) Traffic impact analysis
- 4) A complete Archaeological inventory Survey, reviewed and approved by OHA, SHPD, Maui-Lanai Burial council, Maui CRC and lineal descendents of these lands. The AIS should include cultural and historic sites on the proposed project and their relationship to sites on surrounding lands.
- 5) Identification of traditional beach and mountain access trails and additional trails which may be required for public access to the beaches and mountains, and if applicable, preservation/mitigation plan, and comments from the department of Land and Natural Resources and the Office of Hawaiian Affairs;
- 6) Analysis of the secondary impacts of the proposed project on surrounding uses.

We are also concerned that nearly a year has passed since Honua'ula LLC has received rezoning approvals based upon the unilateral conditions adopted by the Maui County council, but it does not appear to be following those conditions in the preparation of its DEIS. The Botanical-Cultural preserve area shown in the

EISPN map appears to ignore condition number 27 which calls for the area of the preserve to be set in consultation with conservation agencies such as USFWS.

We look forward to reviewing the Draft EIS.

Mahalo Nui

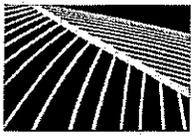
Angie Hoffman
For Save Makena.org

Cc:

County of Maui, Planning Department, 250 South High Street, Wailuku, HI 96793. Jeff Hunt Fax: 270-7634

PBR HAWAII, 1001 Bishop Street, ASB Tower, Suite 650, Honolulu, HI 96813.
Tom Schnell 808 523-1402

State Office of Environmental Quality:
Fax. 586-4186



March 9, 2010

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Save Mākena
c/o Angie Hoffman
37 Lana Street
Paia, Hi 96779

**SUBJECT: HONUUA'ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Ms. Hoffman:

Thank you for your letter dated April 6, 2009 sent to Charlie Jencks of Honua'ula Partners, LLC regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

The Draft Environmental Impact Statement (EIS) will be a full disclosure document prepared in conformance with State of Hawaii EIS laws (Chapter 343, Hawaii Revised Statutes (HRS)) and rules (Chapter 200, Hawaii Administrative Rules (HAR)). Specifically the Draft EIS will be prepared according to the content requirements for a draft EIS specified in Section 11-200-17, HAR and it will contain technical studies as appendices.

The Draft EIS will include:

1. Information regarding Honua'ula's private water system, including information on source, supply, and distribution;
2. Information on Honua'ula's proposed wastewater system;
3. A Traffic Impact Analysis Report;
4. An Archaeological Inventory Survey, Cultural Impact Assessment, and Cultural Resources Preservation Plan;
5. Discussion on: a) steppingstone trail segments within the property; b) the Kanaio-Kalama road; and c) recommendations from the Cultural Impact Assessment regarding traditional native Hawaiian mauka-makai access trails (*ala i ke kai* (pathway to the ocean) and the *ala i ke kula* (pathway to the uplands));
6. An analysis on cumulative and secondary impacts.

Draft EIS will also address compliance with Honua'ula's Change in Zoning conditions, as provided in County of Maui Ordinance No. 3554, including Condition 27, which requires the establishment of a Native Plant Preservation Area subject to concurrence by the State Department of Land and Natural Resources, the U.S. Fish and Wildlife Service, and, and the U.S. Corps of Engineers.

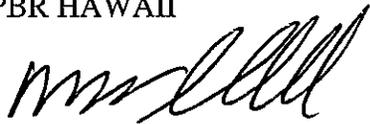
We will include Save Mākena as a consulted party and provide a copy of the Draft EIS when it is available.

Angie Hoffman
SUBJECT: HONUA'ULA ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE
March 9, 2010
Page 2 of 2

Thank you for reviewing the EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII

A handwritten signature in black ink, appearing to read 'Tom Schnell', written in a cursive style.

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

Tom Schell, AICP
Senior Associate
PBR Hawaii & Associate, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813-1402
Fax: (808) 523-1420
E-mail: sysadmin@pbrhawaii.com

Thursday, November 12th, 2009

Re: Comments on Honua'ula Project (EA/EISPN)

Aloha Honua'ula, LLC and Planning Commissioners,

I have testified many times during the Wailea 670 process and appreciate the opportunity to offer comments on this long awaited new environmental document.

Wailea 670 received approval for rezoning in April of 2008. It is 18 months later and the public is being offered an environmental document that is still missing most specific information about what is planned for this land with its natural and cultural treasures.

The EA seems to be the same thing that was issued in March of this year and called an EISPN. It also seems to be avoiding a lot of the same topics that were avoided during the County council rezoning review.

I was hoping that an Environmental Assessment would have revised project maps showing the boundaries of a proposed 130-acre preserve. Instead there's a map that shows a 22-acre preserve surrounded by houses and golf course.

This is not a good idea. It's like a prison area for the plants that were once free to have their seeds and pollen spread over hundreds of acres. There is no explanation about why this location or amount of acres was chosen. Even worse, the EA misquotes the Council's clear condition to have state and federal wildlife experts decide if any land of the proposed 130 acres is not needed. Instead, the landowner is saying only 22 acres is needed. The condition written by the council should be enforced. I was at the meetings. They worked hard on it.

I was hoping there would be a detailed discussion of the water sources for the future houses, businesses and golf course. How will the water be piped in from the new wells north of Maui Meadows we heard about during the council meetings?

Are these wells still the water source? They aren't mentioned. Instead there is discussion of central Maui water from sources like Hamakuapoko wells, The report doesn't mention that these wells are closed. Then there are the Kupa'a wells. According to the Mayor, these wells won't increase water supply, but will spread out the impacts of pumping water from the aquifer. Back to the question: where's the water for this very large development?
This should be explained in the EA.

If the brackish, off sites wells are used, will there be a desal plant? Where will be located? Will it be operated by the homeowners? A private utility? Where does the brine go after the water is filtered? Will there be injection wells? Will the brine affect native plants that are used to a certain natural quality of water? When will any of this information be made public?

Section 3.5.2 discusses marine water quality. There were long discussions at the council on the need to protect the ocean and reefs downslope of Wailea 670 from the increased runoff. The water quality report referred to in the EA discussed tests done in 2005 and 2006. It's almost the end of 2009. Why doesn't the EA refer to any more recent test results?

There is a Environmental Risk Assessment and Integrated Golf Course Management Plan referred to. Why is it not included in the EA? How can residents who have lived in this area for years and know the 'aina comment if they have no idea what is being proposed? This Plan may be good, or it may be full of holes? The proposed plan needs to be easily available. I remember how hard it was for the County Council to get real information about this project. Let's not let this keep happening.

I worked at Ahihi-Kinau NARS and have read about water quality testing. If I read the conclusions of the marine water quality researcher correctly, they're saying that the reason the ocean water at the various test sites off of Wailea-Makena coast have levels of nitrogen and other chemicals that are higher than DOH standards is because all these pollutants were just naturally in the ground water? This conclusion lacks actual data.

The consultant mentioned that "exceedances" also occurred at the test site (Ahihi-Kinau), but gave no details.

Were the exceedances at the test site at the same level as those of other sites? Could the contaminants have drifted down coast into the test site area? Were levels similar at every site? There is no basic data given to let the public know if the consultant is drawing a well-supported conclusion, or just saying what his clients want to hear.

Were the upper elevation ground waters tested to confirm his theory? Why aren't all the results included as part of the EA. Isn't it supposed to show an assessment of the possible impacts backed by facts that can be reviewed and commented on?

Huge gulches run through Wailea 670 land. Several of them have pipes big enough to walk through that carry the runoff under Pi'ilani highway to the existing Wailea golf course. Even now, we have floods and coastal runoff that can occur during heavy rains at Wailea and Palauea beaches. The golf course just can't absorb it all.

Will the proposed detention basins help? There is no mention in this EA of any figures for pre-development and post development discharge of water. Without any information, how can drainage impacts be "assessed?"

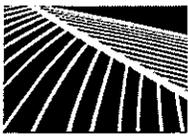
It seems that the EA mostly is just repeating old, possibly outdated information.

I grew up in Kihei. We have heard so many promises of landowners who would build this or that if their project was approved. When I attended Kihei School in the 1980's the owners of Wailea 670 promised they would build a 13 acre Little League field on the Wailea 670 site. All they

wanted was approvals to rezone their land. Lots of kids growing up in South Kihei and Maui Meadows could have enjoyed that field. The former owners got their land use change and made a big profit selling off the land to yet another owner. The kids never got a park or a ball field.

Please, Planning Commissioners who read this EA, don't accept it until it has real facts that can be confirmed and not more vague descriptions and promises with no commitment behind them.

Angie Hofmann
P.O. Box 766
Makawao, Hi 96768
angelchefsmaui@hotmail.com



March 9, 2010

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**SUBJECT: HONUA'ULA ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE**

Dear Ms. Hofmann:

Thank you for your letter dated November 12, 2009 regarding the Honua'ula Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

The EISPN was a written evaluation to determine whether Honua'ula may have a significant environmental effect and was intended for the purpose of seeking comment on the proposed scope of the forthcoming Draft Environmental Impact Statement (EIS). Following the EISPN public comment period, Honua'ula Partners, LLC consulted with the Office of Environmental Quality Control (OEQC) to ensure that all applicable statutory and regulatory requirements were fulfilled.

Regarding the EISPN dated March 2009, notice of which was published in the March 8, 2009 Environmental Notice, the OEQC Director stated: "...the published document fulfills all the requirements and components [of] an environmental assessment." Pursuant to the instructions of the OEQC Director, the Maui County Planning Department subsequently submitted an Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN) to OEQC on September 18, 2009.

With respect to your statements regarding alleged deficiencies of the EA/EISPN, please note that the EA/EISPN is a notice document and is intended to set forth the proposed scope of the Draft EIS for the purpose of seeking comment. According to the OEQC, Chapter 343 of the Hawaii Revised Statutes (HRS) and the applicable Hawaii Administrative Rules (HAR) support the functioning of the EISPN as an EA in situations where projects go directly to the more stringent full disclosure requirements of the EIS. This has been a long recognized and established practice in the State of Hawaii. The OEQC stated that in such cases, the fact that the EA/EISPN does not contain every detailed element specified within HRS Chapter 343 for an EA does not take away from the fact that the completed EIS will be a full disclosure document having to comply with the requirements of HRS Chapter 343.

The Draft EIS is the full disclosure document and will be prepared in conformance with State of Hawaii EIS laws and rules (HRS Chapter 343, and Title 11, Chapter 200, HAR).

Angie Hofmann

SUBJECT: HONUA‘ULA ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE

March 9, 2010

Page 2 of 3

Specifically the Draft EIS will be prepared according to the content requirements for a draft EIS specified in Section 11-200-17, HAR and it will contain technical studies as appendices. It will also address compliance with Honua‘ula’s Change in Zoning conditions, as provided in County of Maui Ordinance No. 3554.

Native Plant Preservation Area. Honua‘ula Partners, LLC will comply with County of Maui Ordinance No. 3554 Condition 27 regarding providing a Native Plant Preservation Area. The proposed size and location of the Native Plant Preservation Area are based, in part, upon a vegetation density analysis conducted by SWCA Environmental Consultants to aid in defining areas where preservation could be most effective. The Native Plant Preservation Area encompasses a contiguous 22-acre portion of the property south of latitude 20°40’15.00”N with the highest densities of selected endemic/native plants having high conservation priority. The size and location of the Native Plant Preservation Area are also based upon scientific research that suggests even small restoration efforts can help provide habitat for native species when managed in combination with regional preserve areas. As such Honua‘ula’s Native Plant Preservation Area must be considered in the context of the significant conservation efforts already in existence in South Maui such as the ‘Auwahi (10 acres) and Pu‘u o Kali (236 acres) Forest Reserves and the Kanaio (876 acres) and ‘Ahihi-Kina‘u (1,238 acres) Natural Area Reserves.

In addition to the Native Plant Preservation Area, which will be established through a conservation easement, Honua‘ula Partners, LLC will provide additional areas for the protection of native plants. Altogether, 143 acres are proposed for the preservation, conservation, propagation, and management of native plant species at Honua‘ula. These conservation measures, including the size of the Native Plant Preservation Area easement, will be subject to concurrence by the State Department of Land and Natural Resources, the U.S. Fish and Wildlife Service, and the United States Corps of Engineers.

The Draft EIS will also contain a Conservation and Stewardship Plan that sets forth proactive stewardship actions to manage the Native Plant Preservation Area and other native plant areas.

Water. The Draft EIS will include information on Honua‘ula’s water system, including information on source, supply, and distribution. Honua‘ula Partners, LLC will comply with County of Maui Ordinance No. 3554 Condition 1 by providing a private water system.

Marine Water Quality. The Draft EIS will include a marine water quality study and a marine ecological monitoring report in compliance with County of Maui Ordinance No. 3554 Condition 20 to assess current conditions and propose mitigation measures as appropriate. The marine water quality study will include the results of water quality monitoring studies conducted for Honua‘ula in 2005, 2006, 2008, and 2009 to establish baseline water quality conditions. The results of the marine water quality study and evaluation of the potential changes to groundwater composition indicate that there is little or no potential for alteration of the marine environment or negative impacts to marine waters due to Honua‘ula. Honua‘ula will also maintain on-going water quality monitoring in compliance with County of Maui Ordinance No. 3554 Condition 20.

Golf Course. The Draft EIS will include a Best Management Practices document for the Honua‘ula Golf Course which will contain discussion of chemicals used to fertilize the golf

Angie Hofmann

SUBJECT: HONUA'ULA ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
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Page 3 of 3

course, potential impacts to ground and ocean waters, grounds maintenance, and proposed mitigation measures.

Drainage. The Draft EIS will include a Preliminary Engineering Report that discusses drainage pre-development conditions, expected post-development conditions, and drainage improvements for post-development runoff. All drainage improvements will be designed in accordance with the County of Maui's "Rules for the Design of Storm Drainage Facilities" so that there will be no increase in the peak rate of storm water runoff leaving the Property compared to existing conditions.

Little League Field. In compliance with County of Maui Ordinance No. 3554 Condition 10, in-lieu of the dedication of a Little League Field, Honua'ula Partners, LLC will contribute not less than \$5,000,000 to the County for the development of the South Maui Community Park.

We will include you as a consulted party and provide you with a copy of the Draft Environmental Impact Statement (EIS) when it is available.

Thank you for reviewing the EA/EISPN. Your e-mail and letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

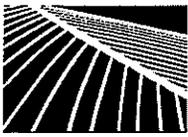
cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

>>> Claire Jordan <clarojane@yahoo.com> 4/6/2009 7:42 PM >>>

Dear Sir, Please include me as a consulted party in the EIS process regarding Wailea 670. It is crucial that a meaningful study be conducted in respect to traffic, water, protection of existing historic roads and trails, native plants and cultural sites, adequate buffers from Maui Meadows, impact to beaches and compliance with Kihei- Makena community Plan policies before this precious area is destroyed.

Regards, Claire

All the worlds problems can be solved in a garden.



PBR HAWAII
& ASSOCIATES, INC.

March 9, 2010

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Tel: (808) 521-5631
Fax: (808) 535-3163

Claire Jordan
63 Olinda Rd.
Makawao, HI 96768

**SUBJECT: HONUA'ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Ms. Jordan:

Thank you for your e-mail dated April 6, 2009 sent to Ann Cua of the Maui Planning Department regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

The Draft Environmental Impact Statement (EIS) will address issues related to traffic, water, protection of historic trails, native plants, cultural sites, adequate buffers from Maui Meadows, marine water quality, and compliance with the Kihei-Makena Community Plan, among other issues.

We will include you as a consulted party and provide you with a copy of the Draft EIS when it is available.

Thank you for reviewing the EISPN. Your e-mail will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

1905.08 EA EISPN Claire Jordan

To whom it may concern,

I would like to be consulted about Wailea 670 development. I am concerned about

1. The chain of ownership that was not produced for the county council.
2. Land ownership is still being questioned by Kanaka landowners.
3. Golf course is planned on cultural sites. Inadequate archeological reporting and preservation of cultural and wildlife are also part of this concern.
4. Inadequate benefit to the local population with this development.

Mahalo
Clare Apana
Clare Apana

260 Halenani Dr

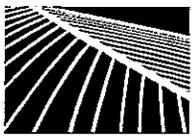
Wailuku, HI 96793

ph 242-4189

Project Applicant (Goodfellow Bros c/o Charlie Jencks) Charlie Jencks
Fax: 879-2557

with copies to:

County of Maui Planning Dept: Jeff Hunt, Planning Director "Jeff Hunt"
Fax: 270-7634



March 9, 2010

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Clare Apana
260 Halenani Drive
Wailuku, HI 96793

**SUBJECT: HONUUA'ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Ms. Apana:

Thank you for your letter dated April 9, 2009 faxed to Charlie Jencks of Honua'ula Partners, LLC regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

The Draft Environmental Impact Statement (EIS) will address issues related to, preservation of archaeological and cultural resources, wildlife, and benefits to the surrounding community, among other issues.

Regarding land ownership, the Honua'ula Project District Phase II application will include a property deed that shows that Honua'ula Partners, LLC is the legal property owner.

We will include you as a consulted party and provide you with a copy of the Draft EIS when it is available.

Thank you for reviewing the EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

1905.08 EA EISPN Clare Apana

Wailea 670 EIS

>>> "Dale" <dakinedale@aol.com> 4/7/2009 11:58 AM >>>
Project Name: Honua'ula

Location: Wailea, Kehei-Makena, Maui

To Those This May Concern,

I would like to be a consulted party concerning Honua'ula Project, aka; Wailea 670 and any future plans concerning the southwest slopes of Haleakala that include all lands in the "modern district of Makawao".

I have concerns in regards to the current proposal for the area known as the Honua'ula Project and those are as follows.

To insure the integrity of all future planning for the areas of Maui County the projects should be generated by the inhabitants of Maui and not off island investors, land speculators and profiteers who's interests continue to destroy the natural habitat, both land and sea, for profit.

As stated in the "project" proposal the water to be used to mitigate dust during the early phases of construction will be "effluent" or grey water that will contribute to algae blooms once it enters the ocean after heavy seasonal rain run off having a devastating effect on Maui's reef system.

If housing is actually warranted then affordable housing is what should be built and not the expensive and exclusive dwellings as described in the proposed project. There is no need for more golf courses that actually strain the natural environment because of the use of fertilizers, pesticides, herbicides, etc.. There is the constant use of power equipment for the maintenance of the golf course grounds and landscaped dwellings that include diesel tractors, lawn mowers, ATV's (all terrain vehicles), leaf blowers, weed trimmers and petroleum based equipment to spray pesticides and herbicides. This constant use of power equipment not only contributes to air pollution but adds to the oil dependency we are trying to avoid.

The parks and "quasi public areas" as mentioned are inside the exclusive communities and are only available to the owner/inhabitants of those gated communities. It appears the term "quasi public" areas refers to facilities such as a fire station, water pumping or electric generating facility and would not actually be open for public use.

Waste water facilities need to be built prior to any dwelling construction begins and should be adequate enough for future development and built in a fashion to avoid any overflow issues during heavy seasonal rain fall. Once constructed to strict standards and guidelines the facilities should be turned over to the County.

The existing road system to access the beaches from Puu'oli to La Perouse is perfect and would remain so without the future over crowding recommendations set forth by land speculators and developers. But if the roads are to be widened to allow for more traffic and congestion as suggested by the project plans the need for wildlife corridors or tunnels under the busy highways should be installed at the time of construction. The Island feel of Maui's beaches will be lost forever once this development expansion begins and tourism will decline.

There is not enough reef health data accumulated to do any future comparison analysis. There are no solid "baseline" studies for comparison and those should be started before any new development begins.

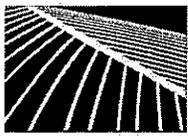
Since there is a "paucity" of rules for perserving Hawaiian Cultural Resources the concensus is that the "project" should be stopped until specific and strict guidlines are established before the undertaking begins. Under the conditions set forth to develope a comprehensive plan for the "preservation and interpretation of cultural resources in the project area" the plan should include minimizing the number and types of homes constructed and include downsizing the size of the project area. The number and types of homes for the project area could be 500 affordable houses to facilitate the labor force needed for the existing Makena area resorts, golf course communities and beach facilities. This would shorten the commute miles and times for the exisiting work force and hopefully remove some highway traffic from the outlying areas and lessen fuel consumption and dependency on imported oil.

There is an existing dormant golf course mauka from Puu Olai that is an area disturbance that may or may not have had the proper EIS completed before the golf cart paths, restrooms, sand traps and other ground disturbances had been completed. Is this the golf course mentioned in the Honua'ula Project proposal or an extension or addition to the proposed golf course?

These are just a few of my concerns as I notice the entire area has already been divided into future projects by Ainamua Corp., Hailea Resort Corp. Ltd., Maui Prince and Dowling Corp. Please add my name and concerns to the public imput and comments.

Thank you and sincerely,

Dale Deneweth
Box 1236
Wailuku, HI. 96793



PBR HAWAII & ASSOCIATES, INC.

March 9, 2010

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President

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Tel: (808) 521-5631
Fax: (808) 535-3163

Dale Deneweth
Box 1236
Wailuku, HI 96793

SUBJECT: HONUA‘ULA ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

Dear Mr. Deneweth:

Thank you for your e-mail dated April 7, 2009 sent to Jeff Hunt of the Maui Planning Department regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your comments.

Dust Control with Non-Potable Water. County of Maui Ordinance No. 3554 (Condition 15), requires the use of non-potable water or effluent for dust control and states that this water may be obtained from the Kihei Wastewater Reclamation Facility. Honua‘ula Partners, LLC will comply with all conditions required under County of Maui Ordinance No. 3554. In addition, measures to control fugitive dust during construction will comply with the provisions of Chapter 11-60.1-33, Fugitive Dust, Hawaii Administrative Rules (HAR).

Marine Water Quality and Coral Reefs. The Draft EIS will include a marine water quality study and a marine ecological monitoring report in compliance with County of Maui Ordinance No. 3554 Condition 20 to assess current conditions and propose mitigation measures as appropriate. The marine water quality study will include the results of water quality monitoring studies conducted for Honua‘ula in 2005, 2006, 2008, and 2009 to establish baseline water quality conditions. The results of the marine water quality study and evaluation of the potential changes to groundwater composition indicate that there is little or no potential for alteration of the marine environment or negative impacts to marine waters due to Honua‘ula. Honua‘ula will also maintain on-going water quality monitoring in compliance with County of Maui Ordinance No. 3554 Condition 20.

Affordable Housing. Honua‘ula will include workforce affordable homes in compliance with Chapter 2.96, Maui County Code (MCC) (Residential Workforce Housing Policy).

Golf Course. The Draft EIS will include a Best Management Practices document for the Honua‘ula Golf Course which will contain discussion of chemicals used to fertilize the golf course, potential impacts to ground and ocean waters, grounds maintenance, and proposed mitigation measures. In response to your question regarding the existing golf course mauka of Pu‘u Ōla‘i, the Honua‘ula golf course will be a new and separate course.

Dale Deneweth

SUBJECT: HONUUA'ULA ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE

March 9, 2010

Page 2 of 2

Parks and Public Facilities. Honua'ula will six acres of private parks and 84 acres of open space. The private parks will be open to the public and privately maintained. Overall, Honua'ula will not be a gated community; however some individual neighborhoods may be gated if the residents of the individual areas choose so.

Wastewater Facilities. The Draft EIS will include discussion on Honua'ula's wastewater system. Honua'ula Partners, LLC will either: 1) transport wastewater to the Mākena Wastewater Reclamation Facility (WWRF) for treatment; or 2) develop, maintain, and operate a private on-site WWRF. Sufficient golf course land is available within both Honua'ula and the Mākena Resort to reuse 100 percent of the recycled water for irrigation. Wastewater system design, and construction, and operation will be in accordance with State and County standards.

Traffic. The Draft EIS will include a Traffic Impact Analysis Report (TIAR), which will contain information regarding existing traffic conditions, projected future conditions, and proposed mitigation measures. One objective of Honua'ula is to provide homes near regional employment centers, thereby decreasing commuting time and increasing quality of life

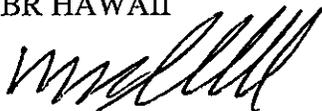
Cultural Resources. The Draft EIS will contain a Cultural Resources Preservation Plan (CRPP). The CRPP was prepared in consultation with Hawaiian groups and other interested parties and includes recommendations for the protection of cultural and archaeological resources on the property.

We will include as a consulted party and provide you with a copy of the Draft EIS when it is available.

Thank you for reviewing the EISPN. Your e-mail will be included in the Draft EIS.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

March 31, 2009

**To: Honua'ula, LLC.: Fax (808) 879-2557
and PBR HAWAII: Fax (808) 523-1402
and The County of Maui Planning Department (808) 270-7634**

**From: Daniel K. Kanahale
PO Box 648
Kihei, HI 96753
Phone: (808) 879-2239**

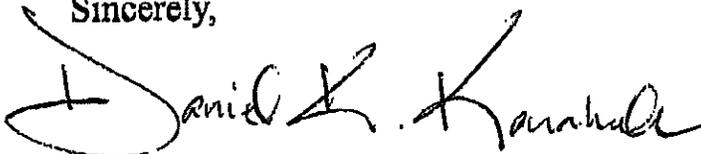
RE: Comments on Honua'ula Environmental Impact Statement date March 2009

To Whom It May Concern:

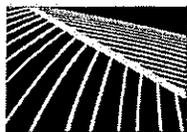
I am concerned that the Honua'ula Environment Impact Statement (EIS) dated March 2009 does not adequately address many issues affecting the South Maui District, i.e., water, native plant and cultural site preservation, community and traditional access, and etc..

As a concerned citizen living adjacent to the proposed project area, I would like to be a consulting party to the Honua'ula EIS process.

Sincerely,

A handwritten signature in black ink that reads "Daniel K. Kanahale". The signature is written in a cursive style with a large, looping initial "D".

Daniel K. Kanahale



PBR HAWAII & ASSOCIATES, INC.

March 9, 2010

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Chairman Emeritus

Daniel K. Kanahale
P.O. Box 648
Kihei, HI 96753

SUBJECT: HONUUA‘ULA ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

Dear Mr. Kanahale:

Thank you for your letter dated March 31, 2009 regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your comments.

ASSOCIATES

TOM SCHNELL, AICP
Senior Associate

RAYMOND T. HIGA, ASLA
Senior Associate

KEVIN K. NISHIKAWA, ASLA
Associate

KIMI MIKAMI YUEN, LEED® AP
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SCOTT ALIKA ABRIGO, LEED® AP
Associate

SCOTT MURAKAMI, ASLA, LEED® AP
Associate

DACHENG DONG, LEED® AP
Associate

The EISPN was a written evaluation to determine whether Honua‘ula may have a significant environmental effect and was intended for the purpose of seeking comment on the proposed scope of the forthcoming Draft Environmental Impact Statement (EIS). The Draft EIS will be the full disclosure document and will be prepared in conformance with State of Hawaii EIS laws (Chapter 343, Hawaii Revised Statutes (HRS)) and rules (Chapter 200, Hawaii Administrative Rules (HAR)). Specifically the Draft EIS will be prepared according to the content requirements for a draft EIS specified in Section 11-200-17, HAR and it will contain technical studies as appendices. It will also address compliance with Honua‘ula’s Change in Zoning conditions, as provided in County of Maui Ordinance No. 3554.

The Draft EIS will address issues related to water, native plants, cultural sites, and traditional access, among other issues.

We will include you as a consulted party and provide you with a copy of the Draft EIS when it is available.

Thank you for reviewing the EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua‘ula Partners, LLC

1905.08 EA EISPN Daniel Kanahale

**TO: Mr. Charlie Jenks, c/o Goodfellow Brothers, Inc.
Mr. Jeff Hunt, Maui Planning Department
Mr. Tom Schnell, PBR HAWAII**

**From: Dick Mayer
1111 Lower Kimo Drive Kula, HI 96790
Tel 808-878-1874 email: dickmayer@earthlink.net**

**RE: Comments on the HONUALA (Wailea 670) EA-EISPN:
http://oeqc.doh.hawaii.gov/Shared%20Documents/EA_and_EIS_Online_Library/Maui/2000s/2009-10-08-MA-EA-EISPN-Honuuala.pdf**

**Applicant: Honuaula c/o Goodfellow Brothers, Inc., Charlie Jencks, 879-5205
Accepting Authority: County of Maui, Planning Dept, Jeff Hunt
Consultant: PBR HAWAII, Tom Schnell, 521-5631**

My comments are very brief, but demand a response in the Environmental Review which must include a complete and accurate description of the location of the water sources and the water transmission lines for this whole project.

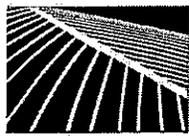
Previous information located the sources as being just north of the Maui Meadows subdivision. If this is the case, there must be a map and description of the water transmission lines from the well(s) to the Honuuala (Wailea 670) project.

The transmission lines are NOT legally allowed to pass through any part of the Upcountry (Makawao-Pukalani-Kula) Community Plan District and then back into the South (Kihei-Makena) Community Plan District. This is based on requirements contained on Page 36 of the Upcountry Plan.

- 4. Restrict the use of any water developed within or imported to the Upcountry region to consumption within the Upcountry region, with exception provided for agricultural use.**

If the water transmission line was to go mauka of the Maui Meadows sub-division, it would be passing through the Upcountry District and then back into the South Maui District. The County previously attorney ruled that "illegal."

I was the Vice-Chair of the Upcountry Community Plan Advisory Committee and understand the intent and the legal interpretation that has been given to the above referenced policy.



PBR HAWAII

& ASSOCIATES, INC.

March 9, 2010

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tel: (808) 521-5631
fax: (808) 535-3163

Dick Mayer
1111 Lower Kimo Drive
Kula, HI 96790

**SUBJECT: HONUA'ULA ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE**

Dear Mr. Mayer:

Thank you for your e-mail dated November 15, 2009 regarding the Honua'ula Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

The Draft EIS will include information regarding Honua'ula's off-site wells, which are within an area north of Maui Meadows below the 600 foot contour and within the Kīhei-Mākena Community Plan region. The Draft EIS will also include maps showing: 1) the location of Honua'ula's off-site wells; and 2) waterlines necessary to convey water to Honua'ula. Honua'ula's water system will be in accordance with Department of Water Supply standards and all applicable community plans.

Thank you for reviewing the EA/EISPN. Your e-mail will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

1905.08 EA EISPN Dick Mayer

>>> <DrLeisure1@aol.com> 4/6/2009 6:12 AM >>>

Dear Sir: I would like to be a consulted party in the EIS process for the 670 project and have emailed to all three addresses below my contact information which also appears below:

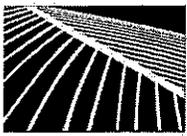
Charlie Jencks: [_Charlie@GBIMAUI.COM_](mailto:Charlie@GBIMAUI.COM) (mailto:Charlie@GBIMAUI.COM)

Jeff Hunt, Planning Director: [_Jeff.Hunt@co.maui.hi.us_](mailto:Jeff.Hunt@co.maui.hi.us)
(mailto:Jeff.Hunt@co.maui.hi.us)

Office of Environmental Quality: [_oeqc@doh.hawaii.gov_](mailto:oeqc@doh.hawaii.gov)
(mailto:oeqc@doh.hawaii.gov)

George R. Harker
Dr. Leisure
PO Box 1137
Kihei, HI 96753

808-298-5399
DrLeisure1@aol.com
DrLeisure.com



PBR HAWAII & ASSOCIATES, INC.

March 9, 2010

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George R. Harker
"Dr. Leisure"
P.O. Box 1137
Kihei, HI 96753

SUBJECT: HONUUA'ULA ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

Dear Mr. Harker:

Thank you for your e-mail dated April 6, 2009 sent to Charlie Jencks of Honua'ula Partners, LLC regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to you.

We will include you as a consulted party and provide you with a copy of the Draft Environmental Impact Statement (EIS) when it is available.

Thank you for reviewing the EISPN. Your e-mail will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

1905.08 EA EISPN George Harker

Mr. Tom Schnell, AICP
Senior Associate
PBR Hawaii & Associate, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813-1402

11/13/2009

Re: EIS on Wailea 670

Dear Mr. Schnell:

I submit the following as a native of the Island of Maui and Vice-President of Maui Unite:

At last we have an EIS but it is generally lacking in several respects. For one, it doesn't conform with state environmental laws. (Sec. 343-5(a) HRS, & Sec. 11-200-9, HAR).

The scope of the discussion in the EA is too narrow to permit a sufficient assessment of the environmental impacts of this project on South Maui's people and resources. Instead of assessing environmental impacts now in the EA it describes conditions that will be discussed later on in the draft EIS. It is also missing required information such as letters from consulted agencies and parties, studies required by County Rezoning Conditions, and a discussion of project funding.

Secondly, there is not enough information on key topics like water supplies, traffic, protection of marine environment from run-off, protection of cultural sites and rare and endangered species for the public or decision makers to be able to assess any impacts and comment on them. Some topics, such as the presence of an endangered native moth on site, environmental review for the 250 off-site affordable units in the Kihei industrial area and protection of historic roads and trails, are entirely left out.

The subject of water sources is not discussed except to recycle some old and outdated information about the Maui County water system. Report pretends that the two brackish wells on site will provide enough water for the proposed golf course. Consultant John Mink warned 10 years ago that this was unlikely. The off-site wells on Haleakala Ranch lands are not referred to at all.

The subject of Affordable Housing concerns me. It seems like 250 units will be in the industrial area but there is no indication that all 250 units will still be shoe-horned into a 5 acre parcel. (50 units per acre is 3 times the density of Iao Parkside!) The other affordable units onsite will be tied to the workforce housing ordinance, which, as we all know, is under attack. The report's housing demand and price figures (p. 59) are based on outdated, pre-recession estimates and sources.

Native plants and animals have really been downplayed. True accounting of the number of species present is not given. Native plants are described as "remnants", wiliwili trees are said to be attacked by wasps, and native owls and bats may "fly over and forage" but is not really their habitat. Awikiwiki vines, nehe and other plants are described as "being in the South West corner" when, in truth, they are in various parts of the southern 200 acres and it is not mentioned that the plants in the SW corner have already been destroyed. Also, it is never mentioned that the native moth is an endangered species.

Maui County council conditions of rezoning had language that former councilwoman Michelle Anderson worked to get that required a 130 acre native flora and fauna preserve, unless state & federal biologists say it's not needed. This language is not included except in the appendix as part of a laundry list of conditions.

Saying that a 22 acre preserve will take care of everything means that hundreds of native wiliwili trees and other plants will not be included and will likely be destroyed.

13 of 40 cultural sites may be preserved and 19 more will have "data recovery". A review of archaeological resource inventory or preservation by OHA is downplayed. A review by Na kupuna o Maui is emphasized. Mention is made of preserving cultural access but for who is unclear. There is no mention of preserving historic roads and trails as required in the Kihei-Makena community plan. There is also no mention of a construction traffic route.

The report admits that 15 natural drainage ways exist on the site but goes on to indicate that since it doesn't rain much it shouldn't be a problem. Everything will go into the golf course or retention basins. Has anyone witnessed a rain storm in South Maui? I think not! There is no mention of

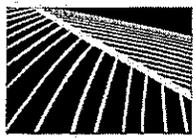
the major drainage pipes that currently go from Wailea 670 lands under Piilani Highway in several locations and where that water ends up.

Further, the report sets a goal of minimum disturbance of land forms by grading but does not honestly portray how rugged the land really is and what a huge amount of grading would need to be done.

Thank you for allowing me to state my concerns, Mr. Schnell, for I sincerely believe everything I've tried to say here is the truth.

Sincerely,

Gordon C. Cockett
PO Box 385,
Lahaina, HI 96767
agcockett@yahoo.com



March 9, 2010

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Gordon Cockett
P.O. Box 385
Lahaina, HI 96767

**SUBJECT: HONUA‘ULA ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE**

Dear Mr. Cockett:

Thank you for your letter dated November 13, 2009 regarding the Honua‘ula Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your comments.

The EISPN was a written evaluation to determine whether Honua‘ula may have a significant environmental effect and was intended for the purpose of seeking comment on the proposed scope of the forthcoming Draft Environmental Impact Statement (EIS). Following the EISPN public comment period, Honua‘ula Partners, LLC consulted with the Office of Environmental Quality Control (OEQC) to ensure that all applicable statutory and regulatory requirements were fulfilled.

Regarding the EISPN dated March 2009, notice of which was published in the March 8, 2009 Environmental Notice, the OEQC Director stated: "...the published document fulfills all the requirements and components [of] an environmental assessment." Pursuant to the instructions of the OEQC Director, the Maui County Planning Department subsequently submitted an Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN) to OEQC on September 18, 2009.

With respect to your statements regarding alleged deficiencies of the EA/EISPN, please note that the EA/EISPN is a notice document and is intended to set forth the proposed scope of the Draft EIS for the purpose of seeking comment. According to the OEQC, Chapter 343 of the Hawaii Revised Statutes (HRS) and the applicable Hawaii Administrative Rules (HAR) support the functioning of the EISPN as an EA in situations where projects go directly to the more stringent full disclosure requirements of the EIS. This has been a long recognized and established practice in the State of Hawaii. The OEQC stated that in such cases, the fact that the EA/EISPN does not contain every detailed element specified within HRS Chapter 343 for an EA does not take away from the fact that the completed EIS will be a full disclosure document having to comply with the requirements of HRS Chapter 343.

The Draft EIS is the full disclosure document and will be prepared in conformance with State of Hawaii EIS laws and rules (HRS Chapter 343, and Title 11, Chapter 200, HAR). Specifically the Draft EIS will be prepared according to the content requirements for a

Gordon Cockett

SUBJECT: HONUA‘ULA ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL

March 9, 2010

Page 2 of 4

draft EIS specified in Section 11-200-17, HAR and it will contain technical studies as appendices. It will also address compliance with Honua‘ula’s Change in Zoning conditions, as provided in County of Maui Ordinance No. 3554.

Water Sources. The Draft EIS will include information on Honua‘ula’s water system, including information on source, supply, and distribution.

Affordable Housing. Honua‘ula will include workforce affordable homes in compliance with Chapter 2.96, Maui County Code (MCC) (Residential Workforce Housing Policy). This will be discussed in the Draft EIS. The Draft EIS will include information on 2009 year-end Maui housing prices and will also contain an in-depth market study that discusses housing demand.

Native Plants and Animals. The Draft EIS will contain botanical and wildlife surveys that list all plant and animal species currently found on the property. Although not found in previous wildlife surveys, evidence of the endangered Blackburn’s sphinx moth (*Manduca blackburni*) was found within the property in the most recent survey. The Draft EIS will include discussion regarding the Blackburn’s sphinx moth and propose appropriate mitigation measures, including a multi-species Habitat Conservation Plan (to also include the candidate endangered ‘āwikiwiki plant) prepared under Section 10(a)(1)(B) of the Endangered Species Act and in collaboration with DLNR and USFWS.

Honua‘ula Partners, LLC will comply with County of Maui Ordinance No. 3554 Condition 27 regarding providing a Native Plant Preservation Area. The proposed size and location of the Native Plant Preservation Area are based, in part, upon a vegetation density analysis conducted by SWCA Environmental Consultants to aid in defining areas where preservation could be most effective. The Native Plant Preservation Area encompasses a contiguous 22-acre portion of the property south of latitude 20°40’15.00”N with the highest densities of selected endemic/native plants having high conservation priority. The size and location of the Native Plant Preservation Area are also based upon scientific research that suggests even small restoration efforts can help provide habitat for native species when managed in combination with regional preserve areas. As such Honua‘ula’s Native Plant Preservation Area must be considered in the context of the significant conservation efforts already in existence in South Maui such as the ‘Auwahi (10 acres) and Pu‘u o Kali (236 acres) Forest Reserves and the Kanaio (876 acres) and ‘Ahihi-Kina‘u (1,238 acres) Natural Area Reserves.

In addition to the Native Plant Preservation Area, which will be established through a conservation easement, Honua‘ula Partners, LLC will provide additional areas for the protection of native plants. Altogether, 143 acres are proposed for the preservation, conservation, propagation, and management of native plant species at Honua‘ula. These conservation measures, including the size of the Native Plant Preservation Area easement, will be subject to concurrence by the State Department of Land and Natural Resources, the U.S. Fish and Wildlife Service, and the United States Corps of Engineers.

The Draft EIS will also contain a Conservation and Stewardship Plan that sets forth proactive stewardship actions to manage the Native Plant Preservation Area and other native plant areas.

Gordon Cockett

SUBJECT: HONUUA'ULA ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL

March 9, 2010

Page 3 of 4

Cultural Sites. The Draft EIS will contain an Archaeological Inventory Survey, Cultural Impact Assessment, and Cultural Resources Preservation Plan. Based on the findings of the Archaeological Inventory Survey, the Cultural Impact Assessment, and community input, the Cultural Resources Preservation Plan sets forth (among other things) selection criteria for sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate, for each site to be preserved.

Trails and Roads. The Draft EIS will include discussion on: 1) steppingstone trail segments within the property; 2) the Kanaio-Kalama road; and 3) recommendations from the Cultural Impact Assessment regarding traditional native Hawaiian mauka-makai access trails (*ala i ke kai* (pathway to the ocean) and the *ala i ke kula* (pathway to the uplands)).

Construction Related Traffic. The Draft EIS will include Transportation Management Plans (TMPs) that propose transportation management strategies to reduce: 1) construction-related traffic; and 2) dependency on individual vehicles by Honua'ula residents, employees, and visitors after construction.

Drainage and Runoff. The Draft EIS will include a Preliminary Engineering Report that discusses drainage pre-development conditions, expected post-development conditions, and drainage improvements for post-development runoff. All drainage improvements will be designed in accordance with the County of Maui's "Rules for the Design of Storm Drainage Facilities" so that there will be no increase in the peak rate of storm water runoff leaving the Property compared to existing conditions.

All construction activities will comply with all applicable federal, State, and County regulations and rules for erosion control, including Chapter 20.08 (Soil Erosion and Sedimentation Control), MCC. Measures to control erosion will include:

- Minimizing the time of construction;
- Retaining existing ground cover as long as possible;
- Constructing drainage control features early;
- Using temporary area sprinklers in non-active construction areas when ground cover is removed;
- Providing a water truck on site during the construction period to provide for immediate sprinkling, as needed;
- Using temporary berms and cut-off ditches, where needed, for control of erosion;
- Watering graded areas when construction activity for each day has ceased;
- Grassing or planting all cut and fill slopes immediately after grading work has been completed; and
- Installing silt screens, where appropriate.

Grading. The topography is a key defining feature of Honua'ula, and one of the principal design and planning goals is to preserve and utilize this topography as much as possible. To the extent practicable, improvements will conform to the contours of the land, limiting the need for extensive grading of the property.

Gordon Cockett

SUBJECT: HONUA 'ULA ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL

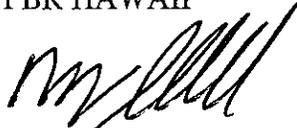
March 9, 2010

Page 4 of 4

Thank you for reviewing the EA/EISPN. Your letter will be included in the Draft Environmental Impact Statement.

Sincerely,

PBR HAWAII

A handwritten signature in black ink, appearing to read 'Tom Schnell', written over the printed name.

Tom Schnell, AICP

Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

1905.08 EISPN Gordon Cockett Maui Unite

>>> Joe Fell-McDonald <lounge@tiki.net> 4/6/2009 4:24 PM >>>
please involve me in the EIS process and the EIS notice relating to the Development at
Wailea 670

thank you for your time

joe mcdonald



PBR HAWAII

& ASSOCIATES, INC.

March 9, 2010

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Joseph Fell-McDonald
160 Keonekai Road #16-201
Kihei, HI 96753

SUBJECT: HONUUA'ULA ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

Dear Mr. Fell-McDonald:

Thank you for your e-mail dated April 6, 2009 sent to Charlie Jencks of Honua'ula Partners, LLC regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to you.

We will include you as a consulted party and provide you with a copy of the Draft Environmental Impact Statement (EIS) when it is available.

Thank you for reviewing the EISPN. Your e-mail will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

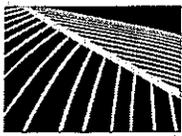
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1905.08 EA EISPN Joe Fell-McDonald

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Fax: (808) 535-3163

>>> Johnny Be <feellovewithin@yahoo.com> 4/3/2009 9:58 AM >>>
I am asking there to be a consulted party in the EIS process, thank you.

Our concerns about traffic, water, protection of existing historic roads and trails, native plants and cultural sites, adequate buffers from Maui Meadows, impacts to beaches, and compliance with Kihei-makena community Plan policies, are not addressed in the EISPN, which instead avoids meaningful comment on the topic. Hawaii's Administrative Rules (HAR) make it clear that an EIS needs to be developed through a thorough process. This EIS Prep notice is vague, contradictory and evasive. Not a good start.



PBR HAWAII & ASSOCIATES, INC.

March 9, 2010

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resident

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Johnny Be
feellovewithin@yahoo.com

**SUBJECT: HONUA‘ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Mr. Be:

Thank you for your e-mail dated April 3, 2009 sent to Maui Planning Department Director Jeff Hunt, regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your comments.

The EISPN was a written evaluation to determine whether Honua‘ula may have a significant environmental effect and was intended for the purpose of seeking comment on the proposed scope of the forthcoming Draft Environmental Impact Statement (EIS). The Draft EIS will be the full disclosure document and will be prepared in conformance with State of Hawaii EIS laws (Chapter 343, Hawaii Revised Statutes (HRS)) and rules (Chapter 200, Hawaii Administrative Rules (HAR)). Specifically the Draft EIS will be prepared according to the content requirements for a draft EIS specified in Section 11-200-17, HAR and it will contain technical studies as appendices. It will also address compliance with Honua‘ula’s Change in Zoning conditions, as provided in County of Maui Ordinance No. 3554.

The Draft Environmental Impact Statement (EIS) will address issues related to traffic, water, protection of historic trails, native plants, cultural sites, adequate buffers from Maui Meadows, marine water quality, and compliance with the Kīhei-Mākena Community Plan, among other issues.

We will include you as a consulted party. Since you did not provide a mailing address, we will notify you by e-mail when the Draft EIS is available.

Thank you for reviewing the EISPN. Your e-mail will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua‘ula Partners, LLC

1905.08 EA EISPN Johnny Be

Aloha

My name is Joyclynn Costa and I would like to be consulted pertaining to the project known as Wailea 670. There seems to be unanswered questions and concerns that have yet to be addressed. I feel transparency and open communication will be key to the success of any endeavor. It is also important to never forget the host culture whom, still has interest in all the aina of Hawaii nei. I look forward to witnessing your process.

Joyclynn Costa



P.O. Box 777
Haiku 96708
Ph # 264-4290

260 Halenani Dr

Wailuku, HI 96793

ph 242-4189

Project Applicant (Goodfellow Bros c/o Charlie Jencks) Charlie Jencks
Fax: 879-2557

with copies to:

County of Maui Planning Dept: Jeff Hunt, Planning Director "Jeff Hunt"
Fax: 270-7634

PBR Hawaii, Tom Schnell
Fax: 808 523-1402

State Office of Environmental Quality:
Fax. 586-4186

Aloha,

Please receive my response to the Ea/EISPN sent under your cover letter dated October 16, 2009.

November 16, 2009

Tom Schnell, AICP
Senior Associate
PBR Hawaii & Associate, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813-1402
Fax: (808) 523-1420

Re: Honua'ula EA/EISPN

Dear Mr. Schnell

My name is Joyclynn Costa. I would like to thank you for allowing my participation as a consultant on the Honua'ula Environmental Impact Statement Preparation Notice.

On February 20-27 of this year I participated in the torch march around the island of Maui known as the Ka'apuni. At the conclusion of the march we gathered in Kihei to view a power point and summarize what we gathered from the families we encountered in all the ahupua'a. Not surprising the families spoke to the displacement or attempt to displace them from their ancestral land. Another thing was the use of others to speak of the history of their ancestral lands and the gates that lock them out of their gathering rights. (ie. archaeologist interpretation)

2.1 Background Information

Pg 5 para. 2 "Historically the Honua'ula Property has been used for cattle grazing..."

This statement gives the idea that the beginning of this place was cattle. Yet when you turn to:

4.2 Cultural Resources pg 29

"Ranching has been blamed for many of the district's environmental problems. Cattle and goats stripped the land of its native flora while destroying ancient Hawaiian temples and grave sites. Ranching operation took over land previously owned by Hawaiian families."

This very contradiction is the very concern our native Hawaiian families spoke about. The maps provided within Honua'ula Assessment omits the possibility of Kuleana's within. At the Maui land tax office there are maps that possess un-located parcels.

4.2 Cultural Resources pg29

"Some Hawaiians left the area and were not aware of it when ranchers took their lands through the process of quiet title or adverse possession."

How does one quiet an un-located parcel? Were all the families located and notified? What is the civil case no. to the quiet title action and the final judgment?

“In the various ahupua’a of Honua’ula, there are many heiau and little alters of stones where people prayed to

Lono and to Hina for rain and ample crops since the area was primarily used for planting and farming.” (NOT CATTLE)

Our February march around the island discovered families in this very area as well as surrounding area who feel a sense of loss and lack of recognition of existence.

The “CRPP” being prepared with consultation groups include “lineal descendents of the area” whom might these people be? Would Honua’ula LLC partners be open to new introduced descendents? If yes, would their possible interest be threatened and or compromised? Keep in mine:

“other ceremonial sites include many fishing shrines (ko’a), a hula platform,(?) and a place of refuge (pu’uhonua).”

This is a safe place. (*pu’uhonua*) A place for which people can go to and be safe. Makahiki also becomes important for such a use of the place. That is never mentioned. The story of the place has been grossly absent in this report and focuses primarily on the alteration of the place. Lacking is a full inventory of the delicate features spread out throughout the entire 670 acres that has survived the cattle which posses an existence well before ranchers. What is the story or reference to the hula platform? Where did that mo’olelo come from?

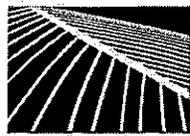
There is a lack of information as to the pre-contact history. There seems to be an intentional focus on ranching which could not speak of the original people of the place. Has the culture been whittled down to the representation of a cowboy? Who are the awardees of the patents to the land?

A request be both myself and the Maui County Council to the extensive title examination tracing the title all the way back to the original awardee. The representative of the project agreed to provide the information but nothing has been forthcoming.

The very concerns of the Kuleana was received as we marched around the island. Being a consultant in this process can now provide a venue of which we can ask these very questions directly to the source. The report lacks substance and due diligent in discovering the stories. Where is the native testimonies. Where are the probates? Where are the families?

Response to these concerns and questions can be arranged in a dialog with the marchers of the Ka’apuni. Several people participated in this great traditional practice including Na Kupuna O Maui and Bully.

Malama Pono
Joyclynn Costa
President Ka’apuni



March 9, 2010

PRINCIPALS

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DACHENG DONG, LEED® AP
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Joyclynn Costa
 P.O. Box 777
 Haiku, HI 96708

**SUBJECT: HONUA‘ULA ENVIRONMENTAL ASSESSMENT/
 ENVIRONMENTAL IMPACT STATEMENT PREPARATION
 NOTICE**

Dear Ms. Costa:

Thank you for your letter dated April 9, 2009 faxed to Charlie Jencks of Honua‘ula Partners, LLC regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN) and your e-mail dated November 16, 2009 regarding the Honua‘ula Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your comments.

The EISPN was a written evaluation to determine whether Honua‘ula may have a significant environmental effect and was intended for the purpose of seeking comment on the proposed scope of the forthcoming Draft Environmental Impact Statement (EIS). The Draft EIS will be the full disclosure document and will be prepared in conformance with State of Hawaii EIS laws (Chapter 343, Hawaii Revised Statutes (HRS)) and rules (Chapter 200, Hawaii Administrative Rules (HAR)). Specifically the Draft EIS will be prepared according to the content requirements for a draft EIS specified in Section 11-200-17, HAR and it will contain technical studies as appendices. It will also address compliance with Honua‘ula’s Change in Zoning conditions, as provided in County of Maui Ordinance No. 3554.

Background Information

Page 5. This statement was intended to provide a general description of the property in the post-contact context, as opposed to a more comprehensive statement about its history. No disrespect was intended regarding the property’s pre-contact history. Further discussion regarding historical resources of the Property—including discussion of the Property’s history dating back to post-contact times—will be included in the Draft EIS.

Cultural Resources

Page 29. The Draft EIS will discuss Kuleana lands in the vicinity of Paeahu, Palauea, and Keauhou ahupua‘a.

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Joyclynn Costa

SUBJECT: HONUUA'ULA ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE

March 9, 2010

Page 2 of 2

Page 30. The partial sentence that you quote was referencing archaeological sites found in the various ahupua'a of the Honua'ula moku (district) and not specifically found within the Honua'ula property. The Draft EIS will contain an Archaeological Inventory Survey, a Cultural Impact Assessment, and a Cultural Resources Preservation Plan (CRPP).

The Archaeological Inventory Survey identifies archaeological sites such as multiple stone feature complexes and trails, as well as settlement patterns.

The cultural impact assessment identifies traditional customary practices and historical accounts of the Honua'ula area and includes interviews local residents. The complete transcript for each interview will be included as an appendix.

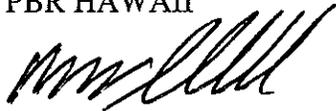
The CRPP was prepared in consultation with interested and concerned parties, cultural advisors, Nā Kūpuna O Maui, the Maui County Cultural Resources Commission, the Maui/Lāna'i Island Burial Council, State Historic Preservation Division, Department of Land and Natural Resources Nā Ala Hele, Office of Hawaiian Affairs and various knowledgeable individuals. The CRPP provides specific preservation and mitigation measures based on community input and the findings of the Cultural Impact Assessment and Archaeological Inventory Survey.

We will include you as a consulted party and provide you with a copy of the Draft EIS when it is available.

Thank you for reviewing the EA/EISPN. Your letter and e-mail will be included in the Draft EIS.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

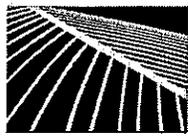
cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

>>> Karrie Silva <karrielue@gmail.com> 4/3/2009 12:34 PM >>>

*To whom it may concern;

I am asking there to be a consulted party in the EIS process, thank you.<<http://us.mc01g.mail.yahoo.com/mc/compose?to=oeqc@doh.hawaii.gov>>

Our concerns about traffic, water, protection of existing historic roads and trails, native plants and cultural sites, adequate buffers from Maui Meadows, impacts to beaches, and compliance with Kihei-makena community Plan policies, are not addressed in the EISPN, which instead avoids meaningful comment on the topic. Hawaii's Administrative Rules (HAR) make it clear that an EIS needs to be developed through a thorough process. This EIS Prep notice is vague, contradictory and evasive. Not a good start.*



March 9, 2010

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DACHENG DONG, LEED® AP
Associate

Karrie Silva
35A Oluolumau Place
Haiku, HI 96708

**SUBJECT: HONUA‘ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Ms. Silva:

Thank you for your e-mail dated April 3 2009 sent to Jeff Hunt of the Maui Planning Department regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your comments.

The EISPN was a written evaluation to determine whether Honua‘ula may have a significant environmental effect and was intended for the purpose of seeking comment on the proposed scope of the forthcoming Draft Environmental Impact Statement (EIS). The Draft EIS will be the full disclosure document and will be prepared in conformance with State of Hawaii EIS laws (Chapter 343, Hawaii Revised Statutes (HRS)) and rules (Chapter 200, Hawaii Administrative Rules (HAR)). Specifically the Draft EIS will be prepared according to the content requirements for a draft EIS specified in Section 11-200-17, HAR and it will contain technical studies as appendices. It will also address compliance with Honua‘ula’s Change in Zoning conditions, as provided in County of Maui Ordinance No. 3554.

The Draft EIS will address issues related to traffic, water, protection of historic trails, native plants, cultural sites, adequate buffers from Maui Meadows, marine water quality, and compliance with the Kīhei-Mākena Community Plan, among other issues.

We will include you as a consulted party and provide you with a copy of the Draft EIS when it is available.

Thank you for reviewing the EISPN. Your e-mail will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua‘ula Partners, LLC

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>>> katelin halligan <haynay111@hotmail.com> 4/6/2009 9:37 AM >>>

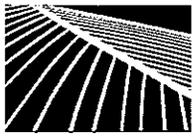
Date: Fri, 3 Apr 2009 13:26:45 -0700

To whom it may concern;

I am asking there to be a consulted party in the EIS process, thank you.

Our concerns about traffic, water, protection of existing historic roads and trails, native plants and cultural sites, adequate buffers from Maui Meadows, impacts to beaches, and compliance with Kihei-makena community Plan policies, are not addressed in the EISPN, which instead avoids meaningful comment on the topic.

Hawaii's Administrative Rules (HAR) make it clear that an EIS needs to be developed through a thorough process. This EIS Prep notice is vague, contradictory and evasive. Not a good start.



March 9, 2010

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Katelin Halligan
Haynay111@hotmail.com

**SUBJECT: HONUA'ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Ms. Halligan:

Thank you for your e-mail dated April 6, 2009 sent to Charlie Jencks of Honua'ula Partners, LLC regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

The EISPN was a written evaluation to determine whether Honua'ula may have a significant environmental effect and was intended for the purpose of seeking comment on the proposed scope of the forthcoming Draft Environmental Impact Statement (EIS). The Draft EIS will be the full disclosure document and will be prepared in conformance with State of Hawaii EIS laws (Chapter 343, Hawaii Revised Statutes (HRS)) and rules (Chapter 200, Hawaii Administrative Rules (HAR)). Specifically the Draft EIS will be prepared according to the content requirements for a draft EIS specified in Section 11-200-17, HAR and it will contain technical studies as appendices. It will also address compliance with Honua'ula's Change in Zoning conditions, as provided in County of Maui Ordinance No. 3554.

The Draft EIS will address issues related to traffic, water, trails and access, native plants, cultural sites, adequate buffers from Maui Meadows, marine water quality, and compliance with the Kihei-Makena Community Plan, among other issues.

We will include you as a consulted party. Since you did not provide a mailing address, we will notify you by e-mail when a Draft EIS is available.

Thank you for reviewing the EA/EISPN. Your e-mail will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

1905.08 EA EISPN Katelin Halligan

>>> Katie Romanchuk <ohialani@hawaiiantel.net> 4/3/2009 12:24 PM >>>

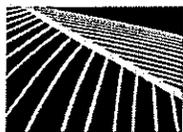
Dear Sirs

Please keep me informed regarding the EIS for Wailea 670.

I am a Maui citizen, for 25 years. I am very concerned about the impacts of Wailea670 on the surrounding community, environment, marine-life, traffic, native plant preservation and cultural sites in this area, not to mention Maui as a whole, with the magnitude of this development. Please think long-term, for what this little island can maintain for community health and safety as well as the environment and culture we all depend on in so many different ways here.

Thank you, Katie Romanchuk

575-9540



March 9, 2010

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Katie Romanchuk
1401 W Kuiaha Rd.
Haiku, HI 96708

**SUBJECT: HONUA‘ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Ms. Romanchuk:

Thank you for your e-mail dated April 3 2009 sent to Ann Cua of the Maui Planning Department regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your comments.

The Draft Environmental Impact Statement (EIS) will address issues related to the surrounding community, the environment, marine water quality, traffic, native plants, and cultural sites, among other things.

We will include you as a consulted party and provide you with a copy of the Draft EIS when it is available.

Thank you for reviewing the EISPN. Your e-mail will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua‘ula Partners, LLC

1905.08 EA EISPN Katie Romanchuk

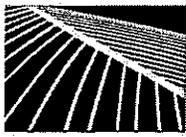
>>> Keegan House <keegal42@hotmail.com> 4/4/2009 11:38 AM >>>

To whom it may concern;

I am asking there to be a consulted party in the EIS process, thank you.

Our concerns about traffic, water, protection of existing historic roads and trails, native plants and cultural sites, adequate buffers from Maui Meadows, impacts to beaches, and compliance with Kihei-makena community Plan policies, are not addressed in the EISPN, which instead avoids meaningful comment on the topic.

Hawaii's Administrative Rules (HAR) make it clear that an EIS needs to be developed through a thorough process. This EIS Prep notice is vague, contradictory and evasive. Not a good start.



PBR HAWAII & ASSOCIATES, INC.

March 9, 2010

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Keegan House
keegal42@hotmail.com

**SUBJECT: HONUUA'ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Mr. House:

Thank you for your e-mail dated April 4, 2009 sent to Charlie Jencks of Honua'ula Partners, LLC regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

The EISPN was a written evaluation to determine whether Honua'ula may have a significant environmental effect and was intended for the purpose of seeking comment on the proposed scope of the forthcoming Draft Environmental Impact Statement (EIS). The Draft EIS will be the full disclosure document and will be prepared in conformance with State of Hawaii EIS laws (Chapter 343, Hawaii Revised Statutes (HRS)) and rules (Chapter 200, Hawaii Administrative Rules (HAR)). Specifically the Draft EIS will be prepared according to the content requirements for a draft EIS specified in Section 11-200-17, HAR and it will contain technical studies as appendices. It will also address compliance with Honua'ula's Change in Zoning conditions, as provided in County of Maui Ordinance No. 3554.

The Draft EIS will address issues related to traffic, water, protection of historic trails, native plants, cultural sites, adequate buffers from Maui Meadows, marine water quality, and compliance with the Kihei-Makena Community Plan, among other issues.

We will include you as a consulted party. Since you did not provide a mailing address, we will notify you by e-mail when the Draft EIS is available.

Thank you for reviewing the EISPN. Your e-mail will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

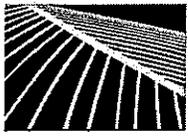
cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

1905.08 EA EISPN Keegan House

>>> "ken rose" <rosek108@hawaii.rr.com> 4/4/2009 10:23 AM >>>

I am concerned that the EIS will not cover a broad band of possibilities.

Blessings....Ken Rose



March 9, 2010

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President

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Fax: (808) 535-3163

Ken Rose
rosek108@hawaii.rr.com

**SUBJECT: HONUUA'ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Mr. Rose:

Thank you for your e-mail dated April 4, 2009 sent to Charlie Jencks of Honua'ula Partners, LLC regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comment.

The EISPN was a written evaluation to determine whether Honua'ula may have a significant environmental effect and was intended for the purpose of seeking comment on the proposed scope of the forthcoming Draft Environmental Impact Statement (EIS). The Draft EIS will be the full disclosure document and will be prepared in conformance with State of Hawaii EIS laws (Chapter 343, Hawaii Revised Statutes (HRS)) and rules (Chapter 200, Hawaii Administrative Rules (HAR)). Specifically the Draft EIS will be prepared according to the content requirements for a draft EIS specified in Section 11-200-17, HAR and it will contain technical studies as appendices. It will also address compliance with Honua'ula's Change in Zoning conditions, as provided in County of Maui Ordinance No. 3554.

We will include you as a consulted party. Since you did not provide a mailing address, we will notify you by e-mail when the Draft EIS is available.

Thank you for reviewing the EISPN. Your e-mail will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

1905.08 EA EISPN Ken Rose

Comments on Honua`ula EISPN

Re: TMK: (2) 2-1-08:56 and 71

Applicant: Honuaula c/o Goodfellow Brothers, Inc., P.O. Box 220, Kihei, HI 96753. Charlie Jencks, 879-5205 Charlie@GBIMAUI.COM

Accepting Authority: County of Maui, Planning Department, 250 South High Street, Wailuku, HI 96793. Jeff Hunt, 270-7735 Fax: (808) 270-7634 Jeff.hunt@mauicounty.gov, Maui Planning Commission Jonathan Starr kalepa@maui.net

Consultant: PBR HAWAII, 1001 Bishop Street, ASB Tower, Suite 650, Honolulu, HI 96813. Tom Schnell, 521-5631

Comments: EISPN pending 30-day comment. Address comments to the Applicant, with copies to the Accepting Authority, Consultant and OEQC

Office of Environmental Quality Control, 235 South Beretania Street, Suite 702, Honolulu, Hawaii 96813, Ph. 586-4185, Fax. 586-4186

Email: oeqc@doh.hawaii.gov

To: Honua`ula Partner, LLC, Applicant

Cc: Accepting Authority, Consultant, and OEQC

I am submitting my comments on *Honua`ula Environmental Impact Statement Preparation Notice*

downloadable from:

http://oeqc.doh.hawaii.gov/Shared%20Documents/EA_and_EIS_Online_Library/Maui/2000s/2009-03-08-MA-EISPN-Honuaula.pdf

My comments concern the impact of the project on Hawaiian biodiversity. The EISPN accurately states that "The southern area contains scattered remnants of a native Hawaiian dry forest ecosystem." Fully 90-95% of Hawaiian dry forest ecosystems have already been destroyed, and the remaining 5-10% survives in varying degrees of degradation. In order to prevent the complete destruction of this ecosystem, maximum protection and restoration efforts need to be afforded to those remnants of this ecosystem that survive.

Therefore, any sound assessment of the impact of the project on biodiversity requires the following components:

1) A comprehensive inventory of the biodiversity present on the site;

1a) In Hawaii, there is a tendency for endemic and indigenous species to evolve extremely localized variants. Therefore, to understand the impacts on biodiversity requires that, in addition to simple species identification, local populations be examined for any morphological or genetic variation that may be unique to the populations on the project site.

2) An assessment of the total remaining inventory of that type of native ecosystem within Hawaii, and what its loss within the project area would mean to that total inventory, and the role that its preservation would play in total efforts to preserve the remnants of that Hawaiian ecosystem.

2a) In particular, an assessment needs to be made of whether the habitat can be of use for the recovery of endangered species even if they are not found within the property, but which are known to survive on other examples of this habitat.

3) An evaluation of how the development and its mitigation measures will allow the remnant ecosystem to be sustainable.

The botanical and faunal surveys quoted in the EISPN, augmented by transect surveys described in my report, "Remnant Wiliwili Forest Habitat at Wailea 670, Maui" (RWFHW670), accomplish much of 1).

However, recent unpublished discoveries of the listed endangered species *Manduca blackburni* show that there may yet be additional native biodiversity to be documented within the project area. Honua`ula Partners is certainly aware of the discovery of *Manduca blackburni* on the site, but the EISPN neglects to discuss it. Moreover, the summary statement in section 3.7 on Fauna, "No rare, endangered, or threatened avifauna and feral mammal species were found during the surveys," is written so as to remain silent on native invertebrates. Again in Section 3.7 p. 42 (numbered page 24), it uses language that is silent on listed endangered invertebrates by using the word 'avifauna': "Honua`ula is not expected to impact any rare, endangered, or threatened avifauna and feral mammal species as none were found within the Property (Bruner, 1988, 1993, and 2004)."

Regarding 1a), the morphological uniqueness of the populations of Rock's nehe, *Lipochaeta rockii*, found on the site, as described in RWFHW670, merits further elucidation of the population's genetic and phenotypic characteristics.

Component 2) however, has not received any attention in any of the surveys or other materials released by the developers, including this EISPN and the *Honua`ula/Wailea 670 Conservation and Stewardship Plan (2006)*. The place that the habitat holds within the total remaining inventory of low elevation Hawaiian dry forest on Maui must be assessed.

Component 3) has never been given more than cursory treatment in any material released by the developer, including this EISPN. The sustainability of ecosystem remnants has been shown by numerous studies in conservation biology to be critically dependent on habitat size and contiguity, and population sizes of the species. Maximal sustainability requires preservation of the largest contiguous areas of habitat, and maximizing the populations rare species. No analysis of the effects of habitat loss, population loss, and habitat fragmentation has been included in this EISPN.

On p. 9, the EISPN states as one of the development's design achievements, the "protection of important habitat and natural features". However, no studies that support this claim are provided.

A fundamental anomaly of this EISPN is that the site plan presented bears no relation to Condition #27 of the rezoning bill, which Honua`ula Partners unilaterally agreed to. Instead of the 130 acre conservation easement described in Condition #27, the EISPN presents a 22 acre "Native Plant Preservation Area"; this plan is similar to one that were proposed by Honua`ula Partners before the rezoning bill was passed.

In contrast, Condition #27 states:

(online at <http://www.co.maui.hi.us/DocumentView.asp?DID=7475>)

"The easement shall comprise the portion of the property south of latitude 20°40'15.00"N, excluding any portions that the State Department of Land and Natural Resources, the United States Fish and Wildlife Service, and the United States Corps of Engineers find do not merit preservation, but shall not be less than 18 acres and shall not exceed 130-acres."

and

"That Honua'ula Partners, LLC, its successors and permitted assigns, shall be prohibited from development in the Easement other than erecting fences, enhancing trails, and constructing structures for the maintenance needed for the area, in accordance with the Conservation/Preservation Plans."

The failure of the site plan in the EISPN to comply with the description of the conservation easement described in Condition #27 cannot be due to inadvertent inattention to the details of Condition #27. Indeed, the EISPN goes to the trouble of adulterating the language of Condition #27 when it quotes it on p. 23. They change the actual text, which reads:

"The Easement shall comprise the portion of the property south of latitude 20°40' 15.00"N, excluding any portions that the State Department of Land and Natural Resources, the United States Fish and Wildlife Service, and the United States Corps of Engineers find do not merit reservation, but shall not be less than 18 acres and shall not exceed 130 acres."

to read:

"The Easement will comprise the portion of the property south of latitude 20°40' 15.00"N, excluding any portions that do not merit preservation, but will not be less than 18 acres and will not exceed 130 acres."

Therefore, the language of the EISPN conceals the condition that three independent government agencies provide findings to remove any areas from the 130-acre conservation easement south of latitude 20°40' 15.00"N .

An additional omission from the EISPN is that the map that accompanies Condition #27 in the Unilateral Agreement, which overlays the latitude 20°40' 15.00"N line on the site plan. None of the maps provide in the EISPN show the latitude 20°40' 15.00"N line.

In summary, the EISPN presents a site plan that is in contradiction to the Condition #27 in the unilateral agreement signed by Honua`ula Partners. It fails completely to address whether its site plan is based on sound conservation biology for the endangered Hawaiian dry forest ecosystem. And it evades discussion of endangered invertebrate fauna which have been documented on the site. All of these deficiencies must be cured in order for the public and government agencies to possess an adequate assessment of the environmental impacts of the proposed project.

-----Original Message-----

From: Lee Altenberg [<mailto:altenber@hawaii.edu>]

Sent: Tuesday, November 17, 2009 12:38 PM

To: Charlie Jencks

Cc: Jeff.hunt@mauicounty.gov; Jonathan Starr; Lee Altenberg; Tom Schnell; oeqc@doh.hawaii.gov

Subject: Re: Comments on Honua`ula EISPN

The October 2009 EISPN is identical to the March 2009 EISPN except that "Environmental Assessment" has been added. Therefore, my comments submitted April 7, 2009 are still applicable.

To these I would only add that the proposed plan will result in the death of the vast majority of the population of endemic and indigenous species remaining on the property, and the loss of the vast majority of the habitat upon which they currently survive. There is no justification in terms of conservation for inflicting these losses; these losses are contrary to any conservation goals that may be stated.

Sincerely,

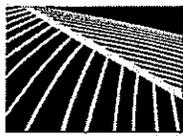
Dr. Lee Altenberg

On Apr 7, 2009, at 5:43 PM, Lee Altenberg wrote:

- > Re: TMK: (2) 2-1-08:56 and 71
- > Applicant: Honuaula c/o Goodfellow Brothers, Inc., P.O. Box 220,
- > Kihei, HI 96753. Charlie Jencks, 879-5205 Charlie@GBIMAUI.COM
- > Accepting Authority: County of Maui, Planning Department, 250 South
- > High Street, Wailuku, HI 96793. Jeff Hunt, 270-
- > 7735 Fax: (808) 270-7634 Jeff.hunt@mauicounty.gov, Maui Planning
- > Commission Jonathan Starr kalepa@maui.net
- > Consultant: PBR HAWAII, 1001 Bishop Street, ASB Tower, Suite 650,
- > Honolulu, HI 96813. Tom Schnell, 521-
- > 5631
- > Comments: EISPN pending 30-day comment. Address comments to the
- > Applicant, with copies to the Accepting Authority, Consultant and OEQC
- > Office of Environmental Quality Control, 235 South Beretania Street,
- > Suite 702, Honolulu, Hawaii 96813, Ph. 586-4185, Fax. 586-4186
- > Email: oeqc@doh.hawaii.gov
- >
- > To: Honua`ula Partner, LLC, Applicant
- > Cc: Accepting Authority, Consultant, and OEQC
- >
- >
- >
- > I am submitting my comments on Honua`ula Environmental Impact
- > Statement Preparation Notice downloadable from:
- > http://oeqc.doh.hawaii.gov/Shared%20Documents/EA_and_EIS_Online_Librar
- > y/Maui/2000s/2009-03-08-MA-EISPN-Honuaula.pdf
- >
- > My comments concern the impact of the project on Hawaiian
- > biodiversity. The EISPN accurately states that "The southern area
- > contains scattered remnants of a native Hawaiian dry forest
- > ecosystem." Fully 90-95% of Hawaiian dry forest ecosystems have
- > already been destroyed, and the remaining 5-10% survives in varying
- > degrees of degradation. In order to prevent the complete destruction
- > of this ecosystem, maximum protection and restoration efforts need to
- > be afforded to those remnants of this ecosystem that survive.
- >

- > Therefore, any sound assessment of the impact of the project on
- > biodiversity requires the following components:
- >
- > 1) A comprehensive inventory of the biodiversity present on the site;
- > 1a) In Hawaii, there is a tendency for endemic and indigenous
- > species to evolve extremely localized variants. Therefore, to
- > understand the impacts on biodiversity requires that, in addition to
- > simple species identification, local populations be examined for any
- > morphological or genetic variation that may be unique to the
- > populations on the project site.
- >
- > 2) An assessment of the total remaining inventory of that type of
- > native ecosystem within Hawaii, and what its loss within the project
- > area would mean to that total inventory, and the role that its
- > preservation would play in total efforts to preserve the remnants of
- > that Hawaiian ecosystem.
- > 2a) In particular, an assessment needs to be made of whether the
- > habitat can be of use for the recovery of endangered species even if
- > they are not found within the property, but which are known to survive
- > on other examples of this habitat.
- >
- > 3) An evaluation of how the development and its mitigation measures
- > will allow the remnant ecosystem to be sustainable.
- >
- >
- > The botanical and faunal surveys quoted in the EISPN, augmented by
- > transect surveys described in my report, "Remnant Wiliwili Forest
- > Habitat at Wailea 670, Maui" (RWFHW670), accomplish much of 1).
- >
- > However, recent unpublished discoveries of the listed endangered
- > species *Manduca blackburni* show that there may yet be additional
- > native biodiversity to be documented within the project area.
- > Honua'ula Partners is certainly aware of the discovery of *Manduca*
- > *blackburni* on the site, but the EISPN neglects to discuss it.
- > Moreover, the summary statement in section 3.7 on Fauna, "No rare,
- > endangered, or threatened avifauna and feral mammal species were found
- > during the surveys," is written so as to remain silent on native
- > invertebrates. Again in Section 3.7 p. 42 (numbered page 24), it uses
- > language that is silent on listed endangered
- > invertebrates by using the word 'avifauna': "Honua'ula is not
- > expected to impact any rare, endangered, or threatened avifauna and
- > feral mammal species as none were found within the Property (Bruner,
- > 1988, 1993, and 2004)."
- >
- > Regarding 1a), the morphological uniqueness of the populations of
- > *Rock's nehe*, *Lipochaeta rockii*, found on the site, as described in
- > RWFHW670, merits further elucidation of the population's genetic and
- > phenotypic characteristics.
- >
- > Component 2) however, has not received any attention in any of the
- > surveys or other materials released by the developers, including this
- > EISPN and the Honua'ula/Wailea 670 Conservation and Stewardship Plan
- > (2006). The place that the habitat holds within the total remaining
- > inventory of low elevation Hawaiian dry forest on Maui must be
- > assessed.
- >

> Component 3) has never been given more than cursory treatment in any
> material released by the developer, including this EISPN. The
> sustainability of ecosystem remnants has been shown by numerous
> studies in conservation biology to be critically dependent on
> habitat size and contiguity, and population sizes of the species.
> Maximal sustainability requires preservation of the largest contiguous
> areas of habitat, and maximizing the populations rare species. No
> analysis of the effects of habitat loss, population loss, and habitat
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> achievements, the "protection of important habitat and natural
> features". However, no studies that support this claim are provided.
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> bears no relation to Condition #27 of the rezoning bill, which
> Honua`ula Partners unilaterally agreed to. Instead of the 130 acre
> conservation easement described in Condition #27, the EISPN presents a
> 22 acre "Native Plant Preservation Area"; this plan is similar to one
> that were proposed by Honua`ula Partners before the rezoning bill was
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> merit reservation, but shall not be less than 18 acres and shall not
> exceed 130 acres."
>
> to read:
>



March 9, 2010

PRINCIPALS

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resident

STAN DUNCAN, ASLA
Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED® AP
Executive Vice-President

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Vice-President

IRANT T. MURAKAMI, AICP, LEED® AP
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 tel: (808) 521-5631
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Lee Altenberg, Ph.D.
 2605 Liholo Place
 Kihei, Maui, HI 96753-7118

**SUBJECT: HONUA‘ULA ENVIRONMENTAL ASSESSMENT/
 ENVIRONMENTAL IMPACT STATEMENT PREPARATION
 NOTICE**

Dear Mr. Altenberg:

Thank you for your e-mail sent April 7, 2009 to the Maui Planning Department regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN) and your e-mail sent November 17, 2009 to Charlie Jencks of Honua‘ula Partners, LLC regarding the Honua‘ula Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your comments.

SWCA Environmental Consultants (SWCA) has conducted an inventory of the plants and animals present on the Honua‘ula property (TMK (2) 2-1-08:056 and TMK (2) 2-1-08:71). Their reports will be included as appendices to the Draft Environmental Impact Statement (EIS). The objectives of their surveys were to: 1) characterize the plants and animals of the area with special attention to native, unique, and listed threatened or endangered species; 2) identify the location(s) of rare plants and animals; 3) develop conservation and management recommendations; and 4) provide recommendations for long-term monitoring and ecological research.

SWCA has also prepared a conservation and stewardship plan (CSP) which recommends specific actions to protect rare plant species native to the Honua‘ula area, propagate native dry shrubland plants from seeds gathered from the area, and landscape Honua‘ula with native plant species native to the area. The CSP includes a discussion of Hawaiian dry forest ecosystems and their status, an evaluation of the remnant coastal dry shrubland community at Honua‘ula, an inventory of dry forest restoration efforts underway statewide (reserves and preserves), and an evaluation of lessons learned that are applicable to the proposed preservation easement and related conservation efforts at Honua‘ula. It will also address proposed ungulate management and related measures to protect the remnant native plants within the preservation easement, conservation areas, and Honua‘ula at large from grazing pressure. SWCA biologists have reviewed current literature on conservation biology and consulted with acknowledged experts in Hawaiian dry forest ecology during preparation of the CSP. The CSP will be included as an appendix to the Draft EIS.

The remnant native coastal dry shrubland at Honua‘ula is a fragment of the original ecosystem. If left undeveloped and without active management it will continue to be threatened by invasive species of plants and animals, wildfire, and grazing by feral ungulates. Under those circumstances, there would be no guarantee that the shrubland would be able to recover from decades of disturbance or retain its existing characteristics in perpetuity.

Lee Altenberg, Ph.D.

SUBJECT: HONUUA'ULA ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL IMPACT
STATEMENT PREPARATION NOTICE

March 9, 2010

Page 2 of 2

Honua'ula Partners, LLC will comply with County of Maui Ordinance No. 3554 Condition 27 regarding providing a Native Plant Preservation Area. The proposed size and location of the Native Plant Preservation Area are based, in part, upon a vegetation density analysis conducted by SWCA to aid in defining areas where preservation could be most effective. The Native Plant Preservation Area encompasses a contiguous 22-acre portion of the property south of latitude 20°40'15.00"N with the highest densities of selected endemic/native plants having high conservation priority. The size and location of the Native Plant Preservation Area are also based upon scientific research that suggests even small restoration efforts can help provide habitat for native species when managed in combination with regional preserve areas. As such Honua'ula's Native Plant Preservation Area must be considered in the context of the significant conservation efforts already in existence in South Maui such as the 'Auwahi (10 acres) and Pu'u o Kali (236 acres) Forest Reserves and the Kanaio (876 acres) and 'Ahihi-Kina'u (1,238 acres) Natural Area Reserves.

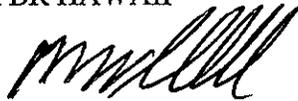
In addition to the Native Plant Preservation Area, which will be established through a conservation easement, Honua'ula Partners, LLC will provide additional areas for the protection of native plants. Altogether, 143 acres are proposed for the preservation, conservation, propagation, and management of native plant species at Honua'ula. These conservation measures, including the size of the Native Plant Preservation Area easement, will be subject to concurrence by the State Department of Land and Natural Resources, the U.S. Fish and Wildlife Service, and the United States Corps of Engineers.

SWCA biologists coordinated and conducted several joint surveys of the parcel together with biologists from the U.S. Fish and Wildlife Service, Bishop Museum Department of Entomology, and Hawaii Department of Land and Natural Resources. Evidence of Blackburn's sphinx moths (*Manduca blackburni*) was found within the Honua'ula property during these surveys, including frass, cut stems and leaves, and live caterpillars. In all cases, sign was limited to a single species of non-native weed: the tree tobacco (*Nicotiana glauca*). No adult Blackburn's sphinx moths were observed within the property during the SWCA studies. Some, but not all, of the native food plants for the moths are also found on the property. The presence of Blackburn's sphinx moth (*Manduca blackburni*) caterpillars will be discussed in the Draft EIS. Furthermore, a multi-species Habitat Conservation Plan (to include the candidate endangered 'āwikiwiki plant) will be prepared under Section 10(a)(1)(B) of the Endangered Species Act and in collaboration with the State Department of Land and Natural Resources and the U.S. Fish and Wildlife Service.

Thank you for reviewing the EISPN and the EA/EISPN. Your e-mails will be included in the Draft EIS.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

From: Lucienne de Naie
PO Box 610 Haiku, HI 96708

April 9, 2009

To; Honuauula c/o Goodfellow Brothers, Inc.
P.O. Box 220, Kihei, HI 96753.
Attention: Charlie Jencks

Comments on Honua'ula EISPN

Mahalo for the opportunity to comment on this preparation notice. I have tracked the plans and promises regarding this development for over a decade and wish to continue to be a consulted party. I am disappointed that, once again, a minimal effort appears to be underway to comply with the environmental review process as it applies to this project. This lack of complete information makes it far more difficult for Planning Commissioners who will receive the Draft EIS and the eventual Phase II project District Application to accurately assess and review the project and its impacts.

The document entitled "Environmental Impact Statement Notice" (EISPN) does not fulfill statutory and regulatory requirements. HAR 11-200-9 B. Section 4, 5, and 7, and 11-200-11.2 require that the EISPN be filed with a supporting final environmental assessment report. The document entitled EISPN does not meet the standards required of an FEA.

The EISPN merely outlines the broad general scope of the project. It presents vague options without specific details or choices. It does not identify enough specifics to assess potential impacts of each component of the project or to identify any mitigative measures as required in a FEA. It postpones any real disclosure of project specifics, impact assessment or proposed mitigation, although HEPA's intent is to present information as early in the process as possible.

There are many technical studies that have already been done that could have supported a FEA, but are not revealed in the EISPN. Instead, the applicant informs the public that they will be included as appendices to the Draft EIS. The report submitted to the County Council during Project District Zoning and included as part of the project review under Condition 27 of Ordinance No. 3554, entitled "Remnant Wiliwili Forest Habitat at Wailea 670, should also be included in those studies submitted in the DEIS.

An FEA would have revealed all of these studies, along with potential impacts and mitigation. The EISPN does not meet the requirements of an FEA and therefore does not meet the requirements for a legal notice.

To submit and accept an EISPN without the required FEA, deprives the public of early consultation and review and prevents decision makers, agencies and the public from full disclosure of potential project impacts early in the review process. A FEA would have included written comments and responses to the comments under the early consultation provisions of sections 11-200-9(b). (HAR 11-200-10-L.)

"An EIS is meaningless without the conscientious application of the EIS process as a whole, and shall not be merely a self-serving recitation of benefits and a rationalization of the proposed action. Agencies shall insure that statements are prepared at the earliest opportunity in the planning and decision making process. This shall insure an

early open forum for discussion of adverse effects and available alternatives, and that the decision makers will be enlightened to any environmental consequences of the proposed action” (11-200-14 HAR General Provisions)

Internal departmental policy should not substitute for or circumvent adopted regulations for the processing of environmental impact statements.

Additionally, the EISPN states on page 3 that “creation of Honua’ula may involve or impact State and/or County lands or funds relating to infrastructure improvements for public facilities, roadways, water, sewer, utility, drainage, or other facilities. While the specific nature of each improvement is not known at this time, the EIS is intended to address all current and future instances involving the use of State and/or County land and funds relating to Honua’ula.”

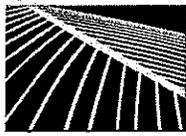
The specific nature of all improvements, their potential impacts and possible mitigation measures, must be addressed in full in the DEIS, including any current or foreseen triggers.

It is unfortunate that the pre-consultation process that would identified areas to address in the DEIS seems to have been limited to a select group. It would also be helpful, in the list of “ previously consulted parties” to note the date(s) when the parties were actually consulted. And whether or not the parties were actually consulted directly in the process of preparing the EISPN document and had a chance to offer their feedback.

I would like to request that the OEQC closely examine the insufficiency of this EISPN and require a process that conforms with both the letter and spirit of Chapter 343 and Section 11-200-14 HAR. This would allow the discussion of specific impacts and mitigations to be viewed and discussed by the public, public agencies, and decisionmakers, which is the intent of the environmental review process.

Thanks for this opportunity to comment.

Lucienne de Naie
Concerned Citizen



PBR HAWAII & ASSOCIATES, INC.

March 9, 2010

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Lucienne de Naie
P.O. Box 610
Haiku, HI 96708

SUBJECT: HONUA'ULA ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

Dear Ms. de Naie:

Thank you for your letter dated April 9, 2009 e-mailed to Charlie Jencks of Honua'ula Partners, LLC on April 8, 2009, regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

The EISPN was a written evaluation to determine whether Honua'ula may have a significant environmental effect and was intended for the purpose of seeking comment on the proposed scope of the forthcoming Draft Environmental Impact Statement (EIS). Following the EISPN public comment period, Honua'ula Partners, LLC consulted with the Office of Environmental Quality Control (OEQC) to ensure that all applicable statutory and regulatory requirements were fulfilled.

Regarding the EISPN dated March 2009, notice of which was published in the March 8, 2009 Environmental Notice, the OEQC Director stated: "...the published document fulfills all the requirements and components [of] an environmental assessment." Pursuant to the instructions of the OEQC Director, the Maui County Planning Department subsequently submitted an Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN) to OEQC on September 18, 2009. You received a copy of the EA/EISPN and provided comments to PBR Hawaii dated November 16, 2009 on behalf of the Sierra Club Maui Group. We will respond to that comment letter separately.

With respect to your statements regarding alleged deficiencies of the EA/EISPN, please note that the EA/EISPN is a notice document and is intended to set forth the proposed scope of the Draft EIS for the purpose of seeking comment. According to the OEQC, Chapter 343 of the Hawaii Revised Statutes (HRS) and the applicable Hawaii Administrative Rules (HAR) support the functioning of the EISPN as an EA in situations where projects go directly to the more stringent full disclosure requirements of the EIS. This has been a long recognized and established practice in the State of Hawaii. The OEQC stated that in such cases, the fact that the EA/EISPN does not contain every detailed element specified within HRS Chapter 343 for an EA does not take away from the fact that the completed EIS will be a full disclosure document having to comply with the requirements of HRS Chapter 343.

Lucienne de Naie

SUBJECT: HONUA'ULA ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE

March 9, 2010

Page 2 of 2

The Draft EIS is the full disclosure document and will be prepared in conformance with State of Hawaii EIS laws and rules (HRS Chapter 343, and Title 11, Chapter 200, HAR). Specifically the Draft EIS will be prepared according to the content requirements for a draft EIS specified in Section 11-200-17, HAR and it will contain technical studies as appendices. It will also address compliance with Honua'ula's Change in Zoning conditions, as provided in County of Maui Ordinance No. 3554.

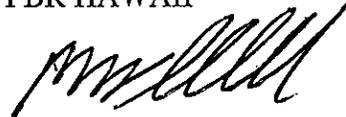
The Draft EIS will also include a list of individuals, community organizations, private groups, and government agencies consulted in the course of planning Honua'ula since 2001 and a separate list of individuals, community organizations, private groups, and government agencies consulted during the EIS process.

We will include you as a consulted party and we will provide you with a copy of the Draft EIS when it is available.

Thank you for reviewing the EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

EIS does not address the most important issues for Makenadevelopment

>>> madeleine migenes <madmig@hotmail.com> 4/3/2009 9:42 PM >>>

Madeleine Migenes
2590 Alohia Road, Haiku, HI 96708
Mailing address: PO Box 791211, Paia, HI 96779
madmig@hotmail.com

**Charlie Jencks
Jeff Hunt, Planning Director
Office of Environmental Quality**

Dear Mr. Jencks, Mr. Hunt, and OEC;

I join other Maui citizens in outrage about the proposed Makena development.
Water is the most obvious issue that fails to be addressed in any logical way.
I agree with the following statement:

Our concerns about traffic, water, protection of existing historic roads and trails, native plants and cultural sites, adequate buffers from Maui Meadows, impacts to beaches, and compliance with Kihei-makena community Plan policies, are not addressed in the EISPN, which instead avoids meaningful comment on the topic.

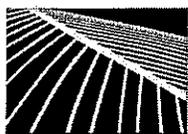
Hawaii's Administrative Rules (HAR) make it clear that an EIS needs to be developed through a thorough process. This EIS Prep notice is vague, contradictory and evasive. Not a good start.

From HAR:

"An EIS is meaningless without the conscientious application of the EIS process as a whole, and shall not be merely a self-serving recitation of benefits and a rationalization of the proposed action. Agencies shall insure that statements are prepared at the earliest opportunity in the planning and decision making process. This shall insure an early open forum for discussion of adverse effects and available alternatives, and that the decision makers will be enlightened to any environmental consequences of the proposed action" (11-200-14 HAR General Provisions)

Mahalo for your concern for the greater good for our fragile eco-system, and the needs of the greater public.

aloha, Madeleine Migenes



March 9, 2010

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President

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Executive Vice-President

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SCOTT MURAKAMI, ASLA, LEED® AP
Associate

DACHENG DONG, LEED® AP
Associate

Madeleine Migenes
P.O. Box 791211
Paia, HI 96779

**SUBJECT: HONUA‘ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Ms. Migenes:

Thank you for your e-mail dated April 3, 2009 sent to Charlie Jencks of Honua‘ula Partners, LLC regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your comments.

The EISPN was a written evaluation to determine whether Honua‘ula may have a significant environmental effect and was intended for the purpose of seeking comment on the proposed scope of the forthcoming Draft Environmental Impact Statement (EIS). The Draft EIS will be the full disclosure document and will be prepared in conformance with State of Hawaii EIS laws (Chapter 343, Hawaii Revised Statutes (HRS)) and rules (Chapter 200, Hawaii Administrative Rules (HAR)). Specifically the Draft EIS will be prepared according to the content requirements for a draft EIS specified in Section 11-200-17, HAR and it will contain technical studies as appendices. It will also address compliance with Honua‘ula’s Change in Zoning conditions, as provided in County of Maui Ordinance No. 3554.

The Draft EIS will address issues related to traffic, water, protection of historic trails, native plants, cultural sites, adequate buffers from Maui Meadows, marine water quality, and compliance with the Kihei-Mākena Community Plan, among other issues.

We will include you as a consulted party and provide you with a copy of the Draft EIS when it is available.

Thank you for reviewing the EISPN. Your e-mail will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua‘ula Partners, LLC

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tel: (808) 521-5631
fax: (808) 535-3163

>>> D'Antonio Mark <mark@mauprintshop.com> 4/3/2009 12:52 PM >>>

To whom it may concern;

I am asking there to be a consulted party in the EIS process, thank you.

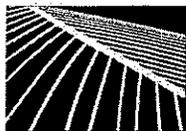
Our concerns about traffic, water, protection of existing historic roads and trails, native plants and cultural sites, adequate buffers from Maui Meadows, impacts to beaches, and compliance with Kihei-makena community Plan policies, are not addressed in the EISPN, which instead avoids meaningful comment on the topic.

Hawaii's Administrative Rules (HAR) make it clear that an EIS needs to be developed through a thorough process. This EIS Prep notice is vague, contradictory and evasive. Not a good start.

Mark D'Antonio
Maui Print Shop

p. 808.298.5692

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www.MauiPrintShop.com



PBR HAWAII & ASSOCIATES, INC.

March 9, 2010

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DACHENG DONG, LEED® AP
Associate

Mark D'Antonio
Haynay111@hotmail.com

**SUBJECT: HONUA'ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Mr. D'Antonio:

Thank you for your e-mail dated April 3, 2009 sent to Charlie Jencks of Honua'ula Partners, LLC regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

The EISPN was a written evaluation to determine whether Honua'ula may have a significant environmental effect and was intended for the purpose of seeking comment on the proposed scope of the forthcoming Draft Environmental Impact Statement (EIS). The Draft EIS will be the full disclosure document and will be prepared in conformance with State of Hawaii EIS laws (Chapter 343, Hawaii Revised Statutes (HRS)) and rules (Chapter 200, Hawaii Administrative Rules (HAR)). Specifically the Draft EIS will be prepared according to the content requirements for a draft EIS specified in Section 11-200-17, HAR and it will contain technical studies as appendices. It will also address compliance with Honua'ula's Change in Zoning conditions, as provided in County of Maui Ordinance No. 3554.

The Draft EIS will address issues related to traffic, water, trails and access, native plants, cultural sites, adequate buffers from Maui Meadows, marine water quality, and compliance with the Kihei-Makena Community Plan.

We will include you as a consulted party. Since you did not provide a mailing address, we will notify you by e-mail when the Draft EIS is available.

Thank you for reviewing the EISPN. Your e-mail will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

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Wailea 670 EIS - Request to be Consulted

>>> "Mark Hyde" <hydem001@hawaii.rr.com> 4/3/2009 5:15 PM >>>

I would like to be consulted regarding the EIS for Wailea 670. I am a fulltime resident of Wailea (Golf Vistas) and have an interest in water sources for the project and the impact the project's proposed water plan may/will have on down gradient wells and users.

Some of my concerns:

It is my understanding that an agreement has been made between Wailea 670 and at least one Wailea golf course, if not more, providing for damages in the event the use of Kamaole aquifer water causes well water for the golf courses to become unusable due to increased salinity. What are the terms of this agreement or agreements and how might this affect Wailea and other water users? At a minimum, these agreements should be made public and discussed in the EIS document.

I do not believe adequate studies have been conducted to test the effect the project's water usage may have on other existing, successful wells in the area; this needs to be assessed and base-line data established for other local wells in terms of draw and salinity. What will these other well water users do in the event Wailea 670's draw causes their well water to become unusable - will they then try to draw upon the Iao aquifer source that is already at capacity?

Finally, I think the study should address this project's proposed water draw will have on other probable future water users (which may be of greater social and economic utility) such as a south Maui hospital, a Kihei high school, a long term care facility, etc. If Wailea 670 uses up the limited utility of the Kamaole aquifer, will the social fabric of our community be deprived of alternative, higher value installations? This needs to be discussed, weighed, considered and assessed as part of the EIS document.

Mark Hyde
4320 E. Waiola Loop
Wailea, Hawaii 96753
hydem001@hawaii.rr.com
(808) 874-3839 (home)
(808) 344-3358 (cell)

Mark G. Hyde
4320 E. Waiola Loop
Wailea, Hawaii 96753
(808) 874-3839
Hydem001@hawaii.rr.com

October 20, 2009

Tom Schnell, AICP
Senior Associate
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-1402

Re: Honua'ula EIS

Dear Mr. Schnell,

Thank you for forwarding a copy of the Honua'ula Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN) under cover of your letter dated October 16, 2009.

According to Hawaii Administrative Rules ("Rules"), the purpose of the EIS process is to "ensure that environmental concerns are given appropriate consideration in decision making. (11-200-1.) The Rules define "environmental impact" as "an effect of any kind, whether immediate or delayed, on any component of the environment." (11-200-2.) Significant environmental impacts include those that detrimentally affect water quality, etc. (11-200-12.) With these concepts in mind, the scope of discussion of water suggested in the EA/EISPN (4.7.1 Water System) is too narrow to permit a sufficient assessment of the environmental impact of this project on south Maui water resources: it appears from the EA/EISPN you intend to restrict your assessment to the conditions contained in County of Maui Ordinance No. 3554. While compliance with county requirements is relevant, confining your work to these limited criteria would defeat the broader purposes of Hawaii's environmental law. Your duty is to define all environmental impacts, primary and secondary, assess their significance and propose appropriate mitigation.

Without limitation, there are at least three specific areas of inquiry that must be included in any assessment of the Honua'ula project's impact on water resources. They are:

1. Impact of the project's water source plans on down-gradient wells in Wailea currently being used for golf course irrigation.

I am informed that a written agreement (or agreements) exists between Honua'ula project owners and down-gradient Wailea golf courses. These were apparently executed in anticipation that Honua'ula's

water sourcing plans might negatively impact the quality of water currently available for golf course irrigation since the golf courses rely on Kamaole aquifer well water. They apparently outline specific actions or remedies that will arise in the event negative impact on water quality is experienced by the golf courses. The mere existence of these agreements bespeaks the possibility, if not probability, of negative impact on these users. Furthermore, the remedies that will result in the event water quality is degraded need to be understood and examined to determine what impact they will have on the development and the surrounding environment should they be triggered.

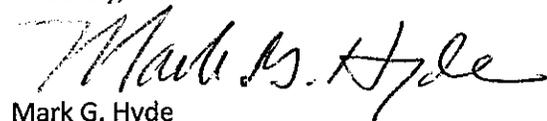
2. The impact of the project's water sourcing plans on other down-gradient well users throughout Kihei.

Numerous wells located in the Kihei area currently draw water from the Kamaole aquifer, presumably for landscape irrigation. These wells are largely a matter of public record and are noted on maps maintained by Maui County Department of Water Supply. To the extent water extraction by Honua'ula at locations above these wells degrades the quality of currently operating wells in the area, negative environmental impact may occur that must be understood and probable negative consequences anticipated and mitigated. To make this assessment, I believe you need to identify the number and location of these wells, measure the quantity and quality of water currently being extracted from each, calculate probable impact on them arising from Honua'ula's proposed up-gradient usage and propose mitigation strategies or remedies in the event of degradation.

3. Address/mitigate disposition of waste from the desalination process, including consequent impact on affected disposal sites.

Thank you in advance for taking the above matters into consideration.

Sincerely,



Mark G. Hyde

Mark G. Hyde
4320 E. Waiola Loop
Wailea, Hawaii 96753
(808) 874-3839
Hydem001@hawaii.rr.com

October 25, 2009

Tom Schnell, AICP
Senior Associate
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-1402

Re: Honua'ula EIS, Supplement # 1

Dear Mr. Schnell,

This supplements my letter to you dated October 20, 2009 regarding the above matter.

1. Conveyance of Water to Site:

It is my understanding that the well(s) intended to serve the project are located north of Honua'ula. Please identify the exact location of the well(s) and the intended route to be taken to transport water to the subject property from the well(s). Please assess the environmental impact inherent in transporting water from the well(s) to the subject property via the route selected, and if through the upcountry zone, explain whether the upcountry community plan permits water to be transported through its area of governance. If the route will not traverse the upcountry zone, what alternative route will be taken and what will the impacts be?

2. Endangered Species:

You write that there are no endangered species on the property. This is incorrect. Please be advised that Blackburn's sphinx moth, an endangered insect, has been identified within Honua'ula's boundaries and has been recently photographed *in situ*. Your report should note the presence of this endangered moth, identify its habitat and propose mitigation.

Thank you in advance for taking the above matters into consideration.

Sincerely,


Mark G. Hyde



PBR HAWAII & ASSOCIATES, INC.

March 9, 2010

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Mark Hyde
4320 E. Waiola Loop
Wailea, Hawaii 96753

SUBJECT: HONUA'ULA ENVIRONMENTAL ASSESSMENT/ ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

Dear Mr. Hyde:

Thank you for your e-mail dated April 3, 2009 sent to Ann Cua of the Maui Planning Department regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN) and for your letters dated October 20 and 25, 2009 regarding the Honua'ula Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

The EISPN was a written evaluation to determine whether Honua'ula may have a significant environmental effect and was intended for the purpose of seeking comment on the proposed scope of the forthcoming Draft Environmental Impact Statement (EIS). The Draft EIS will be the full disclosure document and will be prepared in conformance with State of Hawaii EIS laws (Chapter 343, Hawaii Revised Statutes (HRS)) and rules (Chapter 200, Hawaii Administrative Rules (HAR)). Specifically the Draft EIS will be prepared according to the content requirements for a draft EIS specified in Section 11-200-17, HAR, and it will contain technical studies as appendices. It will also address compliance with Honua'ula's Change in Zoning conditions, as provided in County of Maui Ordinance No. 3554.

Potential Impact on Groundwater Resources. The Draft EIS will include an Assessment of the Potential Impact on Water Resources, which includes discussion on: 1) Honua'ula's water use; 2) the use of brine concentrate, which is a product of the desalination process necessary to produce potable water; 3) potential impacts to downgradient wells; and 4) proposed mitigation measures.

All existing Honua'ula wells are fully permitted by the State Commission on Water Resource Management (CWRM). Any new wells that may be necessary will be developed in compliance with all requirements of Chapter 174C, HRS (State Water Code) and Chapters 13-167 to 13-171, HAR as applicable, pertaining to CWRM and administration of the State Water Code.

There is no agreement between Honua'ula Partners, LLC and the owners of the downgradient Wailea Resort wells.

Mark Hyde

SUBJECT: HONUA'ULA ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT

March 9, 2010

Page 2 of 2

In 1990, the Commission on Water Resource Management (CWRM) set the sustainable yield of the Kama'ole Aquifer at 11 million gallons per day (MGD). The most recent data from the CWRM indicates that the existing pumpage from the Kama'ole Aquifer is 1.859 MGD. Honua'ula's water engineer estimates that current actual pumpage is approximately 4.0 MGD. At full build out, Honua'ula's total average withdraw from brackish wells is estimated to be 1.7 MGD. Therefore there will be substantial capacity from Kama'ole Aquifer for other future water users even with Honua'ula's Kama'ole Aquifer water use. The Draft Environmental Impact Statement (EIS) will include the above information regarding: 1) the Kama'ole Aquifer sustainable yield; 2) current actual aquifer pumpage; and 3) Honua'ula's total average withdraw from brackish wells.

Conveyance of Water to the Site. The Draft EIS will include information regarding Honua'ula's off-site wells, which are within an area north of Maui Meadows below the 600 foot contour and within the Kihei-Mākena Community Plan region. The Draft EIS will also include maps showing: 1) the location of Honua'ula's off-site wells; and 2) waterlines necessary to convey water to Honua'ula. Honua'ula's water system will be in accordance with Department of Water Supply standards and all applicable community plans.

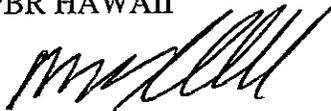
Endangered Species. Honua'ula is not expected to significantly impact any endangered species. Several wildlife surveys of the Property have been conducted since 1988, with the most recent completed in 2009. Evidence of the endangered Blackburn's sphinx moth (*Manduca blackburni*) was found within the Property in the most recent survey (although not in previous surveys). The Draft EIS will include discussion regarding the Blackburn's sphinx moth and propose appropriate mitigation measures.

We will include you as a consulted party and provide you with a copy of the Draft EIS when it is available.

Thank you for reviewing the EA/EISPN. Your e-mail and letters will be included in the Draft EIS.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

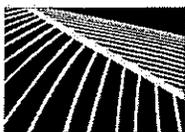
cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

Preparatory EIS on "Honua'ula"

>>> Michael Howden <poutydoublecheeks@gmail.com> 4/3/2009 4:02 PM >>>

Dear Mr. Jencks, Mr. Hunt and other concerned parties: I would like to be a consulted party for the EIS for Honua'ula. I lived and farmed at Kanahena Farm & Nursery, a six-acre dryland Permaculture demonstration site, for close to 26 years, which is makai of the Kanaio-Kalama Park RD and mauka of the proposed development. As I had permission from the Erdmann family, I would often walk to the ocean through these areas and am familiar with the immense number of cultural and historical sites, historic roads and trails, and numerous native plants. I feel it would be an extreme disservice to the cultural importance of the area, for development to proceed without thorough, much more careful inventorying of sites within these areas, and respect for what still exists here, and in general, compliance with the Kihei-Makena Community Plan with regard to impacts of this project upon the community at large.

Thank you for your consideration of these concerns, Michael S. Howden



PBR HAWAII & ASSOCIATES, INC.

March 9, 2010

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Fax: (808) 535-3163

Michael Howden
P.O. Box 267
Kula, HI, 96790

**SUBJECT: HONUUA'ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Mr. Howden:

Thank you for your e-mail dated April 3, 2009 sent to Ann Cua of the Maui Planning Department regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

The Draft Environmental Impact Statement (EIS) will address issues related to archaeological and cultural sites, historic trails, native plants, compliance with the Kihei-Mākena Community Plan, and impacts to the community at large, among other things.

We will include you as a consulted party and provide you with a copy of the Draft EIS when it is available.

Thank you for reviewing the EISPN. Your e-mail will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

1905.08 EA EISPN Michael Howden

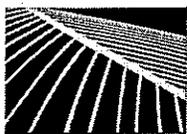
>>> Michael Reed Gach <mrgach@att.net> 4/3/2009 12:10 PM >>>
To the Office of Environmental Quality, Jeff, and Charlie,

We had many concerns during the hearing process and thus wish to be a consulted party in the EIS process. Specifically, we are concerned about traffic, water availability, water quality, protection of existing historic roads and trails, native plants and cultural sites, adequate buffers from Maui Meadows, the environmental impacts to beaches, and compliance with Kihei-makena community plans and policies.

MAHALO,

Barbara T. Gach
Michael Reed Gach Ph.D.
2198 Auiina Place
Kihei, HI 96753

mrgach@att.net
808-874-8191



PBR HAWAII

& ASSOCIATES, INC.

March 9, 2010

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Barbara T. Gach
Michael Reed Gach Ph.D.
2198 Auiina Place
Kihei, HI 96753

SUBJECT: HONUA‘ULA ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

Dear Mr. & Mrs. Gach:

Thank you for your e-mail dated April 3, 2009 sent to the Office of Environmental Quality Control, Jeff Hunt, and Charlie Jencks regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your comments.

The Draft Environmental Impact Statement (EIS) will address issues related to traffic, water, protection of historic trails, native plants, cultural sites, adequate buffers from Maui Meadows, environmental impacts to ocean water quality, and compliance with the Kihei-Mākena Community Plan, among other things.

We will include you as a consulted party and provide you with a copy of the Draft EIS when it is available.

Thank you for reviewing the EISPN. Your e-mail will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua‘ula Partners, LLC

1905.08 EA EISPN Michael Reed Gach

>>> Robert Wintner <robertw@snorkelbob.com> 4/3/2009 1:47 PM >>>

My concern are purely focused on Wailea 670. Dowling spoke of good intentions and failed. Wailea 670 speaks the same language. The hard fact here is that development changes a place forever, beginning with traffic, dust and noise. Makena should not be the place, because THAT is not appropriate.

Robert Wintner

>>> Robert Wintner <robertw@snorkelbob.com> 4/3/2009 6:47 AM >>>

April 3, 2009

Aloha,

I am most concerned that development of Wailea 670 will end tranquility in the area for many years. The best example of the mess this will generate is Everett Dowling's partial development at Maluaka.

Now we have many acres near the reef completely exposed to runoff, and the reef at Black Sand Beach is being smothered by silt. The turtles are now gone from that reef, because their food source was killed off by the silt. Dowling's response: "That's not my runoff, and you can't prove that it is!"

Meanwhile, a very minor part of the Dowling juggernaut at Maluaka was to scalp the old golf course on Makena road and move the sod to somewhere else. This simple project alone required constant traffic of 14-yard trucks going back and forth up the road. Flaggers stopped regular traffic every few minutes, so it would sit and wait on Dowling's big trucks, as if Dowling's project should take precedence over the daily lives of residents.

Some days, with no flaggers to stop traffic, the big trucks pulled into traffic when they could. I observed them many times doing 40-45 mph or better. Riding a bicycle along Makena Road became hazardous at best and a noxious, life-threatening challenge at worst. I complained to Dowling managers who assured me they would take care of the problem. I called the Maui police. Everyone is busy with better things to do--the trucks would then slow down & the flaggers reappear for a few days, so the traffic could sit and wait.

Now Dowling is done, and so are his promises of jobs & megabillions in profit for Lehman Brothers.

Now we have Wailea 670 promising the same damn stuff, with no way on God's brown earth these things can be delivered. Wailea 670 will end peace and quiet in the area for years, so that a few people can try to make some big money.

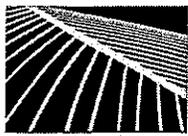
I have seen no reasonable response to these concerns from Wailea 670, only a troublingly familiar blend of smoke and mirrors.

Robert Wintner, Makena

>>> Robert Wintner <robertw@snorkelbob.com> 4/8/2009 9:17 AM >>>

Thank you. My intent is to continue stating for the record what is here now and what will be lost at Makena with development. I further intend to resist any project that will change Makena for the worse, forever, especially a project that will make money for a few people and cost irreplaceable wilderness.

Yes, I would like to be a consulted party. My mailing address is 6689 Makena Road, Kihei, 96753



PBR HAWAII & ASSOCIATES, INC.

March 9, 2010

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Robert Wintner
6689 Makena Road
Kihei, HI 96753

**SUBJECT: HONUUA‘ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Mr Wintner:

Thank you for your emails dated April 3, 2009 sent to the Jeff Hunt and Ann Cua of the Maui Planning Department and April 8, 2009 sent to Charlie Jencks of Honua‘ula Partners, LLC regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to your comments.

We understand you are concerned with the loss of tranquility in the area, particularly regarding traffic from construction activities. The Draft Environmental Impact Statement (EIS) will include a Transportation Management Plan (TMP) to propose traffic management strategies to reduce construction related traffic during construction of Honua‘ula and related infrastructure. The plan will include transportation, parking, and construction management policies and practices geared toward consolidating and reducing peak hour vehicle trips generated by construction activity.

Regarding dust and noise, all noise from construction activities will comply with State Department of Health (DOH): 1) noise regulations (Chapter 11-46, Community Noise Control, Hawaii Administrative Rules (HAR)); and 2) regulations regarding fugitive dust (Chapter 11-60.1-33, Fugitive Dust, HAR).

Regarding your concern about coral reefs and runoff, the Draft EIS will include a marine water quality study and a marine ecological monitoring report to assess current conditions and propose mitigation measures as appropriate.

We will include you as a consulted party and provide you with a copy of the Draft EIS when it is available.

Thank you for reviewing the EISPN. Your e-mails will be included in the Draft Environmental Impact Statement.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua‘ula Partners, LLC

1905.08 EA EISPN Robert Wintner

[CLICK HERE AND TYPE COMPANY NAME]

728A Kupula Drive

Kihei, HI 96753

November 17, 2009

PBR Hawaii
1001 Bishop Street Suite 650
Honolulu, Hawaii 96813-8484

Dear Sir or Madam:

My name is Robin Knox. I am an environmental consultant and resident of Maui Meadows subdivision in Kihei, Hawaii. I am requesting that you add me to the list of consulted parties for Honua'ula environmental assessment (EA) and environmental impact statement (EIS). I only yesterday became aware that the public comment period for the environmental assessment is ending today. Therefore I can only provide a brief list of things I am concerned about, as I have not had time to fully elucidate my concerns.

1. Four lanes of the Piilani Highway from Kilohana to Wailea Ike – This would be a major project with considerable short term and long term impacts. If the traffic analysis report has not yet been done, how do you know that this broadening of the highway is warranted?
2. The EA mentions extensive grading and construction activity including “earthmoving activity, excavating, trenching and filling. Do the planned activities also include use of blasting? If so how what are the potential impacts and how will they be mitigated?
3. The EA indicates that to protect cultural resources there will be a cultural resources management plan for the project. I am requesting that there also be a water quality management plan for the project to protect water resources from impacts during and post construction.
4. Stormwater Quality – What will be the quality of runoff from the project during and post construction. What will be the mass of pollutants leaving the project site in stormwater runoff? What

mitigation measures will be taken to limit the mass of pollutants in stormwater to levels that will not cause or contribute to violations of water quality standards in the receiving waters? What monitoring of stormwater runoff and pollutant mass loading is planned?

5. Include an analysis of potential water quality impacts from the combined pollutant loading attributable stormwater and wastewater discharges including injection, infiltration, and runoff. Provide an engineering or scientific analysis that demonstrates that there is no reasonable potential for the releases from the project site to cause or contribute to violations of state water quality standards in the ocean waters receiving the pollutant loads. If there is a reasonable potential for causing or contributing to violations of standards, then discuss what can be done to mitigate the effects, and what the mass loading of pollutants would be after such mitigation. If water reuse is part of the planned disposal or mitigation, then estimate the pollutant load available for export to the sea from the land after accounting for uptake or transformation of pollutants by plants and soils.
6. Wastewater – The environmental assessment is inadequate in that it does not quantify the wastewater flows, influent loading, level of treatment, and effluent mass loading of wastewater constituents of concern including biochemical oxygen demand, total suspended solids, total nitrogen, and nitrate nitrogen. The EA discusses phasing in of the project. Please provide influent and effluent flow and pollutant loading estimates, and treatment level proposed for each phase.
7. Provide a water balance for the site, and explain how wastewater will be managed without using injection wells for disposal (ie discuss wastewater application rates, required storage volumes etc.)
8. Demonstrate that the wastewater treatment process will produce effluent of quality suitable for reuse plan.
9. Where will sewage sludges (biosolids) from the treatment process go? How much will be produced from this project?
10. Please provide more detail about the drainage plan. The EA mentions that there are 15 natural drainage ways on the project site. Natural systems have assimilative capacity for cycling materials such as solids or nitrogen; changes to natural systems can upset ecological

balance by adding pollutant load, accelerating rate of delivery of pollutants, and loss of natural assimilative capacity. Drainage plans should be discussed not only in terms of volumes of water, but also in terms ecological functions and pounds of pollution exported from the project site.

11. Full disclosure of water quality problems is required .The EA mentions that the existing ocean monitoring data does show water column concentrations that exceed state water quality concentration criteria. The applicant fails to mention that the Department of Health has reported to the US Congress that the coastal waters of the Kihei coast are impaired due to exceedances of water chemistry criteria concentrations, and that the DOH and EPA are now required to establish a Total Maximum Daily Load (TMDL) for pollutants causing impairments. A TMDL looks at pollutants from a mass (lbs/day) loading perspective in addition to concentration (e.g. mg/L) .The applicant states that “There is no consistent increase in concentration of nutrients in the nearshore that could result from the existing Wailea Resort golf courses”. Concentration in the nearshore can change based upon a large number of variables including flows of groundwater, ocean conditions, and amount of pollutants released. Concentration in the nearshore should not be relied upon as the sole metric for assessing potential for impact. The EA speculates that natural groundwater can cause water chemistry to exceed DOH standards. Water chemistry concentrations which exceed water quality criteria due to natural background loading are not considered violations of the standards, whereas concentrations exceeding criteria that are attributable to domestic, industrial, or other controllable sources of pollutants are considered violations. Under the mass balance approaches used to manage water quality, the presence of a larger background mass load means there is less pollutant mass available to allocate to sources such as runoff and wastewater management. Higher background loads mean fewer pounds of pollutant discharges that can be allowed from controllable point and nonpoint sources and still attains the water quality standards.

November 16, 2009

In closing, I wish to be consulted by the applicant in the environmental review process. These comments may not reflect all of my concerns given the limited time I had to review the EA and develop comments. My contact information is:

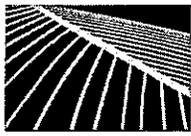
Robin S. Knox
728A Kupulau Dr,
Kihei, HI96753
(808)281-6416

Sincerely



Robin S. Knox
President, Water Quality Consulting,
Resident Kihei, Maui

[STREET ADDRESS] • [CITY/STATE] •
[ZIP/POSTAL CODE]



March 9, 2010

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Robin Knox
728A Kupula Drive
Kihei, HI 96753

**SUBJECT: HONUA'ULA ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE**

Dear Ms. Knox:

Thank you for your letter dated November 17, 2009, 2009 regarding the Honua'ula Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

1. **Pi'ilani Highway Widening.** Widening Pi'ilani Highway from Kilohana Drive to Wailea Ike Drive is a requirement of Honua'ula's Change in Zoning approval, County of Maui Ordinance No. 3554 (Condition 2a). Honua'ula Partners LLC will comply with all conditions specified in County of Maui Ordinance No. 3554.
2. **Grading.** All ground-altering activity will be conducted in accordance with Chapter 20.08, Maui County Code (Soil Erosion and Sedimentation Control). It has not been determined if blasting will be necessary during construction.
3. **Water Quality Monitoring.** The Draft EIS will include: 1) an Assessment of the Potential Impact on Water Resources; and 2) a Nearshore Water Quality Assessment, which includes the results of nearshore water quality monitoring studies conducted for Honua'ula since 2005. In compliance with County of Maui Ordinance No. 3554: 1) a groundwater monitoring program will be established (Condition 18a and 18b); and 2) the current nearshore water quality monitoring program already in place will continue (Condition 20).
4. **Drainage and Runoff.** The Draft EIS will include a Preliminary Engineering Report that discusses drainage pre-development conditions, expected post-development conditions, and drainage improvements for post-development runoff. All drainage improvements will be designed in accordance with the County of Maui's "Rules for the Design of Storm Drainage Facilities" so that there will be no increase in the peak rate of storm water runoff leaving the Property compared to existing conditions. The results of the Nearshore Water Quality Assessment and evaluation of the potential changes to groundwater composition indicate that there is little or no potential for alteration of the marine environment or negative impacts to marine waters due to Honua'ula. The Draft EIS will include the Nearshore Water Quality Assessment.

Robin Knox

SUBJECT: HONUUA'ULA ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE

March 9, 2010

Page 2 of 3

5. **Pollution Prevention.** The results of the Nearshore Water Quality Assessment and evaluation of the potential changes to groundwater composition indicate that there is little or no potential for alteration of the marine environment or negative impacts to marine waters due to Honua'ula. The Nearshore Water Quality Assessment also concludes: "there will be no adverse affect to groundwater resources in areas in the vicinity of the project." The Assessment of the Potential Impact on Water Resources includes an analysis of the use of recycled water. In compliance with County of Maui Ordinance No. 3554 (Condition 17), no recycled water will be placed into injection wells. The Draft EIS will include the Nearshore Water Quality Assessment and the Assessment of the Potential Impact on Water Resources.
6. **Wastewater.** The Draft EIS will include: 1) a Preliminary Engineering Report, which includes information on the quantity of expected wastewater flows; 2) an Assessment of the Potential Impact on Water Resources, which includes analysis of potential impacts to groundwater.
7. **Injection Wells.** The Draft EIS will include an explanation of Honua'ula's private water system, including projected potable and non-potable water use, water storage facilities, and how wastewater will be managed without using injection wells.
8. **Wastewater Treatment.** Wastewater will be treated to produce R-1 quality water and wastewater system design, and construction, and operation will be in accordance with County standards and all wastewater plans and facilities will conform to applicable provisions of Chapter 11-62, Hawaii Administrative Rules (HAR) (Wastewater Systems) and Section 11-62-27, HAR (Recycled Water Systems).
9. **Biosolids.** In compliance with County of Maui Ordinance No. 3554 (Condition 17), Honua'ula Partners, LLC will either transport wastewater to the Mākena Wastewater Reclamation Facility (WWRF) for treatment or provide a WWRF on-site. The Mākena WWRF uses an extended aeration activated sludge process for the processing of biosolids. If an on-site WWRF is provided within Honua'ula, a membrane bioreactor wastewater treatment system is proposed; biosolids from this system would be taken to the County landfill for composting by EKO Compost, which operates a composting facility at the landfill.
10. **Drainage Plan.** The Draft EIS will include a Preliminary Engineering Report that discusses drainage pre-development conditions, expected post-development conditions, and drainage improvements for post-development runoff. All drainage improvements will be designed in accordance with the County of Maui's "Rules for the Design of Storm Drainage Facilities" so that there will be no increase in the peak rate of storm water runoff leaving the Property compared to existing conditions. The results of the Nearshore Water Quality Assessment and evaluation of the potential changes to groundwater composition indicate that there is little or no potential for alteration of the marine environment or negative impacts to marine waters due to Honua'ula. The Draft EIS will include the Nearshore Water Quality Assessment.
11. **Water Quality Data.** The Draft EIS will include a Nearshore Water Quality Assessment, which includes the results of nearshore water quality monitoring studies conducted for Honua'ula since 2005. All ocean water samples obtained for all Honua'ula nearshore water

Robin Knox

SUBJECT: HONUA'ULA ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE

March 9, 2010

Page 3 of 3

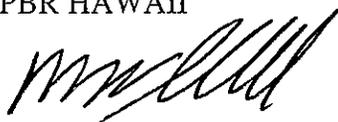
quality monitoring studies were analyzed for water quality criteria specified by DOH water quality standards for Class A open coastal waters (Section 11-54-06, HAR). The Draft EIS also will include discussion regarding: 1) the *2006 State of Hawaii Water Quality Monitoring and Assessment Report: Integrated Report to the U.S. Environmental Protection Agency and the U.S. Congress Pursuant to Sections §303(D) and §305(B), Clean Water Act (P.L. 97-117)*; 2) the State Department of Health's compliance with the requirements of Clean Water Act regarding Total Maximum Daily Loads; and 3) Honua'ula's compliance with County of Maui Ordinance No. 3554 (Condition 20), which pertains to these issues.

We will include you as a consulted party and provide you with a copy of the Draft EIS when it is available.

Thank you for reviewing the EA/EISPN. Your letter will be included in the Draft Environmental Impact Statement.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

EIS PREPARATION NOTICE FOR HONUA'ULA

>>> Sally Raisbeck <sallyraisbeck@earthlink.net> 4/6/2009 6:13 PM >>>

To: Maui Planning Department
Maui Planning Commission
Honua'ula Partners
Maui County Council
Maui News
Gary Kubota
Christie Wilson
Honolulu Weekly
cc: Lee Altenberg

From: Sally Raisbeck
427 Liholiho Street, Wailuku HI 96793
808-244-9604

Re: EIS Preparation Notice for Honua'ula

Gentlemen:

Lee Altenberg wrote in the Sunday Maui News that the EIS Preparation Notice for Honua'ula stated INCORRECTLY that the portion of Honua'ula to be preserved by a conservation easement was 22 acres.

He pointed out that Condition 27 of the Planning Commission conditions was that a MINIMUM conservation easement was to be "as shown on the attached map." "The easement shall comprise the portion of the property south of latitude 20 degrees 40 minutes 15 seconds north", minus any portions that three agencies find "do not merit preservation". The three agencies are the State DLNR, the US Fish and Wildlife Service, AND the US Corps of Engineers.
(http://oeqc.doh.hawaii.gov/Shared%20Documents/EA_and_EIS_Online_Library/Maui/2000s/2009-03-08-MA-EISPN-Honuauula.pdf)

The portion indicated is 130 acres. The three agencies referred to have made no determination that any portion of this area "does not merit preservation".

Therefore, the Planning Commission condition, in its original form, must be substituted for the incorrect statement that the easement comprises only 22 acres. Until further notice, it is 130 acres.

Sally Raisbeck
427 Liholiho Street, Wailuku HI 96793
244-9604

n.b. The Maui News article contains an obvious misprint, saying "2040 degrees 15 minutes north latitude".

The correct latitude is "20 degrees 40 minutes 15 seconds north".

Should the regional location map (page 2) show directions and degrees?

>>> Sally Raisbeck <sallyraisbeck@earthlink.net> 4/6/2009 8:15 PM >>>

To: Maui Planning Department
Maui Planning Commission
Honua'ula Partners
Maui County Council
Maui News
Gary Kubota
Christie Wilson
Honolulu Weekly
cc: Lee Altenberg

From: Sally Raisbeck
427 Liholiho Street, Wailuku HI 96793
808-244-9604

Re: Map of location of Honua'ula does not show compass directions or latitude and longitude

Gentlemen:

The regional location map (page 2) of the Honua'ula EISPN does not clearly show the directions (north, south, east, west) nor the latitude and longitude.

This makes it impossible to show the area described in Condition 27 of the Planning commission conditions. ("the portion of the property south of latitude 20 degrees 40 minutes 15 sec N")

From topographic maps, we see that on page 2, north is to the left and south is to the right.

Since 130 acres is approximately 20 percent of 670 acres, I assume that on the page 2 map, the area referred to by Condition 27 is the right 1/5 of the area.

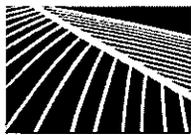
If we look at Figure 1, the Conceptual Map, we see that the right 1/5 of the Honua'ula area is shown as MF, SF, and golf course holes 11, 12, 13, 14, 15, 16, and 17.

Surely this is not in accordance with Condition 27? Surely multi-family, single family, and a golf course will not preserve the endangered native plants? Condition 27 also says that "no development within the Easement shall be permitted except for fences, trails, and constructing structures necessary for the maintenance of the region".

http://oeqc.doh.hawaii.gov/Shared%20Documents/EA_and_EIS_Online_Library/Maui/2000s/2009-03-08-MA-EISPN-Honuaula.pdfAnd

And surely the maps should show compass directions and latitude and longitude?

Sally Raisbeck
427 Liholiho Street Wailuku HI 96793
808-244-9604



March 9, 2010

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Fax: (808) 535-3163

Sally Raisbeck
427 Liholiho Street
Wailuku, HI 96793

**SUBJECT: HONUA'ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Ms. Raisbeck:

Thank you for your e-mails dated April 6, 2009 sent to the Maui Planning Department regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your comments.

The Regional Location Map of the EISPN (Figure 2) has a north arrow at the bottom of the right side of the page. The north arrow indicates that the map is orientated so that north is to the left of the page. Correspondingly east would be to the top of the page, south would be to the right of the page, and west would be to the bottom of the page.

In the Draft EIS, Figure 1 (Conceptual Master Plan) will include the 1 20° 40'15.00"N latitude line so that it can be seen that the Native Plant Preservation Area is to the south of the 1 20° 40'15.00"N latitude line.

Honua'ula Partners, LLC will comply with County of Maui Ordinance No. 3554 Condition 27 regarding providing a Native Plant Preservation Area. The proposed size and location of the Native Plant Preservation Area are based, in part, upon a vegetation density analysis conducted by SWCA Environmental Consultants to aid in defining areas where preservation could be most effective. The Native Plant Preservation Area encompasses a contiguous 22-acre portion of the property south of latitude 20°40'15.00"N with the highest densities of selected endemic/native plants having high conservation priority. The size and location of the Native Plant Preservation Area are also based upon scientific research that suggests even small restoration efforts can help provide habitat for native species when managed in combination with regional preserve areas. As such Honua'ula's Native Plant Preservation Area must be considered in the context of the significant conservation efforts already in existence in South Maui such as the 'Auwahi (10 acres) and Pu'u o Kali (236 acres) Forest Reserves and the Kanaio (876 acres) and 'Ahihi-Kina'u (1,238 acres) Natural Area Reserves.

In addition to the Native Plant Preservation Area, which will be established through a conservation easement, Honua'ula Partners, LLC will provide additional areas for the protection of native plants. Altogether, 143 acres are proposed for the preservation, conservation, propagation, and management of native plant species at Honua'ula. These conservation measures, including the size of the Native Plant Preservation Area easement, will be subject to concurrence by the State Department of Land and Natural Resources, the U.S. Fish and Wildlife Service, and the United States Corps of Engineers.

Sally Raisbeck

SUBJECT: HONUA'ULA ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE

March 9, 2010

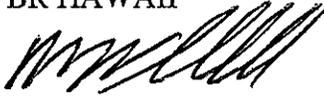
Page 2 of 2

The Draft EIS will also contain a Conservation and Stewardship Plan that sets forth proactive stewardship actions to manage the Native Plant Preservation Area and other native plant areas.

Thank you for reviewing the EISPN. Your e-mails will be included in the Draft EIS.

Sincerely,

PBR HAWAII

A handwritten signature in black ink, appearing to read 'Tom Schnell', written in a cursive style.

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

1905.08 EA EISPN Sally Raisbeck

Wailea 670 eis

>>> Scott Heller <scottieheller@hawaii.rr.com> 4/4/2009 7:03 AM >>>
I am a longtime Maui resident and am leary of the "usual" process of granting projects because we need to support the construction industry. I would like to be informed of all phases of the EIS process.

scottieheller@hawaii.rr.com

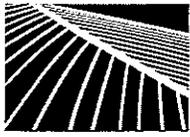
Mahalos,
scott Heller
POB 790950
Paia,HI 96779

Wailea 670 EIS

>>> Scott Heller <scottieheller@hawaii.rr.com> 4/4/2009 7:09 AM >>>
Please keep me informed of all phases of the Wailea 670 EIS process.

scottieheller@hawaii.rr.com

Mahalos,
Scott Heller
POB 790950
Paia,HI 96779



PBR HAWAII
& ASSOCIATES, INC.

March 9, 2010

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SCOTT ALIKA ABRIGO, LEED® AP
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Scott Heller
P.O. Box 790950
Paia, HI 96779

**SUBJECT: HONUUA‘ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Mr. Heller:

Thank you for your e-mails dated April 4, 2009 sent to Charlie Jencks of Honua‘ula Partners, LLC and Ann Cua of the Maui Planning Department regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to you.

We will include you as a consulted party and provide you with a copy of the Draft Environmental Impact Statement (EIS) when it is available.

Thank you for reviewing the EISPN. Your e-mails will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua‘ula Partners, LLC

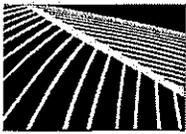
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E-mail: sysadmin@pbrhawaii.com

1905.08 EA EISPN Scott Heller

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>>> steve lafleur <lafleurjourneys@yahoo.com> 4/6/2009 9:39 AM >>>

Subject: make me a consulted party



PBR HAWAII
& ASSOCIATES, INC.

March 9, 2010

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Steve Lafleur
3175 Ua Noe Pl.
Haiku, HI 96708

**SUBJECT: HONUUA'ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Mr. Lafleur:

Thank you for your e-mails dated April 6, 2009 sent to Charlie Jencks of Honua'ula Partners, LLC and Jeff Hunt of the Maui Planning Department regarding the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to you.

We will include you as a consulted party and provide you with a copy of the Draft Environmental Impact Statement (EIS) when it is available.

Thank you for reviewing the EISPN. Your e-mails will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

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1905.08 EA EISPN Steve Lafleur

November 16, 2009

Aloha To Whom It May Concern,

My name is Teri Leonard. Although I speak for and represent myself, I am the Chair of the Reef Sustainability Committee of South Maui Sustainability, Co-Chair of the Clean Water Committee of the Maui Nui Marine Resources Council, member of the Maui Reef Fund, member of the Kihei Community Association, and the manager of Maui Dreams Dive Co. in Kihei where I have been employed for over 10 years.

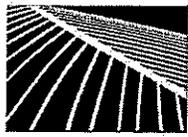
I formally request to be a consulted party for the Honua'ula Project. Please find my mailing and email addresses below.

After reading the Honua'ula Environmental Impact Statement Process I have several concerns:

- The law requires full disclosure of all aspects of the project, including potential environmental impacts, and how those impacts will be mitigated. I believe this report is lacking vital information.
- What watershed is the Honua'ula Project located in and what coastal segment will it drain into? How will the reef be impacted by sedimentation and other pollutants?
- There is no inclusion of the fact that all South Maui beaches waters are considered impaired. This EIS report erroneously states "if they are listed as impaired."
- Although mass of pollutants (not concentration) into our waters matters, according to the Honua'ula Project EIS concentrations of pollutants into our waters are exceeding allowed amounts.
- Exactly which chemical compounds entering our waters exceed specified limits for geometric means (and by how much) is this report referring to?
- If, as the Honua'ula EIS project states, the natural background or other sources are contributing to, and causing, the exceeded levels of allowed amounts of nitrogen and other pollutants into our waters, according to the Clean Water Act, the Honua'ula Project must mitigate adding to the load. In detail, how will this be achieved?
- In detail, what is the plan for the ground water and near-shore water quality monitoring, assessing, reporting and action program for the Honua'ula Project, including for the duration of all phases of the construction as well as post-construction maintenance of the project?

Respectfully,

Teri Leonard
3500A Kehala Dr.
Kihei, HI 96753
teri@southmauisustainability.org



March 9, 2010

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Teri Leonard
3500A Kehala Drive
Kihei, HI 96753

**SUBJECT: HONUUA'ULA ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE**

Dear Ms. Leonard:

Thank you for your letter dated November 16, 2009 regarding the Honua'ula Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your concerns.

Environmental Impact Statement (EIS) Process. The EISPN was a written evaluation to determine whether Honua'ula may have a significant environmental effect and was intended for the purpose of seeking comment on the proposed scope of the forthcoming Draft Environmental Impact Statement (EIS). The Draft EIS will be the full disclosure document and will be prepared in conformance with State of Hawaii EIS laws (Chapter 343, Hawaii Revised Statutes (HRS)) and rules (Chapter 200, Hawaii Administrative Rules (HAR)). Specifically the Draft EIS will be prepared according to the content requirements for a draft EIS specified in Section 11-200-17, HAR and it will contain technical studies as appendices. It will also address compliance with Honua'ula's Change in Zoning conditions, as provided in County of Maui Ordinance No. 3554.

Drainage and Runoff. The Draft EIS will include a Preliminary Engineering Report that discusses watersheds, drainage pre-development conditions, expected post-development conditions, and drainage improvements for post-development runoff. All drainage improvements will be designed in accordance with the County of Maui's "Rules for the Design of Storm Drainage Facilities" so that there will be no increase in the peak rate of storm water runoff leaving the Property compared to existing conditions.

Marine Water Quality and Coral Reefs. The Draft EIS will include a Nearshore Water Quality Assessment and a marine ecological monitoring report in compliance with County of Maui Ordinance No. 3554 Condition 20 to assess current conditions and propose mitigation measures as appropriate. The Nearshore Water Quality Assessment will include the results of water quality monitoring studies conducted for Honua'ula in 2005, 2006, 2008, and 2009 to establish baseline water quality conditions. The results of the Nearshore Water Quality Assessment and evaluation of the potential changes to groundwater composition indicate that there is little or no potential for alteration of the marine environment or negative impacts to marine waters due to Honua'ula. Honua'ula will also maintain on-going water quality monitoring in compliance with County of Maui Ordinance No. 3554 Condition 20.

Request

>>> Todd Wilson <twilson@seaburyhall.org> 4/7/2009 2:04 PM >>>

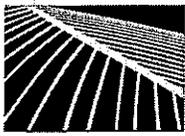
Hello Mr. Hunt,

Please add my name and information to the consulted party list that will be used during the EIS process for Wailea 670.

Thank you.

Todd Wilson
44 Laenui Place
Paia, HI 96779

ojazo@hotmail.com



PBR HAWAII & ASSOCIATES, INC.

March 9, 2010

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DACHENG DONG, LEED® AP
Associate

Todd Wilson
44 Laenui Place
Paia, HI 96779

**SUBJECT: HONUA‘ULA ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE**

Dear Mr. Wilson:

Thank you for your e-mail dated April 7, 2009 sent to Jeff Hunt of the Maui Planning Department regarding the Honua‘ula Environmental Impact Statement Preparation Notice (EISPN). As the planning consultant for the landowner, Honua‘ula Partners, LLC, we are responding to you.

We will include you as a consulted party and provide you with a copy of the Draft Environmental Impact Statement (EIS) when it is available.

Thank you for reviewing the EISPN. Your e-mail will be included in the Draft EIS.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua‘ula Partners, LLC

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1905.08 EA EISPN Todd Wilson



November 4, 2009

Mr. Tom Schnell
Senior Associate
PBR Hawaii&Associates, Inc.
1001 Bishop St., Suite 650
Honolulu, HI., 96813-1402

Re.: Honua'ula proposed EIS

Dear Mr. Schnell:

Following are several comments regarding the proposed EIS for the project designated Honua'ula, on the island of Maui, Hawaii.

First, the issue of the Kamaole aquifer. The aquifer is described as a non-potable water source with a recharge rate of about 11 mgd. This rate of recharge is described as occurring along a coastal strip several miles in breadth. This arid south Maui coastal strip is heavily developed in golf courses, hotels, and condominiums. Records from the State Commission of Water Resource Management (CWRM) indicate numerous shallow wells drawing from the subject aquifer for purposes of landscape maintenance. These records also indicate that the wells are becoming increasingly saline, some to the point of being shut in. Therefore, there is reason to believe that the aquifer, near the coastal strip is being produced at a non-sustainable rate.

The Honua'ula project is on record stating the need for 2.5mgd of this water for its project. This up-gradient interception (of this volume of water) will likely have negative impacts on downgradient users – both in quality and quantity. Besides the two on-site wells, the project has drilled new wells intended to produce from the same aquifer approximately a mile from the subject site to the north at about 550-600' msl.

If the project is approved and the Kamaole aquifer is utilized for project development, I believe coastal strip baseline studies for downgradient water quality and quantity need to be established to protect current users. Existing wells can be used for head levels and chlorides counts.

Second, drilling records (Mink) for the subject site's two wells, indicate reasonable productivity from 48 hour pump tests. The water quality was marginal at best, and long term sustainability at stable chlorides levels was not proven. Furthermore, in light of the fact that the wells are only 300' apart, no record could be found of a long-term (i.e., one week) sustainable yield test with both wells operated simultaneously in conjunction. Without such a test, the project's contention of 1mgd sustainable yield from the two wells is unfounded.

Finally, faunal studies cited are erroneous and incomplete. During the years 2007-2008, the presence of the federally listed endangered Blackburn's Sphinx Moth (*Manduca blackburni*) was established on the subject site within the unique southern a'a "dryland forest" habitat encompassing approximately 130 contiguous acres. Photographic evidence and subsequent site visits by members of the Honolulu branch of the U.S. Fish and Wildlife Service(USFWS) corroborate the moths' presence.

• • • • •

November 4, 2009

Page 2

Citing the October, 2003 "Draft Recovery Plan for the Blackburn's Sphinx Moth" issued by the USFWS, Dr. Art Medeiros – well known Maui biologist – is quoted from a personal communication. He says, "Impacts to the moth's habitat from urban and agricultural development, invasion by non-native plant species, **HABITAT FRAGMENTATION AND DEGRADATION**, (my emphasis)... have significantly reduced the species' range."

At this point in time, as I read it, the EISPN for Honua'ula project is at best cursory. I have chosen to elaborate on only three of the errors or omissions I feel most qualified to discuss.

Copies of these comments will be forwarded to: USFWS, Honolulu branch; State Water Commission, Honolulu; Maui County Planning Dept.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Bachman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Wayne R. Bachman
M.S. geology



March 9, 2010

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Wayne Bachman
3545 Lanihou Place
Kihei, HI 96753

**SUBJECT: HONUA'ULA ENVIRONMENTAL ASSESSMENT/
ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE**

Dear Mr. Bachman:

Thank you for your letter dated November 4, 2009 regarding the Honua'ula Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN). As the planning consultant for the landowner, Honua'ula Partners, LLC, we are responding to your concerns.

The EA/EISPN was a written evaluation to determine whether Honua'ula may have a significant environmental effect and was intended for the purpose of seeking comment on the proposed scope of the forthcoming Draft Environmental Impact Statement (EIS). The Draft EIS will be the full disclosure document and will be prepared in conformance with State of Hawaii EIS laws (Chapter 343, Hawaii Revised Statutes (HRS)) and rules (Chapter 200, Hawaii Administrative Rules (HAR)). Specifically the Draft EIS will be prepared according to the content requirements for a draft EIS specified in Section 11-200-17, HAR and it will contain technical studies as appendices. It will also address compliance with Honua'ula's Change in Zoning conditions, as provided in County of Maui Ordinance No. 3554.

Kama'ole Aquifer. In 1990, the Commission on Water Resource Management (CWRM) set the sustainable yield of the Kama'ole Aquifer at 11 million gallons per day (MGD). The most recent data from the CWRM indicates that the existing pumpage from the Kama'ole Aquifer is 1.859 MGD. Honua'ula's water engineer estimates that current actual pumpage is approximately 4.0 MGD. At full build out, Honua'ula's total average withdraw from brackish wells is estimated to be 1.7 MGD. Therefore there will be substantial capacity from Kama'ole Aquifer for other future water users even with Honua'ula's Kama'ole Aquifer water use. The Draft Environmental Impact Statement (EIS) will include the above information regarding: 1) the Kama'ole Aquifer sustainable yield; 2) current actual aquifer pumpage; and 3) Honua'ula's total average withdraw from brackish wells.

Potential Impact on Groundwater Resources. The Draft EIS will include an Assessment of the Potential Impact on Water Resources, which includes discussion on: 1) Honua'ula's water use; 2) potential impacts to downgradient wells; and 3) proposed mitigation measures.

Wayne Bachman

SUBJECT: HONUA'ULA ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL
IMPACT STATEMENT PREPARATION NOTICE

March 9, 2010

Page 2 of 2

All existing Honua'ula wells are fully permitted by the State Commission on Water Resource Management (CWRM). Any new wells that may be necessary will be developed in compliance with all requirements of Chapter 174C, HRS (State Water Code) and Chapters 13-167 to 13-171, HAR as applicable, pertaining to CWRM and administration of the State Water Code.

Native Plants and Animals. The Draft EIS will contain botanical and wildlife surveys that list all plant and animal species currently found on the property. Although not found in previous wildlife surveys, evidence of the endangered Blackburn's sphinx moth (*Manduca blackburni*) was found within the property in the most recent survey. The Draft EIS will include discussion regarding the Blackburn's sphinx moth and propose appropriate mitigation measures, including a multi-species Habitat Conservation Plan (to also include the candidate endangered 'āwikiwiki plant) prepared under Section 10(a)(1)(B) of the Endangered Species Act and in collaboration with DLNR and USFWS.

Thank you for reviewing the EA/EISPN. Your letter will be included in the Draft EIS.

Sincerely,

PBR HAWAII



Tom Schnell, AICP
Senior Associate

cc: Jeff Hunt, Maui Planning Department
Charles Jencks, Honua'ula Partners, LLC

1905.08 EA EISPN Wayne Bachman