

NEIL ABERCROMBIE
Governor



DANIEL ORODENKER
Executive Officer

LAND USE COMMISSION
Department of Business, Economic Development & Tourism
State of Hawai'i

November 25, 2013

Director
Office of Environmental Quality Control
235 South Beretania Street, Room 702
Honolulu, Hawai'i 96813-2437

FILE COPY

DEC 08 2013

To Whom It May Concern:


Subject: Docket No. A06-766/Towne Development of Hawaii, Inc., Endurance Investors, LLC, and Association of II Wai Hui LP
Environmental Impact Statement Preparation Notice (EISPN) – Proposed Pu'unani Subdivision Project
Tax Map Key: 3-5-02: 2 and por. 3
Wailuku, Maui, Hawai'i

The Land Use Commission (Commission) previously determined that an Environmental Impact Statement (EIS) was required for the subject project. As a result of new information and plans, the Draft EIS was subsequently withdrawn from further review and a new EISPN was prepared pursuant to the provisions of Act 172(12). Enclosed are the hard copies of the new EISPN and the Publication Form with a summary of the proposed action (with copies of the same on the enclosed CD-ROM) for your use.

Pursuant to the requirements of sections 11-200-3 and 11-200-15, Hawai'i Administrative Rules, we respectfully request that publication of the Commission's statutory determination in the next available issue of *The Environmental Notice*.

Should you require clarification or any further assistance, please feel free to contact Bert Saruwatari of my office at 587-3822,

Sincerely,


for DANIEL ORODENKER
Executive Officer

Enclosures

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL
13 NOV 25 A9:08
RECEIVED

APPLICANT ACTIONS
SECTION 343-5(C), HRS
PUBLICATION FORM (JANUARY 2013 REVISION)

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

13 NOV 25 A9:08

RECEIVED

Project Name: Pu'unani Subdivision Project
Island: Maui
District: Wailuku
TMK: (2)3-5-02:002 and 003 (por.)
Permits: State Land Use District Boundary Amendment, County of Maui Community Plan Amendment and Change in Zoning

Approving Agency: State Land Use Commission
(Address, Contact Person, Telephone) P.O. Box 2359, Honolulu, Hawaii 96813; Dan Orodener, Executive Officer; (808) 587-3822

Applicant: Towne Development of Hawaii, Inc.; Endurance Investments, LLC; and Association of Ii Wai Hui, LP
(Address, Contact Person, Telephone) P.O. Box 220, Kihei, Hawaii 96753; Charles Jencks; (808) 879-5205

Consultant: Munekiyo & Hiraga, Inc.
(Address, Contact Person, Telephone) 305 High Street, Suite 104, Wailuku, Hawaii 96793; Colleen Suyama, Senior Associate; (808) 244-2015

Status (check one only):

- DEA-AFNSI** Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of DEA, a completed OEQC publication form, along with an electronic word processing summary and a PDF copy (you may send both summary and PDF to oeqchawaii@doh.hawaii.gov; a 30-day comment period ensues upon publication in the periodic bulletin.
- FEA-FONSI** Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and a PDF copy (send both summary and PDF to oeqchawaii@doh.hawaii.gov; no comment period ensues upon publication in the periodic bulletin.
- FEA-EISPN** Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and PDF copy (you may send both summary and PDF to oeqchawaii@doh.hawaii.gov; a 30-day consultation period ensues upon publication in the periodic bulletin.
- Act 172-12 EISPN** Submit the approving agency notice of determination on agency letterhead, an OEQC publication form, and an electronic word processing summary (you may send the summary to oeqchawaii@doh.hawaii.gov. NO environmental assessment is required and a 30-day consultation period upon publication in the periodic bulletin.
- DEIS** The applicant simultaneously transmits to both the OEQC and the approving agency, a hard copy of the DEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the DEIS (you may send both the summary and PDF to oeqc@doh.hawaii.gov); a 45-day comment period ensues upon publication in the periodic bulletin.
- FEIS** The applicant simultaneously transmits to both the OEQC and the approving agency, a hard copy of the FEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the FEIS (you may send both the summary and PDF to oeqc@doh.hawaii.gov); no comment period ensues upon publication in the periodic bulletin.
- Section 11-200-23 Determination** The approving agency simultaneously transmits its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS to both OEQC and the applicant. No comment period ensues upon publication in the periodic bulletin.
- Statutory hammer Acceptance** The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it failed to timely make a determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and that the applicant's FEIS is deemed accepted as a matter of law.
- Section 11-200-27 Determination** The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is not required. No EA is required and no comment period ensues upon publication in the periodic bulletin.
- Withdrawal (explain)**

Summary (Provide proposed action and purpose/need in less than 200 words. Please keep the summary brief and on this one page):

Towne Development of Hawaii, Endurance Investors, LLC and the Association of Il Wai Hui, LP propose the development of the Pu'unani Subdivision Project, consisting of approximately 147 residential lots, a villaged mixed-use district consisting of approximately 450 multi-family units and approximately 25,000 square feet of commercial retail/office space, and an approximate 15-acre park/stormwater retention area. The project site, consisting of approximately 208 acres, is located in Wailuku, makai of Wailuku Heights and adjacent to the Kehalani master planned community. Related actions include dedicating to the County of Maui, a water storage tank site and development of a new water well for the project adjacent to the County's existing water storage tank site. The project will include land use amendments including a State Land Use District Boundary Amendment, County of Maui Community Plan Amendment and County Change in Zoning. It will also involve improvement of a government road (Old Waikapu Road) and Honoapiilani Highway to allow for access to the project.

K:\DATA\Towne\WkSubd\EA EISP\NOEQC Pub Form EISP\N.doc

Act 172-12 Environmental Impact Statement Preparation Notice

PROPOSED PU‘UNANI SUBDIVISION PROJECT TMKs (2)-3-5-02:002 and 003(por.)

Prepared for:

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

November 2013

**Copyright © 2013,
by Munekiyo & Hiraga, Inc.**



CONTENTS

	<u>Page</u>
List of Acronyms	i
Executive Summary	iii
I. PROJECT OVERVIEW	1
A. PROPERTY LOCATION, EXISTING USE AND LAND OWNERSHIP.....	1
B. PROPOSED ACTION	1
C. CHAPTER 343, HAWAII REVISED STATUTES	6
D. ENTITLEMENTS REQUIRED	7
1. State Land Use District Boundary Amendment.....	7
2. Community Plan Amendment.....	7
3. Change in Zoning.....	7
II. DESCRIPTION OF EXISTING CONDITIONS, POTENTIAL IMPACTS AND PROPOSED MITIGATION MEASURES.....	13
A. PHYSICAL SETTING	13
1. Surrounding Land Uses.....	13
2. Climate.....	14
3. Topography and Soils Characteristics	14
4. Flood and Tsunami Hazard.....	20
5. Streams and Reservoirs.....	22
6. Flora and Fauna.....	22
7. Archaeological and Cultural Resources.....	24
8. Air Quality	27
9. Noise	27
10. Scenic and Open Space Resources	28
B. SOCIO-ECONOMIC ENVIRONMENT.....	29
1. Population	29
2. Housing.....	30
3. Economy	31
C. PUBLIC SERVICES	32
1. Police, Fire and Medical Services.....	32
2. Solid Waste.....	33
3. Recreational Resources.....	34
4. Schools.....	35
D. INFRASTRUCTURE	35
1. Roadways.....	35
2. Water.....	37
3. Wastewater.....	39

4.	Drainage.....	39
5.	Electricity, Telephone and Cable Television Systems.....	40
E.	CUMULATIVE AND SECONDARY IMPACTS.....	41
III.	RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS.....	42
A.	STATE LAND USE DISTRICTS	42
B.	LAND USE COMMISSION RULES, CHAPTER 15-15, HAWAII ADMINISTRATIVE RULES.....	42
C.	CHAPTER 226, HRS, HAWAII STATE PLAN.....	47
1.	Objectives and Policies of the Hawaii State Plan	47
2.	Priority Guidelines of the Hawaii State Plan	49
D.	STATE FUNCTIONAL PLANS.....	51
1.	State Agricultural Functional Plan.....	51
2.	State Housing Functional Plan.....	51
3.	State Recreational Functional Plan	52
E.	GENERAL PLAN OF THE COUNTY OF MAUI	52
1.	Countywide Policy Plan.....	53
2.	Maui Island Plan	56
F.	WAILUKU-KAHULUI COMMUNITY PLAN	62
G.	COUNTY ZONING.....	64
H.	COASTAL ZONE MANAGEMENT OBJECTIVES AND POLICIES.....	64
1.	Recreational Resources	65
2.	Historic Resources	66
3.	Scenic and Open Space Resources	67
4.	Coastal Ecosystems.....	67
5.	Economic Uses.....	68
6.	Coastal Hazards	69
7.	Managing Development.....	69
8.	Public Participation.....	70
9.	Beach Protection	71
10.	Marine Resources.....	71
IV.	ALTERNATIVES TO THE PROPOSED ACTION.....	73
A.	PREFERRED ALTERNATIVE	73
B.	SITE DESIGN ALTERNATIVES	73
C.	MAXIMUM DENSITY ALTERNATIVE.....	73
D.	NO-ACTION ALTERNATIVE.....	75
V.	LIST OF PERMITS AND APPROVALS	76
1.	State of Hawaii.....	76

2.	County of Maui	76
VI.	AGENCIES TO BE CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT	77
VII.	REFERENCES	i

K:\DATA\Towne\WlkSubd\EA EISP\EA EISP\N.rpt.docx

LIST OF FIGURES

	<u>Page</u>
Figure 1. Regional Location Map.....	2
Figure 2. Tax Parcel Map	3
Figure 3. Aerial Photograph of Property	4
Figure 4. Conceptual Land Use Plan.....	5
Figure 5. Existing State Land Use Classifications	8
Figure 6. Proposed State Land Use Designations	9
Figure 7. Existing Wailuku-Kahului Community Plan Designation.....	10
Figure 8. Proposed Community Plan Map Amendment	11
Figure 9. Soil Association Map.....	16
Figure 10. Soils Classification Map	17
Figure 11. Agricultural Lands of Importance to the State of Hawaii.....	18
Figure 12. Productivity Classification Map	19
Figure 13. Flood Insurance Rate Map	21
Figure 14. Archaeological Sites Location Map.....	26
Figure 15. Maui Island Plan Wailuku-Kahului Directed Growth Boundaries	44
Figure 16. 2009 Conceptual Land Use Map.....	74

List of Acronyms

AIS	Archaeological Inventory Survey
ALISH	Agricultural Lands of Importance to the State of Hawaii
AMI	Annual Median Income
AMSL	Above Mean Sea Level
BMP	Best Management Practice
CFS	Cubic Feet per Second
CIA	Cultural Impact Assessment
CIZ	Change in Zoning
CPA	Community Plan Amendment
CSD	Conservation Subdivision Design
CWRM	Commission on Water Resource Management
CZM	Coastal Zone Management
DBA	District Boundary Amendment
DEM	Department of Environmental Management
DLNR	Department of Land and Natural Resources
DOE	Department of Education
DPW	Department of Public Works
DWS	Department of Water Supply
EA	Environmental Assessment
EIS	Environmental Impact Statement
EISPN	Environmental Impact Statement Preparation Notice
FIRM	Flood Insurance Rate Map
GPM	Gallons per Minute
HAR	Hawaii Administrative Rules
HC&S	Hawaiian Commercial & Sugar Company
HDOT	Hawaii Department of Transportation (also see SDOT)
HHPS	Hawaiian Housing Planning Study
HLS	High-Level Service
HRS	Hawaii Revised Statutes
IbB	Iao Cobbly Silty Clay (3 to 7 percent slopes)

IbC	Iao Cobbly Silty Clay (7 to 15 percent slopes)
IcB	Iao Clay (3 to 7 percent slopes)
IcC	Iao Clay (7 to 15 percent slopes)
ISWMP	Integrated Solid Waste Management Plan
LID	Low Impact Development
LLS	Low-Level Service
LSB	Land Study Bureau
LUC	Land Use Commission
MCC	Maui County Code
MECO	Maui Electric Company, Ltd
MG	Million Gallons
MGD	Million Gallons per Day
MIP	Maui Island Plan
MLS	Mid-Level Service
NPDES	National Pollutant Discharge Elimination System
OEQC	Office of Environmental Quality Control
PDR	Preliminary Drainage Report
PER	Preliminary Engineering Report
RGB	Rural Growth Boundary
SCS	Scientific Consultant Services, Inc.
SHPD	State Historic Preservation Division
STB	Small Town Boundary
TIAR	Traffic Impact Assessment Report
TMK	Tax Map Key
UGB	Urban Growth Boundary
WKWRF	Wailuku Kahului Wastewater Reclamation Facility
WWRD	Wastewater Reclamation Division

Executive Summary

Project Name: Proposed Pu'unani Subdivision Project

Type of Document: Act 172-12 Environmental Impact Statement
Preparation Notice

Legal Authority: Chapter 343, Hawaii Revised Statutes

Agency Determination: EIS to be prepared

Applicable Environmental Assessment review "Trigger": Use of State land
Use of County land
General Plan Amendment

Location: Island of Maui
Wailuku
TMK No. (2)3-5-02:002 and 003(por.)

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

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

Consultant: Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793
Contact: Colleen Suyama, Senior Associate
Phone: (808) 244-2015

Project Summary: Towne Development of Hawaii, Inc., Endurance Investors, LLC and the Association of II Wai Hui, LP propose the development of the Pu'unani Subdivision Project, consisting of approximately 147 rural residential lots, a village mixed-use district consisting of approximately 450 multi-family units and approximately 25,000 square feet of commercial

retail/office space, and an approximate 15-acre park/stormwater retention area. The project site, consisting of approximately 208 acres, is located in Wailuku, makai of Wailuku Heights and adjacent to the Kehalani master planned community. Related actions include dedicating to the County of Maui, a water storage tank site and development of a new water well for the project adjacent to the County's existing water storage tank site. The project will require land use amendments, including a State District Boundary Amendment, County Community Plan Amendment and County Change in Zoning. It will also involve improvement of a government road (Old Waikapu Road) and Honoapiilani Highway to allow for access to the project from Honoapiilani Highway. The proposed amendment to the Wailuku-Kahului Community Plan, as well as proposed improvements to government roadway facilities, are triggers for Chapter 343, Hawaii Revised Statutes (HRS). This Act 172-12 Environmental Impact Statement Preparation Notice (EISPN) has been prepared in anticipation that the scope and scale of the project would require in-depth review and analysis of potential impacts through the preparation of an Environmental Impact Statement.

It is noted that the applicants previously filed a Draft Environmental Impact Statement for the proposed action which was published in the January 23, 2009 edition of the Office of Environmental Quality Control's (OEQC) Environmental Notice. Since that time, there have been changes to the project's design concept arising out of the recently adopted Maui Island Plan. For this reason, the previously filed Draft Environmental Impact Statement has been withdrawn. The notification of withdrawal was published in the OEQC's August 8, 2013 edition of the Environmental Notice. This current EA/EISPN represents the initiation of a new Chapter 343, HRS process for the updated project master plan.

I. PROJECT OVERVIEW

I. PROJECT OVERVIEW

A. PROPERTY LOCATION, EXISTING USE AND LAND OWNERSHIP

Towne Development of Hawaii, Inc., Endurance Investors, LLC, and the Association of II Wai Hui, LP (“applicants”) are proposing the development of the Pu‘unani Subdivision Project and related improvements in Wailuku on approximately 208 acres of land, identified as Tax Map Key (2)3-5-02:002 (Parcel 2) and (2)3-5-02:003(por.) (Parcel 3). The proposed project will be located to the east of the Wailuku Heights II subdivision. Honoapiilani Highway borders the property to the east. Kuikahi Drive borders the property to the north. The Waiolani Mauka and Waikapu Ranch, Inc. subdivisions are located due south of the project site. See **Figure 1**, **Figure 2**, and **Figure 3**.

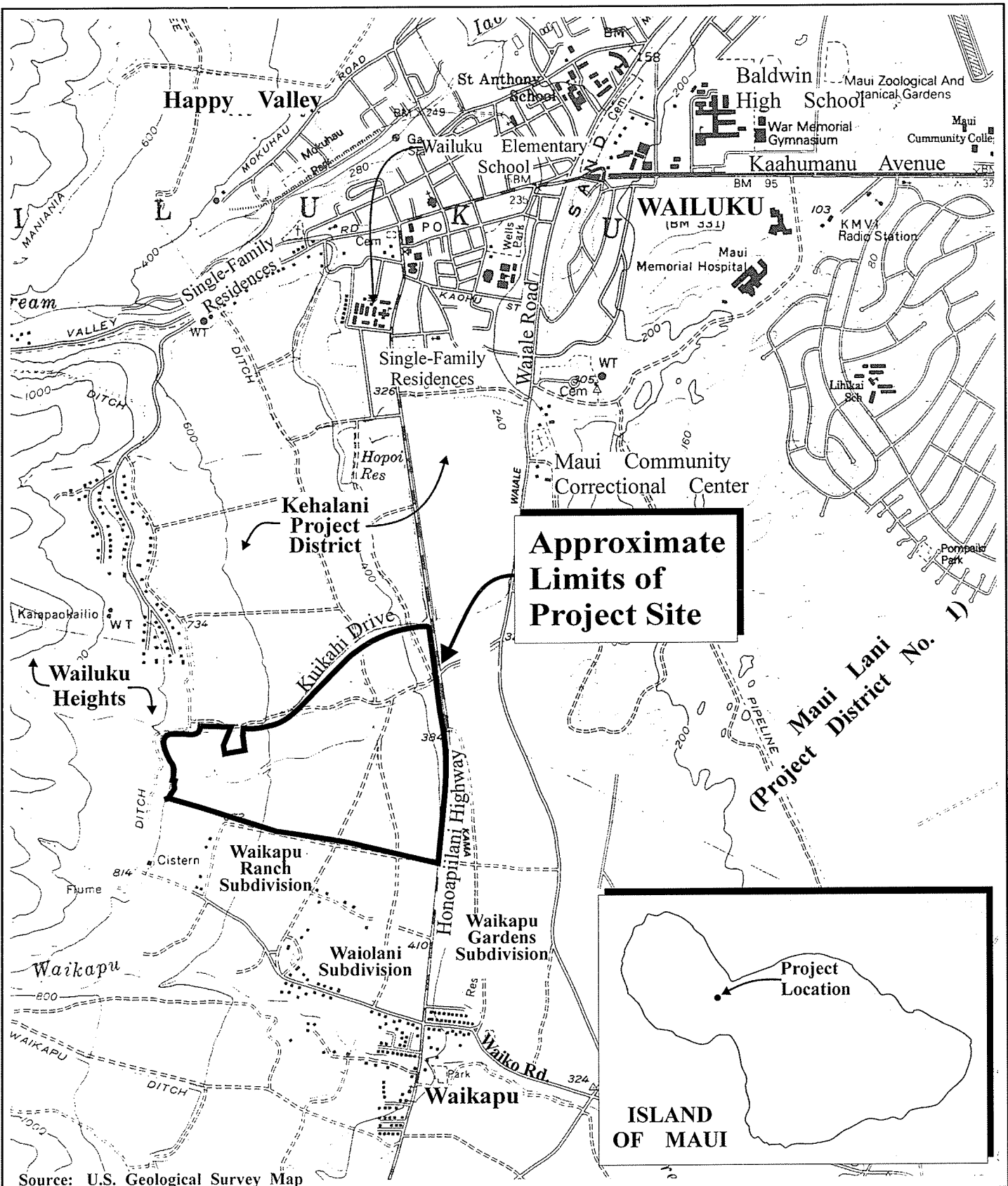
The project site is vacant and has been fallow after years of pineapple and sugarcane cultivation.

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

B. PROPOSED ACTION

The proposed project involves the development of the Pu‘unani Subdivision Project. See **Figure 4**. Although still conceptual, the land use plan calls for the development of 147 rural residential lots, a village mixed-use district consisting of approximately 450 multi-family units and approximately 25,000 square feet of commercial office/retail space, and an approximate 15-acre park and stormwater retention area. Appropriate open space buffers will be developed along Honoapiilani Highway, Kuikahi Drive, and the adjacent Waiolani Subdivision.

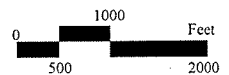
Development of the proposed project will include infrastructure improvements, such as construction of internal roadways and underground utility systems. Off-site improvements include a potable water storage tank to be dedicated to the County of Maui in the northwest portion of Parcel 3.



Source: U.S. Geological Survey Map

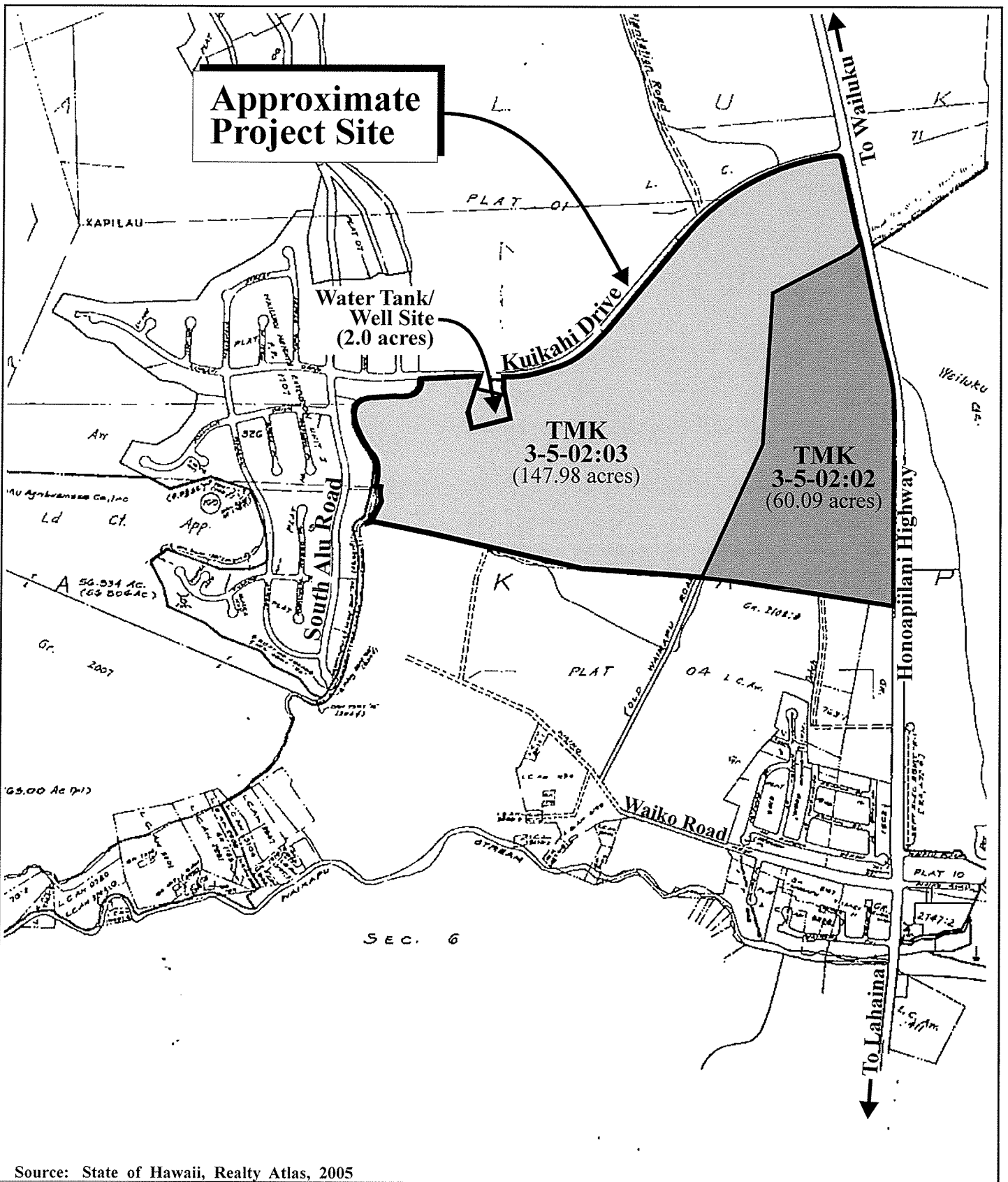
Figure 1

Proposed Pu'unani Subdivision Project Regional Location Map



MUNEKIYO & HIRAGA, INC.

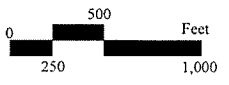
Prepared for: Towne Development of Hawaii, Inc.; Endurance Investors, LLC; and Association of Ii Wai Hui, LP



Source: State of Hawaii, Realty Atlas, 2005

Figure 2

Proposed Pu'unani
Subdivision Project
Tax Parcel Map



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

MUNEKIYO & HIRAGA, INC.



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

Figure 3



Proposed Pu'unani Subdivision Project
 Aerial Photograph of Property

NOT TO SCALE

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



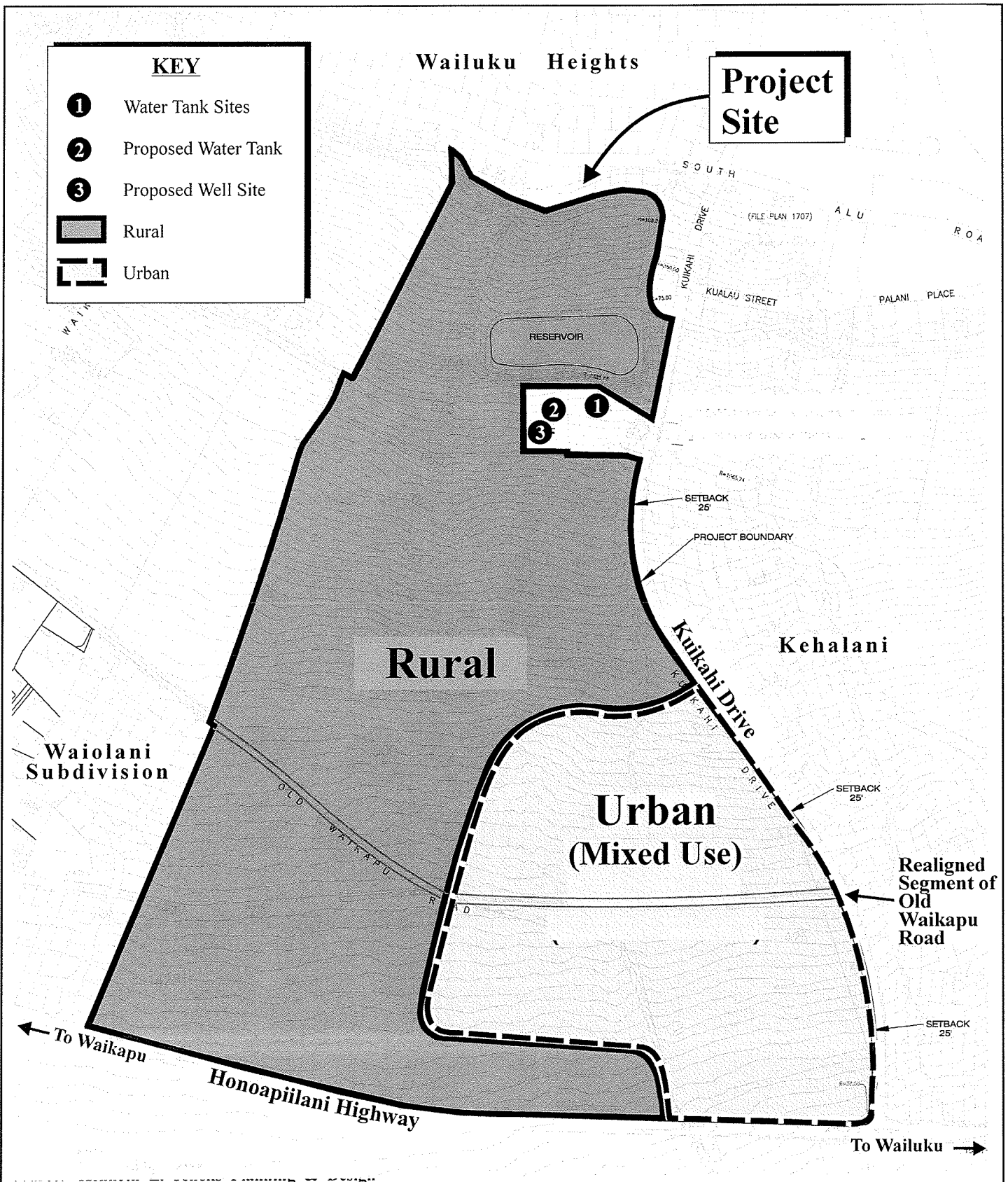


Figure 4

Proposed Pu'unani
Subdivision Project
Conceptual Land Use Plan

NOT TO SCALE



Site grading work will include the creation of an approximately 15.0-acre park/stormwater retention area within the project site. The Old Waikapu Road, formerly used for cane haul operations, is proposed to be improved to County standards and serve as a project collector road. The road currently bifurcates Parcel 2 and Parcel 3 and extends northward from Waikapu through three-quarters of the project area before veering east, toward Honoapiilani Highway. Refer to **Figure 3**. A portion of Old Waikapu Road is proposed to be extended to connect to Kuikahi Drive. Refer to **Figure 4**. The applicants are also proposing a project collector road that would extend west to east, through the project area, culminating in a right-turn in, right-turn out access off Honoapiilani Highway. It is noted that the Old Waikapu Road's right-of-way connects to Honoapiilani Highway. While there is currently no physical intersection connection between Old Waikapu Road and Honoapiilani Highway, government maps indicate that the "paper" intersection is located towards the Kuikahi Road-Honoapiilani Highway Intersection. The applicants propose to relocate the connection point of Old Waikapu Road to Honoapiilani Highway to a position further south, to accommodate the proposed new right-turn in, right-turn out access point. Coordination with the State Department of Transportation will be required to secure approval of the proposed relocation of Old Waikapu Road's connection point to Honoapiilani Highway.

The estimated cost of project improvements has not yet been determined, but will be included in the Draft EIS. Construction is anticipated to begin as soon as all entitlement and permitting approvals have been received. The applicants anticipate initiating construction in response to market demand. The applicants have yet to determine the preliminary sale terms and prices for the residential products proposed.

C. CHAPTER 343, HAWAII REVISED STATUTES

Implementation of the proposed project will require a number of land use entitlements including a Community Plan Amendment (CPA). The use of government land, Honoapiilani Highway and the Old Waikapu Road right-of-way, is also proposed to enable access through the subdivision. The request for CPA and improvements to Old Waikapu Road and Honoapiilani Highway are "triggers," which necessitate the need for compliance with Chapter 343, Hawaii Revised Statutes (HRS). This document serves as notice that an Environmental Impact Statement will be prepared for the project.

It is noted that the applicants previously filed a Draft Environmental Impact Statement for the proposed action which was published in the January 23, 2009 edition of the Office of Environmental Quality Control's (OEQC) Environmental Notice. Since that time, there have been changes to the project's design concept arising out of the recently adopted Maui Island Plan. For this reason, the previously filed Draft Environmental

Impact Statement has been withdrawn. The notification of withdrawal was published in the OEQC's August 8, 2013 edition of the Environmental Notice. This current Act 172-12 EISPN represents the initiation of a new Chapter 343, HRS process for the updated project master plan.

D. ENTITLEMENTS REQUIRED

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

1. State Land Use District Boundary Amendment

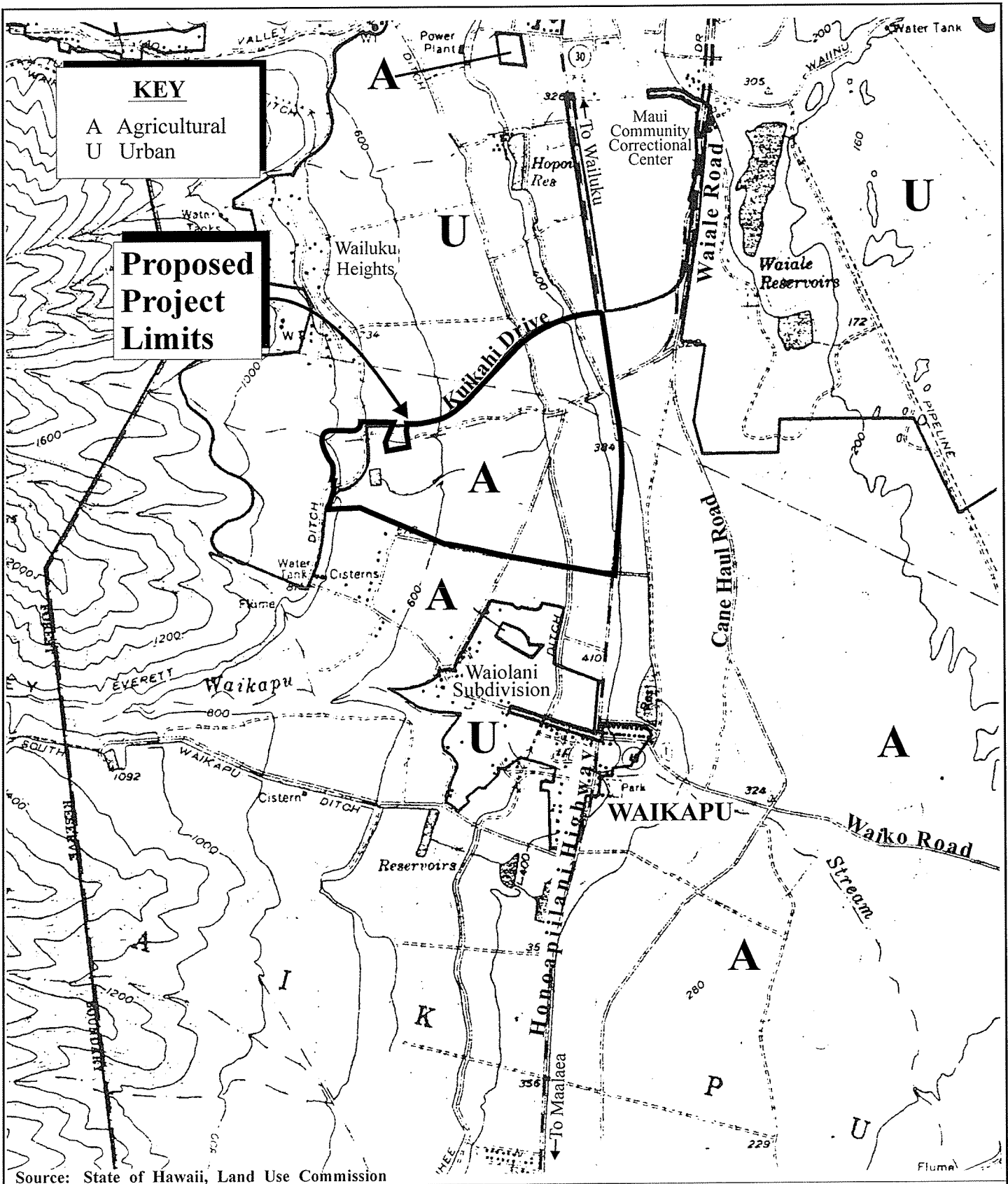
A petition for District Boundary Amendment has been filed with the State Land Use Commission (LUC). Action on the petition will be undertaken following completion of the Chapter 343, HRS process. The current State Land Use designation for the entirety of the project site is "Agricultural". See **Figure 5**. Approximately 64 acres are proposed for reclassification to the State Land Use "Urban" district. The remaining 144 acres are proposed for reclassification to the "Rural" district. **Figure 6** depicts graphically, the areas proposed for reclassification.

2. Community Plan Amendment

A Community Plan Amendment (CPA) application, reflecting the proposed changes will be filed for review, processing and final action by the Maui County Council. The Community Plan designation for the majority of the project area is "Agriculture". An approximately 20.0-acre area at the southeastern extent of the property is designated as "Single-Family". See **Figure 7**. An application for a CPA from "Agriculture" and "Single-Family" to "Project District 5 (Pu'unani)" will be filed with the County of Maui following LUC action on the petition for District Boundary Amendment. See **Figure 8**.

3. Change in Zoning

Concurrently with the Community Plan Amendment, a County Change in Zoning (CIZ) application will be filed. The County zoning for the project area is "Agricultural".

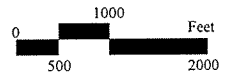


Source: State of Hawaii, Land Use Commission

Figure 5

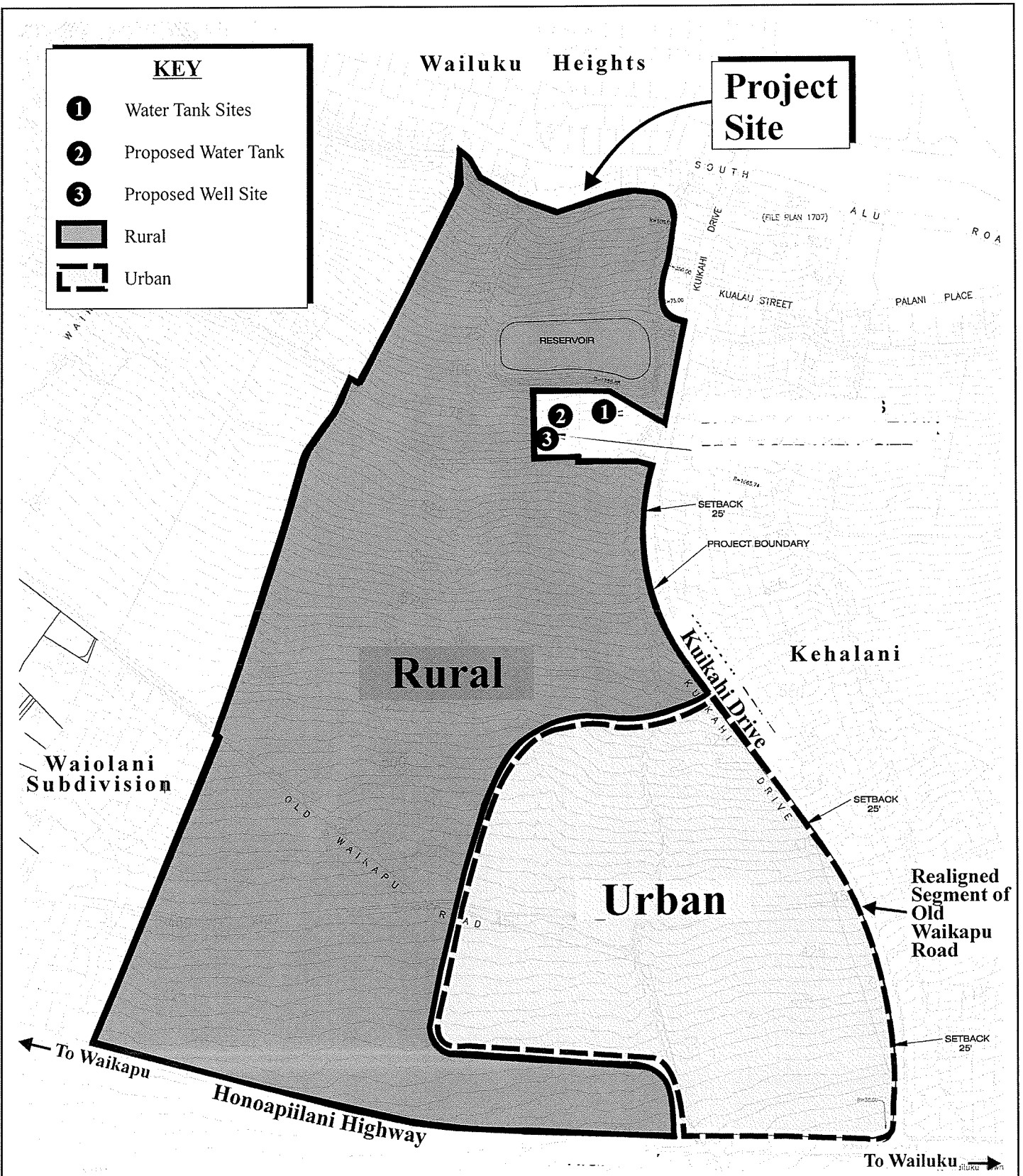
Proposed Pu'unani Subdivision Project

Existing State Land Use Classifications



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

MUNEKIYO & HIRAGA, INC.



Source: Kenneth L. Jencks Planning & Design

Figure 6

Proposed Pu'unani
Subdivision Project

NOT TO SCALE

Proposed State Land Use Designations



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

MUNEKIYO & HIRAGA, INC.

Towne\Wiksubd\EA EISP\SLUD

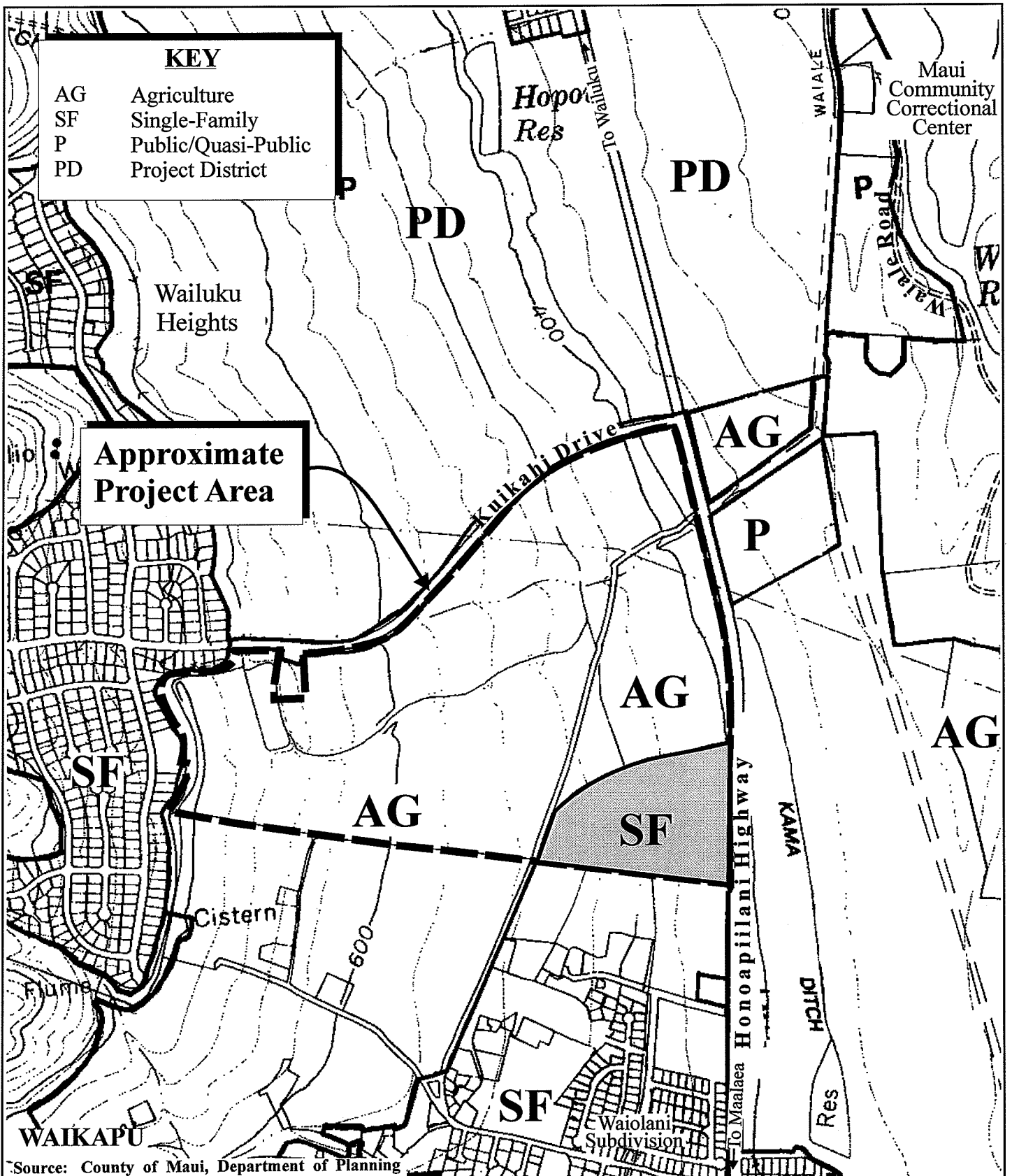
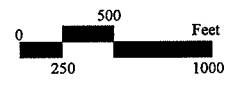


Figure 7

Proposed Pu'unani
Subdivision Project
Existing Wailuku-Kahului
Community Plan Designation



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

MUNEKIYO HIRAGA, INC.

A CIZ application from “Agricultural” to “Project District 5 (Pu‘unani)” will be filed with the County of Maui following LUC action on the petition for District Boundary Amendment.

**II. DESCRIPTION OF
EXISTING CONDITIONS,
POTENTIAL IMPACTS AND
PROPOSED MITIGATION
MEASURES**

II. DESCRIPTION OF EXISTING CONDITIONS, POTENTIAL IMPACTS AND PROPOSED MITIGATION MEASURES

A. PHYSICAL SETTING

1. Surrounding Land Uses

a. Existing Conditions

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

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

b. Potential Impacts and Proposed Mitigation Measures

The project site is currently used for diversified agriculture. The proposed project will include rural residential lots and village mixed uses consisting of multi-family units and commercial retail/office space. This spatial configuration establishes land use continuity consistent with the character established by the Kehalani subdivisions, Waiolani subdivisions and Waikapu Gardens. Similarly, the project's rural residential area will provide a transition from the higher density Kehalani Project District to agricultural lands south of the project area.

2. Climate

a. Existing Conditions

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

Historically, in the region, daily temperatures at the project site (based on temperatures recorded at Kahului Airport) range from an average low of 67 degrees Fahrenheit to an average high of 84 degrees Fahrenheit. August is historically the warmest month, while February is the coolest. Rainfall in the region is seasonal, with most precipitation occurring between October and March. Annual rainfall data for Central Maui shows an average of 18.49 inches (County of Maui, Office of Economic Development, 2011).

The winds in the region are predominantly tradewinds from the north-northeast. In general, tradewinds blow stronger in the afternoon. The tradewinds blow onshore toward the warmer land mass during the day. During the evening, the tradewinds blow offshore toward the relatively warmer ocean.

b. Potential Impacts and Proposed Mitigation Measures

The proposed action does not represent a land use change which will have adverse impacts to microclimates of the Wailuku-Waikapu region.

3. Topography and Soils Characteristics

a. Existing Conditions

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

Runoff from the gullies flows to Waiale Reservoir, located below Honoapiilani Highway and Waiale Road.

The project site is located along Honoapiilani Highway and consists of soil that falls within the Pulehu-Ewa-Jaucas association, which is characterized as having deep, nearly level to moderate slope, with well drained soils that have moderately fine to course texture. See **Figure 9**. Underlying the project site are soils classified as IbC (Iao cobbly silty clay, 7 to 15 percent slopes), IcC (Iao clay, 7 to 15 percent slopes), IbB (Iao cobbly silty clay 3 to 7 percent slopes) and IcB (Iao Clay, 3 to 7 percent slopes). Such soils belong to the Iao series which consists of well-drained soils on valley fill and alluvial fans. The soil series varies, according to slope characteristics and erosion potential. All of the above listed soil types are characterized by medium runoff and moderate erosion hazard. Soils belonging to the Iao Series are suitable, primarily for agricultural uses, such as crop cultivation and pasture. See **Figure 10**.

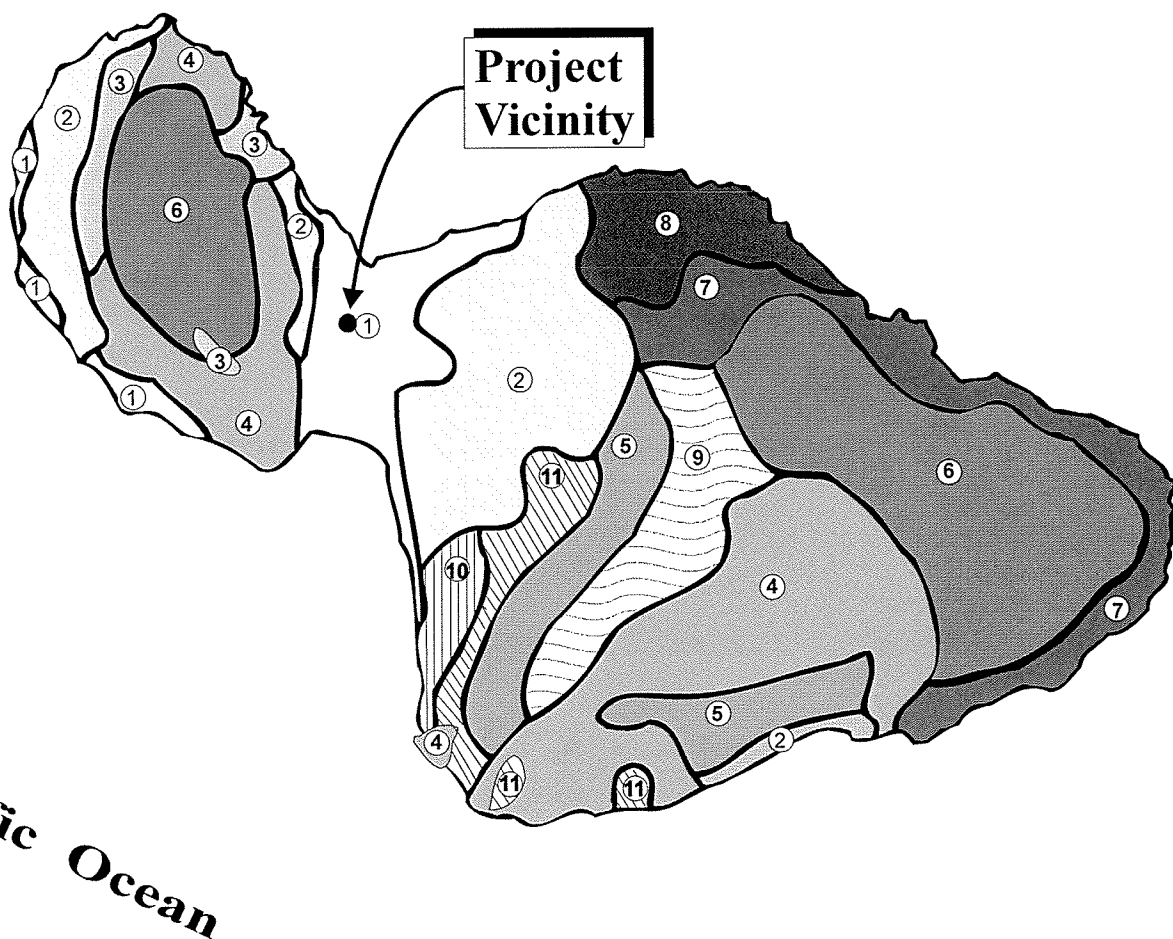
The State Department of Agriculture has established three (3) categories of Agricultural Lands of Importance to the State of Hawaii (ALISH). Utilizing modern farming methods, "Prime" agricultural lands have the soil quality, growing season, and moisture supply needed to produce sustainable crop yields,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

As indicated by the ALISH map, the project site falls within the "Prime" agricultural lands category. See **Figure 11**. The land in the project area was formerly utilized to support large-scale agricultural activities. Currently, a portion of the project area is used for agriculture consisting of an 11-acre pig farm, three (3) acres in cultivation and 45 acres used to graze livestock.

The University of Hawaii Land Study Bureau (LSB) classifies productivity characteristics on a scale of "A" to "E", with lands designated as "A", reflecting highest productivity and "E", representing lands ranked lowest. See **Figure 12**. Productivity classifications are further classified by soil types, characterized by texture, drainage, and stoniness. Land

LEGEND

- | | |
|--|--|
| | |
| | |
| | |
| | |
| | |
| | |



Map Source: USDA Soil Conservation Service

Figure 9

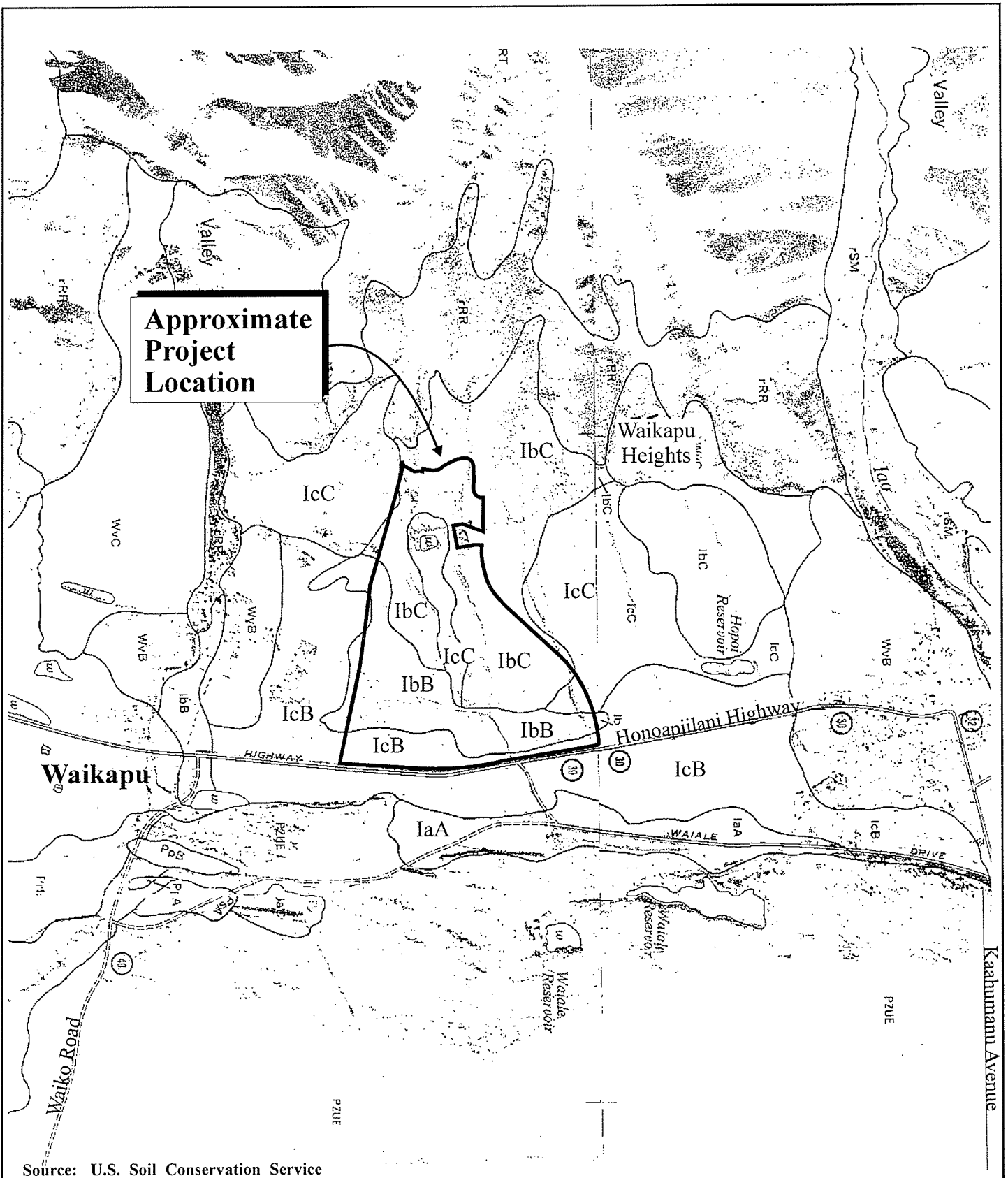
**Proposed Pu'unani
Subdivision Project
Soil Association Map**

NOT TO SCALE



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

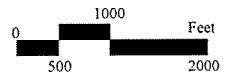




Source: U.S. Soil Conservation Service

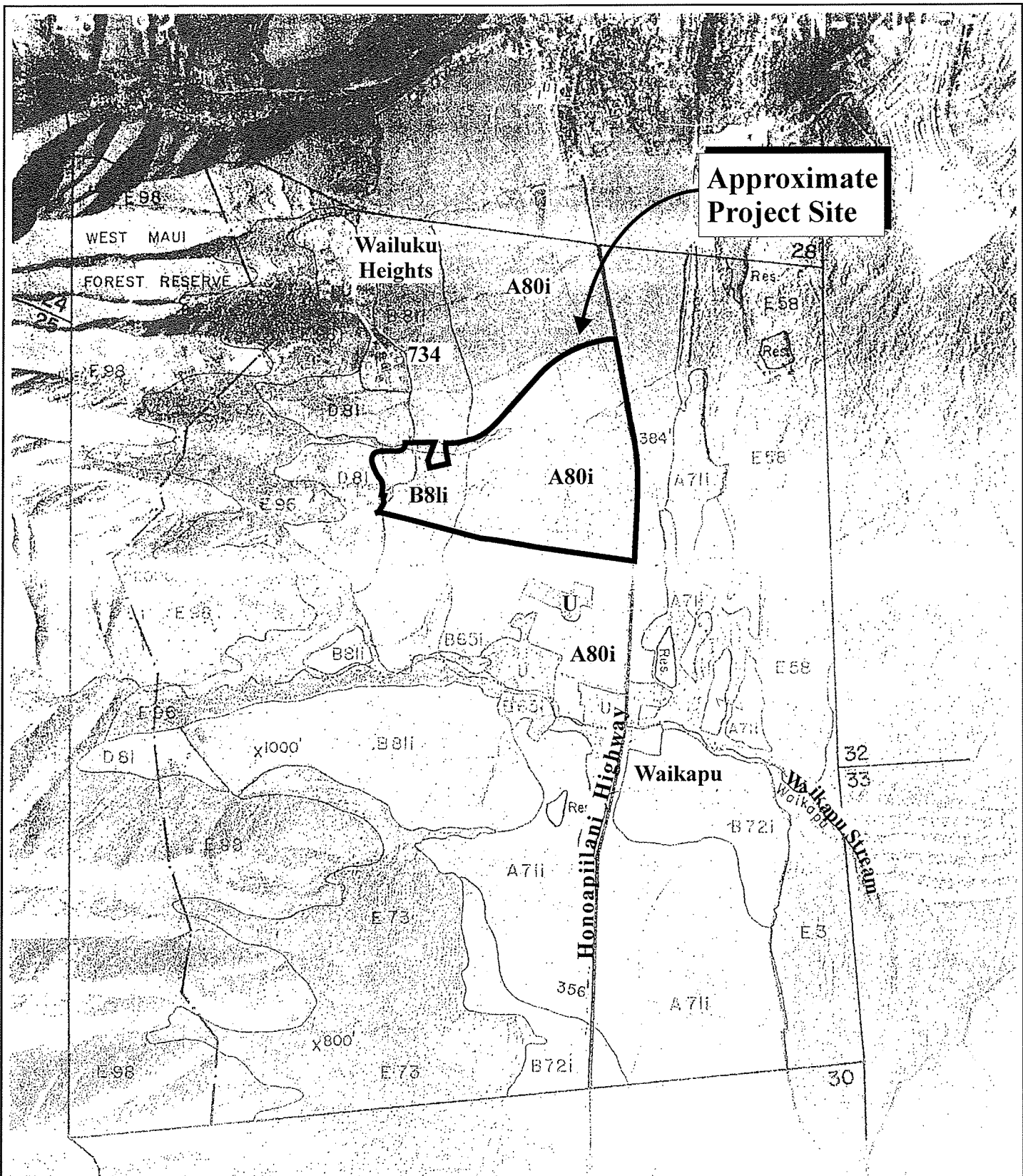
Figure 10

Proposed Pu'unani Subdivision Project Soils Classification Map



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

MUNEKIYO & HIRAGA, INC.



Source: University of Hawaii Land Study Bureau

Figure 12

Proposed Pu'unani
Subdivision Project
Productivity Classification Map

NOT TO SCALE



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

MUNEKIYO & HIRAGA, INC.

underlying the project site are characterized as A80i and B81i. The A80i classification reflects soil that is over 30 inches deep, non-stony, and well to excessively drained. The B81i classification possess similar characteristics but are considered less suited for machine tillability. The texture of these soils is characterized as fine (Land Study Bureau).

b. Potential Impacts and Proposed Mitigation Measures

The 208-acre project area slopes in a west to east direction at a cross-slope of 11 percent. The elevation at the mauka or westerly extent of the property is at approximately 815 feet amsl, while the elevation at the easterly or makai extent of the property, near Honoapiilani Highway is approximately 350 feet amsl. Mass grading will be necessary to meet the grade standards required for subdivision roadway and building pad construction. Grading plans will seek to balance excavation and embankment quantities to the extent possible. Drainage patterns will be maintained to ensure minimal impact to downstream properties. Appropriate Best Management Practices (BMPs) will be included in the Draft EIS to minimize impacts. Adverse impact to topography and landforms resulting from grading activities are not expected to result from the proposed project.

4. Flood and Tsunami Hazard

a. Existing Conditions

The project site is located near the eastern base of the West Maui Mountains. As indicated by the Flood Insurance Rate Map (FIRM) for the County of Maui, the project site is located within Zone X, an area of minimal flooding (Federal Emergency Management Agency). See **Figure 13**.

b. Potential Impacts and Proposed Mitigation Measures

The proposed action will increase stormwater runoff characteristics associated with modifications to impervious surface characteristics. A preliminary drainage report will be prepared to analyze the impacts to drainage parameters and appropriate drainage mitigation measures will be proposed. The preliminary drainage report and its findings will be included in the Draft EIS document.

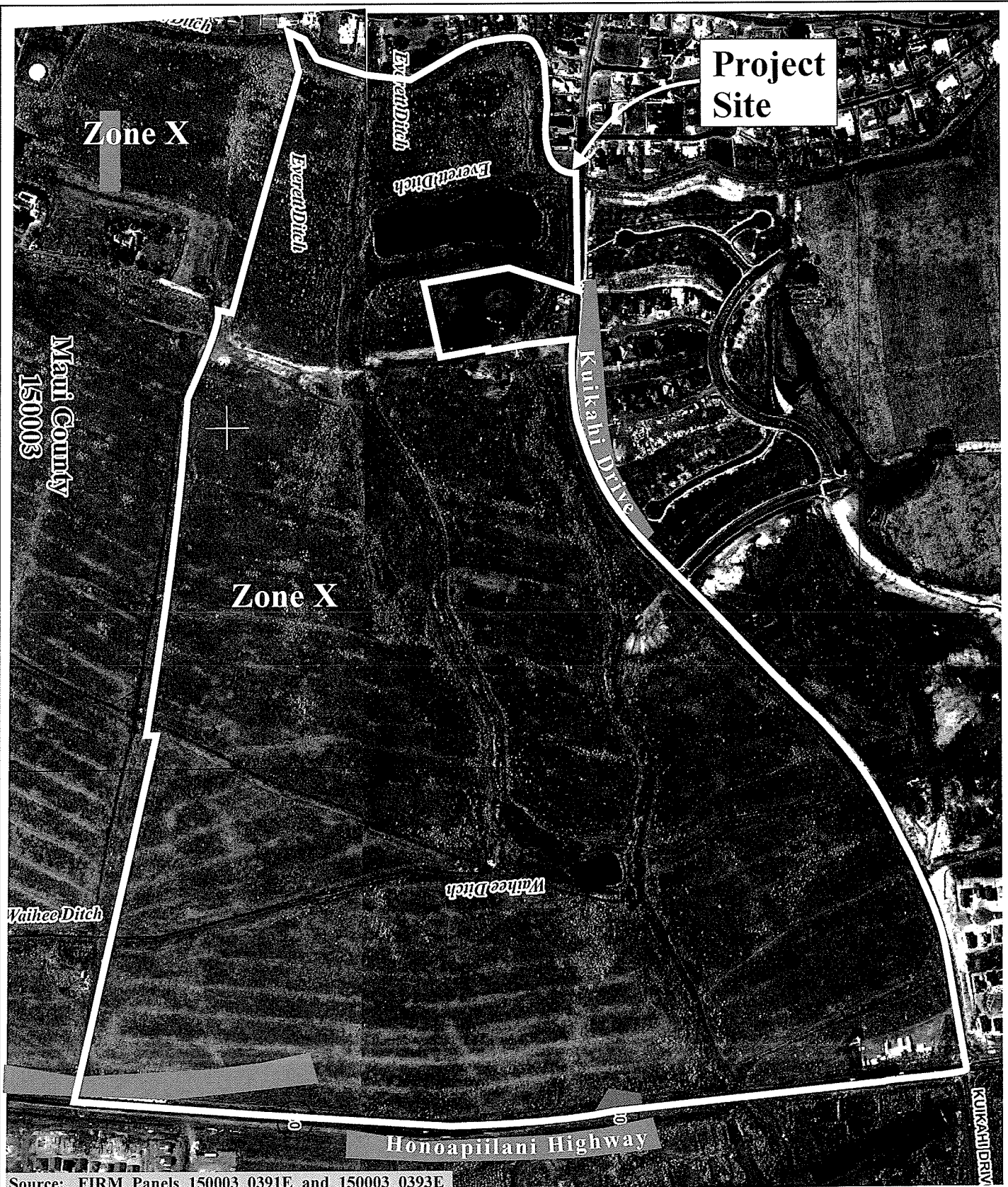


Figure 13

Proposed Pu'unani
Subdivision Project
Flood Insurance Rate Map

NOT TO SCALE



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

MUNEKIYO & HIRAGA, INC.

5. **Streams and Reservoirs**

a. **Existing Conditions**

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

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

b. **Potential Impacts and Proposed Mitigation Measures**

Waikapu Stream will not be affected by the proposed action. Drainage characteristics and proposed improvements will be discussed in the Preliminary Drainage Report and will be addressed in the Draft EIS.

6. **Flora and Fauna**

a. **Existing Conditions**

Vegetation in the region is generally characterized by introduced grass species. Plant species typically associated with the area include sandbur, lantana, fingergrass, and bristly foxtail.

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

Previous field studies to assess the botanical resources within the project area were conducted by Robert W. Hobdy (R.W. Hobdy, 2005). The field studies were separated into two (2) sections. The first section involved approximately 60 acres of land on the lower portion of the project area (Parcel 2). The second section involved approximately 148 acres of land on the mauka portion of the project area (Parcel 3). The following is a summary of the field survey.

The flora surveys involved a pedestrian survey of the sites, intense examination of areas more likely to harbor native or rare plants and documentation of plant species, distribution, abundance and terrain, and substrate.

Fifty plant species were identified on Parcel 2 and of them, only one (1) native species, uhaloa, a common and widespread indigenous species found in the Pacific and tropical America, was identified. The other species were non-native weeds.

On Parcel 3, 65 plant species were identified and of them, two (2) native species, uhaloa and koali awahia, common and widespread indigenous species found in the Pacific and tropical America, were identified, as well as one (1) Polynesian species, Kukui. The other species were non-native weeds.

Other vegetation found on Parcels 2 and 3 consisted of grassland, including Guinea grass, small trees of *Macaranga tanarius*, koa haole, common shrubs and herbs, hairy horseweed, telegraph plant, and hairy abutilon.

The fauna surveys involved pedestrian surveys of the sites, field observations with binoculars, listening to vocalizations, documentation of species abundance, activities and location and observations of trails, tracks, scat, and feeding. An evening visit was also made to record additional activity for any evidence of the Hawaiian hoary bat. No bats were observed during this visit.

On Parcel 2, animal life typically expected in the project area include rats, mice, cats, mongoose, dogs, and axis deer. Presence of avifauna included seven (7) species of non-native birds that were observed during two (2) site visits. They included the zebra dove, house finch, gray francolin,

common myna, Japanese white-eye, Cattle egret, and Rock dove (Pigeon). Other birds that are typically expected in the project area but not observed during the field survey include the Northern cardinal, Nutmeg mannikin, Auku'u or Black-crowned Night-heron, House sparrow, and Pacific golden plover. A moderate amount of insects were present onsite, however, they were not tallied. No endangered insect species were found onsite.

On Parcel 3, two (2) mammals were found onsite. They included the axis deer and dogs. Other animal life expected in the project area include rats, mice, cats, and mongoose. Nine (9) species of non-native birds, one (1) migratory bird, and one (1) indigenous bird were observed during two (2) site visits. They included the Zebra dove, House finch, Gray francolin, Spotted dove, Common myna, Japanese white-eye, Black francolin, Cattle egret, Kolea or Pacific golden plover, Northern cardinal, and Auku'u or Black-crowned night-heron. There was an abundant amount of insects present throughout the area, however, they were not tallied. No endangered insect species were found onsite. There was no sighting of the Hawaiian hoary bat.

b. Potential Impacts and Proposed Mitigation Measures

Findings from the previous biological resources survey found no threatened or endangered species on the project site. The study included findings from field work conducted and included documentation of species of birds and mammals found on the parcels in the project area and beyond, with particular attention to native and migratory species. The biological resources survey will be included in the Draft EIS.

7. Archaeological and Cultural Resources

a. Existing Conditions

A previous Archaeological Inventory Survey (AIS) of the project site was conducted by Scientific Consultant Services, Inc. (SCS) (Scientific Consultant Services, Inc., 2005). The archaeological inventory survey was comprised of historic background research and settlement pattern research, a complete pedestrian survey of the project area, and subsurface testing via backhoe and reporting.

The fieldwork involved the execution of a complete pedestrian survey of the entire project area for the purpose of site inventory and limited subsurface testing to evaluate the significance of any subsurface deposits. Laboratory work consisted of analysis of any subsurface deposits found and literature research review involved a review of all previous archaeological work conducted in the surrounding area.

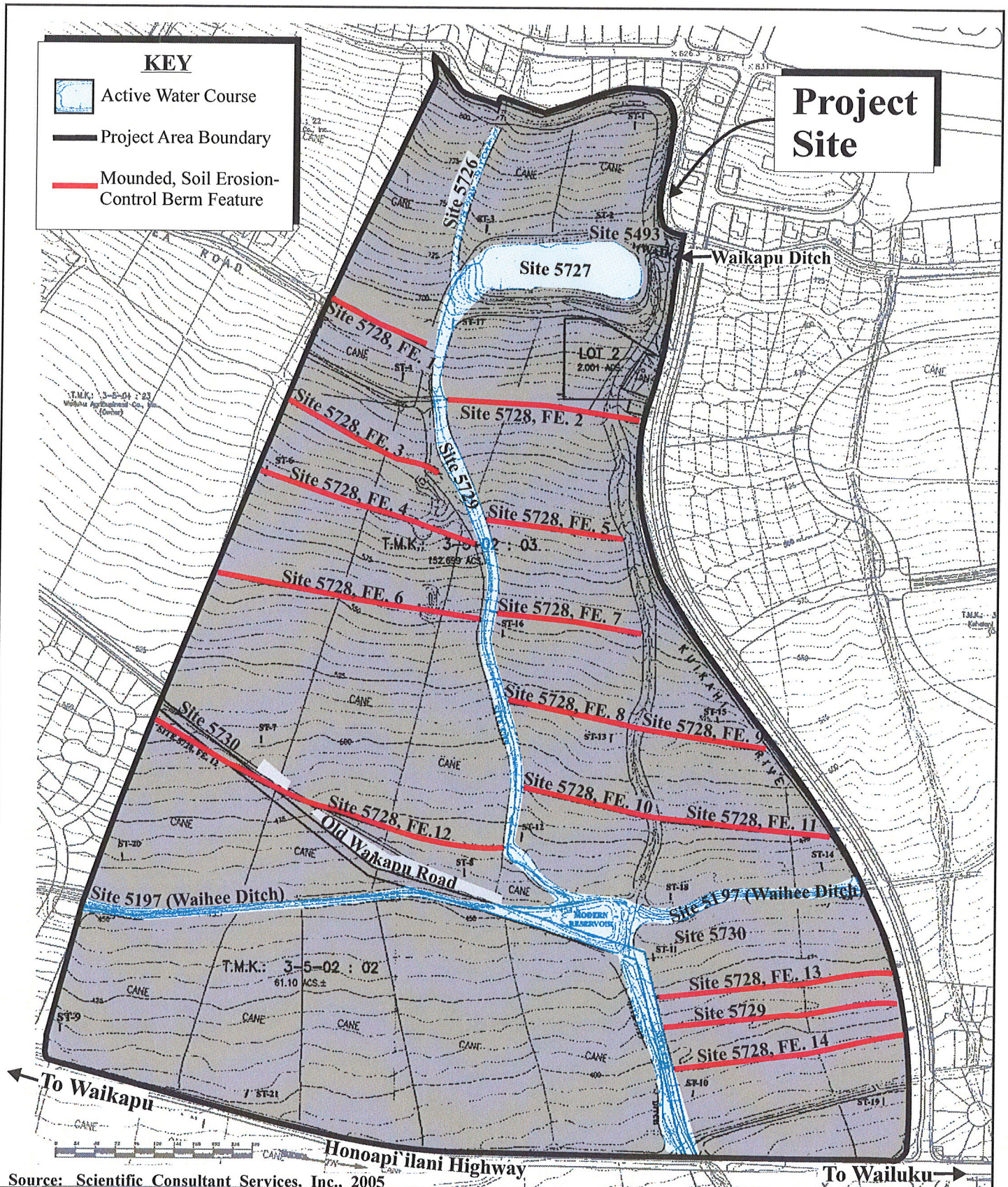
During the field inspection, seven (7) historical sites related to the former use of the property for sugar cane cultivation were identified. They include Waihee Ditch (State Site 50-50-04-5197), Waikapu Ditch (State Site 50-50-04-5493), an unnamed lesser ditch (State Site 50-50-04-5729), another unnamed lesser ditch (State Site 50-50-04-5726), a larger unnamed reservoir (State Site 50-50-04-5727), a series of 14 sugar canefield erosion-control soil berms (State Site 50-50-04-5728), and Old Waikapu Road (State Site 50-50-04-5730). See **Figure 14**. These sites revealed a network of irrigation systems in the form of ditches and a reservoir, erosion-control berms, and a historic dirt road. These sites are new additions to the State's rich historic record of the turn-of-the century sugar industry in Hawai'i. It is noted that no burial features or human remains were identified during the pedestrian surveys or subsurface testing at the site (Scientific Consultant Services, Inc., 2005).

A previous Cultural Impact Assessment (CIA) of the project site noted that although various gathering practices had occurred at one time or another, none of these practices continue today (Tsuha, 2006).

b. Potential Impacts and Mitigation Measures

The previous AIS involved evaluation, documentation and recordation and when necessary, limited subsurface investigation of recorded sites. Laboratory analysis was also performed, where necessary. The inventory report determined there are no sites of cultural or archaeological importance.

The previous CIA prepared for the project site indicated that development of the project site should not have an adverse impact on any Hawaiian cultural practices in the area. The cultural assessment included archival research which defined information relating to practices and beliefs of indigenous Hawaiians within and surrounding the project area and cultural



Source: Scientific Consultant Services, Inc., 2005

Figure 14

Proposed Pu'unani
Subdivision Project
Archaeological Sites Location Map

NOT TO SCALE



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

MUNEKIYO & HIRAGA, INC.

interviews with those familiar with the area.

The CIA report will be included in the Draft EIS.

8. **Air Quality**

a. **Existing Conditions**

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

b. **Potential Impacts and Proposed Mitigation Measures**

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

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

In the long term, the proposed rural residential and village mixed uses are not anticipated to have an adverse impact on air quality.

9. **Noise**

a. **Existing Conditions**

The predominant source of noise in the vicinity of the property stems from traffic traveling along Honapiilani Highway. Background noise sources

include traffic traveling along Kuikahi Drive and other local roads in the vicinity, noise associated with agricultural and construction operations conducted in the vicinity.

b. Potential Impacts and Proposed Mitigation Measures

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

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

A noise study, addressing the details of noise impacts and mitigation will be included in the Draft EIS.

10. Scenic and Open Space Resources

a. Existing Conditions

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

b. Potential Impacts and Proposed Mitigation Measures

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

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

a. Existing Conditions

The population of the island of Maui has exhibited relatively strong growth over the last decade. The 2000 population was estimated at 117,644, with the 2010 population increasing by 22.8 percent to 144,444.

The population in 2000 for the Wailuku-Kahului Community Plan region was 41,503, which increased 31 percent by 2010 to 54,433 persons (U.S. Census Bureau, 2000 and 2010). By the year 2020, population on the island of Maui is projected to increase to 162,370 while the Wailuku-Kahului region is projected to increase to 60,877 persons (County of Maui, Department of Planning, 2006).

The number of households on the island of Maui in 2000 was 40,041. By 2010, household count increased by 25 percent to 50,215. In the Wailuku-Kahului region in 2000, there were 12,852 households. By 2010, the number of households increased by 27 percent to 16,293 (U.S. Census Bureau, 2000 and 2010). By the year 2020, it is estimated that the number of households in the Wailuku-Kahului region will increase to 21,383 (County of Maui, Department of Planning, 2006). The projected increase in household numbers indicate a corresponding need for additional housing units.

b. Potential Impacts and Mitigation Measures

Assuming an average household size of 3.0 persons for Wailuku (2010 U.S. Census), the population at the Pu'unani Subdivision at build out is estimated to be 1,791 persons. This population is encompassed within the normal range of population growth estimated for the Wailuku region, as set forth by the County of Maui. Thus, the increase in population in the region should be within expected growth parameters defined by migration and birth/death rates. The proposed project will address demands for local affordable and market-type housing by existing residents on the island of Maui. No significant impacts to demographic characteristics (e.g. population cohort shifts) are anticipated.

2. Housing

a. Existing Conditions

The SMS Socio-Economic Forecast for Maui County prepared for the General Plan Update in 2006 estimated the island of Maui's housing supply as 56,377 units of which 23 percent, or 13,113 units, were located in the Wailuku-Kahului Community Plan region (County of Maui, 2006). Since then, the 2010 U.S. Census recorded 70,379 housing units in Maui County of which 65,232 units are on the island of Maui. In the Wailuku-Kahului Community Plan region there are a total 15,201 housing units or 23.6 percent of the housing supply on the island of Maui.

According to the more recent 2011 Hawaii Housing Planning Study (Study) prepared for the County of Maui, a significant number of Maui households live in overcrowded conditions or are doubled-up with other families. The 2011 Study estimated that between 2012 and 2016, Maui County will need approximately 3,454 new housing units of which approximately 1,360 will be for home ownership consisting of approximately 1,151 single-family units and 209 multi-family units. Additionally, approximately 2,090 rental units consisting of approximately 372 single-family and approximately 1,722 multi-family units will be required.

The 2011 Study also estimated, of the total units needed to house Maui's population, approximately 11 percent are needed for special needs housing for the elderly. Between 2012 and 2016 it is estimated that 412 elderly housing units will be needed.

Noteworthy is the Maui News' article published on July 9, 2013, reporting that the housing market is moving upward due to dwindling supplies. According to President P. Denise La Costa of the Realtors Association of Maui, "the market is moving upward because we have no inventory". At that time, there were 19 homes in Maui County under \$350,000.00 and 134 homes from \$350,001.00 to \$750,000.00 on the market. In the condominium market, there were 156 units for sale under \$350,000.00 (Maui News, 2013).

b. Potential Impacts and Mitigation Measures

The Pu'unani Subdivision project will increase the inventory of for sale units in Maui County and Central Maui. The project will give market participants additional choices in single-family and multi-family living. The increased supply will give the consumer a broader variety of choices, provide a better balance in the supply and demand equation, and should lead to more affordable housing for Maui's residents.

A market and economic impact assessment will be included in the Draft EIS.

3. Economy

a. Existing Conditions

The Wailuku region is the island's center of governmental activity. Along with neighboring Kahului, the region encompasses a broad range of commercial, service and public sector activities. In addition, the region is surrounded by approximately 32,000 acres of sugarcane. The vast expanse of agricultural land, managed by Hawaiian Commercial & Sugar Company (HC&S), is a key contributor to the local economy.

In July 2013, Maui County's non-seasonally adjusted unemployment rate was 4.9 percent, a decrease of 1.4 percent since July 2012 when unemployment was 6.6 percent (Labor and Occupational Information Hawaii, State Department of Labor and Industrial Relations, 2013). The recent economic recession affected Maui County's major industries of tourism, construction, and real estate due to, among other factors, reduction in discretionary income and tightening of credit. However, the dwindling supply of housing units reported by the Realtors Association of Maui and decrease in the unemployment rate are indicators that the economy has improved.

b. Potential Impacts and Mitigation Measures

As a short-term consideration, the proposed action will create jobs associated with subdivision improvements and building construction. In the long run, the proposed project will help to address housing needs for island residents and create jobs in the commercial sector. A market study will be prepared to address housing demand and supply factors which may

be influenced by the proposed action. The market study and its results will be incorporated in the Draft EIS.

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

C. PUBLIC SERVICES

1. Police, Fire and Medical Services

a. Existing Conditions

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

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

Maui Memorial Medical Center, the only major medical facility on the island, serves the Wailuku-Kahului region. Acute, general and emergency care services are provided at the 231-bed facility. Other private medical service providers in the Central Maui region, which have regular hours, include Maui Medical Group and Kaiser Permanente.

b. Potential Impacts and Mitigation Measures

The project will not require an extension of existing service area limits for emergency services. There may be a need for additional personnel; however, additional revenues will be generated through property taxes,

which will support the County and its respective departments. Coordination will be undertaken with appropriate agencies to address service capabilities of police, fire and emergency medical operations.

2. Solid Waste

a. Existing Conditions

Single-family residential solid waste collection service is provided by the County of Maui once or twice weekly. Residential solid waste collected by County crews is disposed at the County's Central Maui Landfill, located four (4) miles southeast of the Kahului Airport. Commercial waste from private collection companies is also disposed at the Central Maui Landfill.

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

b. Potential Impacts and Mitigation Measures

The single-family residential portion of the project will be handled by the County's residential solid waste collection system, while waste from the multi-family and commercial users will be served by a private waste collection company. A solid waste management plan will be developed for disposal of materials resulting from the site and construction activities, as appropriate.

According to the County of Maui's Integrated Solid Waste Management Plan (ISWMP), the existing Central Maui Landfill has adequate capacity to accommodate residential and commercial waste needs through the year 2026. In this regard, the County of Maui, Department of Environmental Management (DEM) announced implementation of their "Integrated Waste Conversion and Energy Project" with the selection of Anaergia Services to develop a waste-to-energy project at the Central Maui Landfill in Puunene. Various waste streams, including municipal solid waste, green waste, sewage sludge, fats, oils, grease and landfill gas will be

processed to produce renewable fuels. These renewable fuels may be used for energy on-site or off-site locally as a replacement to existing imported fossil fuel (Hawaii Business News, April 25, 2013).

The proposed action is not expected to adversely affect County services or infrastructure capacities for solid waste.

3. Recreational Resources

a. Existing Conditions

A number of recreational facilities are located in the vicinity of the project site. The Waikapu Community Center is located off of Waiko Road in Waikapu. This County-owned facility includes a baseball field, basketball court, and community center. A nearby park, adjacent to the Hale Makana O Wai'ale Affordable Housing complex, contains a baseball field, basketball court, and playground equipment. Park areas are also encompassed within the adjacent Kehalani Project District.

Additionally, the Central Maui region encompasses a full range of recreational opportunities, including shoreline and boating activities at the Kahului Harbor and adjoining beach parks, and individual and organized athletic activities offered at numerous County parks. The Keopuolani Park has various trails for walking or running, as well as numerous playfields, a skate park, and restroom facilities. Across the street from the park are various ballparks, a multi-purpose field, the War Memorial gymnasium, War Memorial Stadium, and Ichiro Maehara Stadium. The Velma Santos Community Center (also known as the Wailuku Community Center) is located within the Wailuku region. Wells Park, Papohaku Park, the Wailuku Gym, and Wailuku Swimming Pool are also located within a two-mile radius.

b. Potential Impacts and Mitigation Measures

The project involves the development of rural residential and village mixed uses. Options for fulfillment of parks and playground requirements include land dedication, payment of fees in lieu of land dedication, or a combination of land dedication and fee payment. Open space and park areas will be incorporated in the project plans. Coordination with the Department of Parks and Recreation will be undertaken to ensure that requirements for parks and playgrounds are appropriately addressed.

Additional discussion regarding parks and playground dedication requirements for the project will be included in the Draft EIS.

4. **Schools**

a. **Existing Conditions**

The Wailuku-Kahului region is served by the State Department of Education's (DOE) public school system and by several privately operated schools. Public schools operated by DOE in the Kahului area include Lihikai, Kahului, and Pomaikai Elementary Schools (Grades K-5); Maui Waena Intermediate School (Grades 6-8); and Maui High School (Grades 9-12). Existing DOE public schools in the Wailuku area include Wailuku Elementary and Puu Kukui Elementary Schools (Grades K-5); Iao Intermediate School (Grades 6-8); and Baldwin High School (Grades 9-12). The University of Hawaii-Maui College, located north of the project site in Kahului, serves as the island's primary higher education institution.

In Wailuku, there is a Catholic-faith based private school, St. Anthony, which operates a high school, junior high school, elementary school and pre-school. Also, in Kahului, Emmanuel Lutheran Church operates an elementary school from kindergarten to grade 6, and the King's Cathedral church operates Kaahumanu Hou School from kindergarten to grade 12.

b. **Potential Impacts and Mitigation Measures**

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

D. **INFRASTRUCTURE**

1. **Roadways**

a. **Existing Conditions**

Key elements of the roadway system in the project vicinity include Honoapiilani Highway, Kuikahi Drive, and Waiale Drive. These roadways are described below.

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

Kuikahi Drive is a two-way, two-lane County road that runs east-west bisected by Honoapiilani Highway that connects to the Wailuku Heights subdivision to the west and Waiale Road to the east. Access to the project site is proposed at two (2) locations off of Kuikahi Drive.

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

b. Potential Impacts and Mitigation Measures

Access to the project site will be made available via two (2) roadways off of Kuikahi Drive and one roadway off Honoapiilani Highway. One of the two (2) roadways off Kuikahi Drive will involve the improvement of and extension of a former sugarcane haul road, Old Waikapu Road, that runs along the property line that separates the two (2) Tax Map Key parcels. The road currently extends from the southern property border northward until about 1,000 feet away from Kuikahi Drive. Although there is no functional physical connection between Old Waikapu Road and Honoapiilani Highway today, government maps depict an alignment of Old Waikapu Road that then veers east about 1,000 feet to join Honoapiilani Highway. The applicant will work with the County to establish the basis of design to extend Old Waikapu Road to Kuikahi Drive, as well as obtain County approval to realign the roadway. The improved road will be dedicated to the County of Maui upon project completion. The applicants are also proposing a major project collector, which will extend through the project area, running mauka to makai, with right-turn in, right-turn out access off Honoapiilani Highway. The applicants have initiated coordination with the State Department of Transportation (HDOT) to secure access relocation approval.

A Traffic Impact Assessment Report (TIAR) is being prepared by the project's traffic engineer. The TIAR will address the impacts of traffic generated from the proposed action. This study will be attached as an appendix in the Draft EIS.

2. Water

a. Existing Conditions

Water to the Wailuku-Kahului region is provided by the Maui County, Department of Water Supply (DWS) Central Maui System which also serves the South Maui and Paia areas. The main sources of water for this system include the Iao and Waihee aquifers, the Iao Tunnel, and the Iao-Waikapu Ditch.

The project site is located within the Iao Aquifer System, which has a sustainable yield of 20 million gallons per day (MGD). In 2003, the Commission on Water Resource Management (CWRM) designated the Iao Aquifer System as a groundwater management area and limited groundwater withdrawal from the aquifer to 90 percent of its sustainable yield. The current total water use permit allocation for the Iao Aquifer is 19.095 MGD. The current withdrawal from the Iao Aquifer System is approximately 16.2 MGD on a 12-month moving average basis.

Shaft 33, the existing well located to the north of the project area, was constructed in 1946 and put into operation in 1948 to provide irrigation water for Wailuku Sugar Company's sugarcane operations. Through an agreement with Kehalani Mauka LLC, the previous landowner, the DWS has pumped groundwater from Shaft 33 for a number of years. DWS uses one (1) of the three (3) wells at the site equipped with a 3,900 GPM pump and pumps an average of nearly 5 MGD. Water pumped from Shaft 33 provides water to the Central Maui Water System.

There is an existing 300,000 gallon tank that serves Wailuku Heights. Towne Development of Hawaii, Inc. participated in enlarging the 300,000 gallon storage tank located at elevation 898 feet serving Kehalani Mauka to a 500,000 gallon storage tank to accommodate the proposed project.

b. Potential Impacts and Mitigation Measures

Upon project completion, the project area at the 735 to 815 foot elevations will be part of the high-level service (HLS) area and will be connected to the Wailuku Heights water system. Water for this project area will be stored in an existing 300,000 gallon tank in Wailuku Heights, near the 1,080 foot elevation.

The project area at the 565 to 735 foot elevations (mid-level service (MLS) area) will be connected to the Kehalani Mauka project's HLS water system. Water for this area will be stored in the 500,000 gallon tank that Towne Development of Hawaii, Inc. participated in expanding (from the previous 300,000 gallon capacity) located at the 898 foot elevation that serves Kehalani.

Project areas at the 350 to 565 foot elevations (the low-level service (LLS) area) will be connected to the water system for the Kehalani project, located north of Kuikahi Drive. Water for this project area will be stored in a 1.0 MG tank that the applicants plan to construct next to the existing 1.5 million gallon tank at the 670 foot elevation, northwest of the project area.

The applicants are pursuing the development of a domestic water well in partnership with the County of Maui at the 600 foot elevation on the project site on Parcel 3. The domestic water is anticipated to yield approximately 2.0 MGD. Although the well will be tapping the Iao Aquifer, it will be in keeping with the State of Hawaii, Department of Land and Natural Resources (DLNR), CWRM's recommendation to disperse the well locations to minimize intrusion of brackish water into the aquifer.

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

3. **Wastewater**

a. **Existing Conditions**

Wastewater from the Wailuku-Kahului region is treated at the Wailuku-Kahului Wastewater Reclamation Facility (WKWWRF). The WKWWRF also receives flow from Kuau, Paia, Skill Village, and Spreckelsville. Currently, the WKWWRF has a design capacity of 7.9 MGD and average dry weather flow of 4.4 MGD. Effluent disposal from the WKWWRF is via eight (8) gravity injection wells. Principal solids from the WKWWRF are treated, processed and digested, dewatered and then composted at the Central Maui Landfill.

b. **Potential Impacts and Mitigation Measures**

The proposed project will require the installation of an 8-inch gravity collector, along the easterly boundary of the project site, along Honoapiilani Highway for connection to an existing 8-inch service line on East Kuikahi Drive. The applicant will pay the assessment fee for Facility Expansion of the Wailuku/Kahului Wastewater Treatment System, as required in Chapter 14.35 of the Maui County Code. Coordination with the DEM, Wastewater Reclamation Division (WWRD) will be carried out during the subdivision and building permit application process to ensure wastewater capacity will be available for the proposed project.

The project engineer is working on calculation of estimated wastewater flows generated as a result of the proposed project. The Draft EIS will include information on wastewater generation, collection and treatment required to support the proposed action.

4. **Drainage**

a. **Existing Conditions**

The existing terrain slopes downward from west to east at grades between 8 and 12 percent. Elevations across the project site range from approximately 815 feet amsl at its western end, to roughly 350 feet amsl at its eastern end. Notable topographic features found on the site include an existing 3-acre irrigation reservoir located at elevation 725 ft., and an existing irrigation ditch which crosses the site at elevation 450 ft. Two (2) drainage gullies running west to east cut across the upper portion of the

project site before converging into a single drainageway at elevation 450 ft. which continues down to Honoapiilani Highway.

Runoff from approximately 339 acres of the West Maui mountains and portions of Wailuku Heights, west and mauka of the project site, is conveyed via the gullies that run through the proposed development area, eastward to a culvert crossing at Honoapiilani Highway. The magnitude of the 100-year, 24-hour peak runoff is estimated to be 1,300 cubic feet per second (cfs) at the mauka boundary of the site. Runoff from the undeveloped project area sheet flows and is conveyed by gullies eastward toward Honoapiilani Highway. The 100-year, 24-hour peak runoff generated from the undeveloped project site is estimated to be 400 cfs.

The existing stormwater runoff crosses under Honoapiilani Highway and exits into Waiale Reservoir and does not exit into the nearshore waters of the Kahului Harbor area.

b. Potential Impacts and Mitigation Measures

Off-site runoff will continue to flow toward the culvert at Honoapiilani Highway. An underground storm drainage system will be installed to transport flows from the project area to a 15-acre park and stormwater retention area.

Additional details regarding drainage and proposed mitigation measures will be included in the Draft EIS, along with a Preliminary Drainage Report.

5. Electricity, Telephone and Cable Television Systems

a. Existing Conditions

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

b. Potential Impacts and Mitigation Measures

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

E. CUMULATIVE AND SECONDARY IMPACTS

Pursuant to Section 11-200-2 of the HAR, Chapter 200, entitled Environmental Impact Statement Rules, a cumulative impact means:

The impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.

A secondary impact means:

Effects which are caused by the action and are later in time or farther removed in distance, but are still reasonably foreseeable. Indirect effects may include growth inducing effects and other effects related to induced changes in the pattern of land use, population density or growth rate, and related effects on air and water and other natural systems, including ecosystems.

The Draft EIS will address in detail the cumulative and secondary effects of the proposed project. The analysis will consider impacts to natural resources, surrounding land uses, infrastructure systems, and County long range land use plans. Parameters for analysis which may be applicable include the following:

- *Time Crowding Effects* or the effects associated with repetitive or frequent actions
- *Time Lag Effects* or impacts which may occur over a longer duration of time
- *Space Crowding Effects* or the impacts associated with added density in a particular location
- *Cross Boundary Effects* or the effects of a proposed action on geographical areas beyond the immediate vicinity of the action
- *Compounding Effects* or the additive effects of other projects which may be deemed to fall within the definition of reasonably foreseeable.

III. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS

III. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS

A. STATE LAND USE DISTRICTS

Pursuant to Chapter 205, Hawaii Revised Statutes, all lands in the State have been placed into one (1) of four (4) land use districts by the State Land Use Commission. These land use districts have been designated “Urban”, “Rural”, “Agricultural”, and “Conservation”. The project site is classified “Agricultural”. Refer to **Figure 5**. The proposed action involves a request for reclassification from the “Agricultural” District to the “Urban” and “Rural” Districts for the approximate 208 acres of land in the project site. Refer to **Figure 6**.

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

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

Chapter 15-15-18, Urban District

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

Comment: The proposed project is adjacent to the Waiolani Mauka and Wailuku Heights Subdivision II. The Koa Subdivision, Akolea Subdivision, and Maunaleo Subdivision, within the Kehalani Project district, are located along Kuikahi Drive, adjacent to the project site. The project site is also in close proximity to Wailuku Town and Waikapu Town, which consist of single-family residential, commercial and recreational uses.

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

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

Comment: The area proposed for reclassification is in proximity to existing commercial and employment centers in Kahului and Wailuku towns. Both areas serve as the central business districts of the island.

There are a few commercial uses in Waikapu Town, as Waikapu consists primarily of residential and rural uses. Federal, State, and County government offices and courts are located in Wailuku. Additionally, numerous employment opportunities exist in the retail, service, and business districts of Central Maui.




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

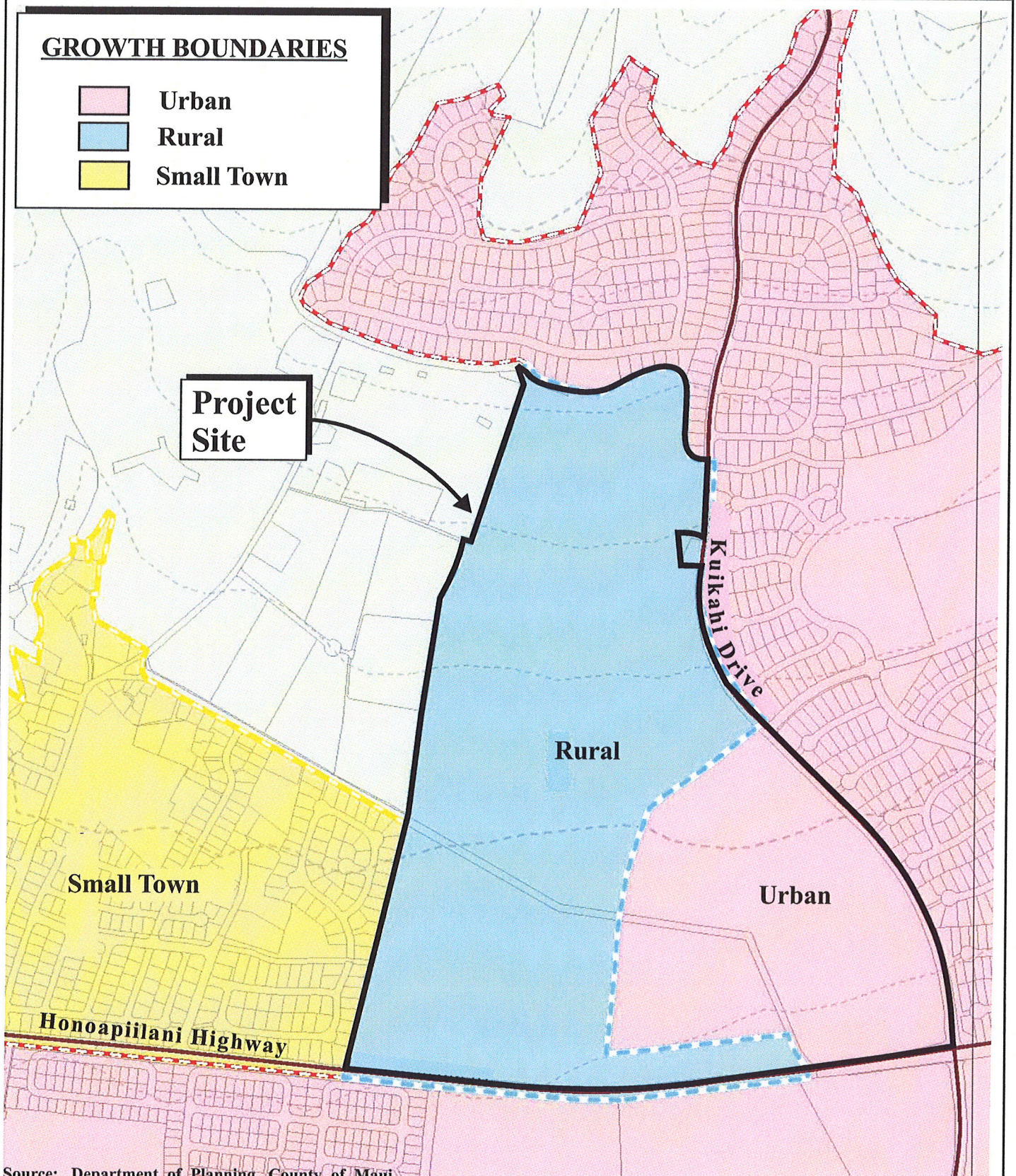
Comment: Basic infrastructure, such as transportation systems, drainage, and public utility hook-ups are available in close proximity to the project. The provision of domestic water supply, roads, wastewater service, and solid waste collection for the project will be coordinated with the County of Maui, Departments of Water Supply, Public Works, and Environmental Management. The area is also located in close proximity to Honoapiilani Highway. Drainage improvements will comply with County of Maui standards. Three (3) State Department of Education (DOE) schools and numerous County public parks are located in close proximity to the project site. Health care facilities, as well as police and fire protection services, are also available in Wailuku. As will be further detailed in the Draft EIS, the internal transportation system will include provisions to allow for the County's bus service to be extended into the project site to reduce the project's dependency on the automobile. Bike paths will also be included in the roadway design.

- C. *Sufficient reserve areas for foreseeable urban growth.*

Comment: The area of proposed reclassification involves the development of approximately 208 acres for rural residential and village mixed use consisting of multi-family residential and commercial retail/office purposes. Development of the subject property is anticipated to help address a portion of the existing housing demand without significantly affecting reserve areas for urban growth. The project site is located in the Urban Growth Boundary (UGB) and Rural Growth Boundary (RGB) of the Maui Island Plan (MIP). See **Figure 15**. The proposed project involves the development of different housing types, including both single-family and multi-family product varieties. The project will be constructed in response to market demand.

GROWTH BOUNDARIES

-  Urban
-  Rural
-  Small Town



Source: Department of Planning, County of Maui

Figure 15

**Proposed Pu'unani
Subdivision Project
Maui Island Plan Wailuku-Kahului
Directed Growth Boundaries**

NOT TO SCALE



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


MUNEKIYO & HIRAGA, INC.

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

Comment: The site is relatively flat with an average cross-slope of 11 percent. The project site is located in Zone X, an area of minimal flooding. The project site is not subject to tsunami inundation, nor is it characterized by unstable soil conditions. As will be detailed in the Draft EIS, drainage improvements will be designed in consultation with applicable governmental agencies to mitigate potential runoff and adverse environmental impacts. No foreseeable adverse environmental effects are anticipated in conjunction with the project.

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

Comment: The subject properties are contiguous with urban district lands to the north, west, south and east. Refer to **Figure 5**. The project site is located in the UGB and RGB of the MIP. Refer to **Figure 15**. Additionally, the Wailuku-Kahului Community Plan designates a portion of the subject property for single-family use. Refer to **Figure 7**.

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

Comment: The project area is in the vicinity of the residential land uses of the Kehalani Project District, the Wailuku Heights Subdivision, and Waiolani Subdivisions. As noted previously, the project site is located in the UGB and RGB of the MIP. Refer to **Figure 15**. The Wailuku-Kahului Community Plan also designates portions of the property for single-family use. The lands proposed for reclassification are, therefore, located within an area suitable for new urban growth as evidenced by the existing urban uses and lands reserved for future urban and rural development.

- (6) *It may include lands which do not conform to the standards in paragraphs (1) to (5):*

- A. *When surrounded by or adjacent to existing urban development; and*
- B. *Only when those lands represent a minor portion of this district*

Comment: The subject property conforms with standards in paragraphs (1) to (5). Moreover, it lies adjacent to Wailuku Heights, Kehalani Project District, and Waiolani Mauka, which are existing urban development areas. The proposed project site represents a small portion of the approximately 244,000 acres of the Agricultural District on the island of Maui and has been uncultivated for several years since Wailuku Sugar Company ceased its agricultural operations.

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

Comment: The proposed reclassification will not result in scattered spot urban development. The project site lies adjacent to Waikapu and Wailuku Towns. The proposed development will not necessitate public investment in infrastructure facilities or public services. The applicants will comply with applicable requirements relating to the provision of infrastructure facilities.

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

Comment: The subject property slopes from 815 to 350 feet with a cross slope of approximately 11 percent. Governmental regulations will be followed to ensure protection of public health, safety, and welfare.

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

Chapter 15-15-21, Rural District

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

Comment: The subject land was formerly utilized for large-scale agricultural production, which is no longer economically viable. A portion of land due south of the project site remains in agricultural use and has been subdivided into an agricultural subdivision, Waikapu Ranch. The proposed reclassification to the Rural district provides an appropriate transition from the urbanized lands to the north and the agricultural lands to the immediate south of the property.

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

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

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

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

C. CHAPTER 226, HRS, HAWAII STATE PLAN

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

- A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawaii’s present and future generations.
- A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.
- Physical, social, and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring, and of participation in community life.

1. Objectives and Policies of the Hawaii State Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. Priority Guidelines of the Hawaii State Plan

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

Chapter 226-103, HRS, Economic Priority Guidelines

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

a. Encourage investments which:

(i) Reflect long term commitments to the State;

(ii) Rely on economic linkages within the local economy;

- (iii) *Diversify the economy;*
- (iv) *Reinvest in the local economy;*
- (v) *Are sensitive to community needs and priorities; and*
- (vi) *Demonstrate a commitment to management opportunities to Hawaii residents.*

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

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

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

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

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

Chapter 226-106, HRS, Affordable Housing Priority Guidelines

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

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

D. STATE FUNCTIONAL PLANS

The State Functional Plans define actions for implementation of the Hawaii State Plan through the identification of needs, problems and issues, and recommendations on policies and priorities, which address the identified areas of concern. The proposed reclassification request is consistent with the following State Functional Plans:

1. State Agricultural Functional Plan

State and County policies call for conserving and protecting prime agricultural lands, including protecting agricultural lands from urban development. However, these policies, many of which were written before the major contraction of plantation agriculture in the 1990s, assume implicitly that profitable agricultural activities will be available to utilize these agricultural lands. This has proven to be a questionable assumption in view of the enormity of the contraction of plantation agriculture, the abundant supply of land that came available for diversified agriculture, and the slow growth in the amount of land being utilized for diversified agriculture.

Discussions in the Agriculture portion of the *State Functional Plan* recognize that redesignation of lands from Agricultural to Urban should be allowed

“... upon a demonstrated change in economic or social conditions, and where the requested redesignation will provide greater benefits to the general public than its retention in ...agriculture;” that is, when an “overriding public interest exists.”

The contraction in plantation agriculture, resulting in the supply of agricultural land far exceeding demand, constitutes a major change in economic conditions. Development of the project will provide community benefits (including affordable housing for seniors and veterans, a park, jobs, and tax revenues) that exceed the benefits that which could be provided by diversified agriculture. In practice, development of the project will not result in a loss of existing or potential Statewide agricultural employment given that the project area is fallow and crop land is available elsewhere.

2. State Housing Functional Plan

Recent news reports and the growing demand for affordable housing indicate a current shortage of housing in the Central Maui area. The development of

affordably priced units, including housing for seniors and veterans within the proposed project will help address a critical community need. The community's needs at the time of construction will guide decisions regarding the amount of affordable housing that will be made available to these groups.

3. State Recreational Functional Plan

Outdoor recreation is recognized by the Hawaii State Plan as an important part of life for Hawaii's residents. As the population rises and residential land uses increase, creating areas dedicated to outdoor recreation becomes increasingly vital. The State Functional Plan for Recreation urges the improvement and expansion of recreational facilities in urban areas and local communities. The proposed action for the project includes provisions to provide park land to address this need.

E. GENERAL PLAN OF THE COUNTY OF MAUI

As indicated by the Maui County Charter, the purpose of the general plan shall be to:

"... indicate desired population and physical development patterns for each island within the county; shall address the unique problems and needs of each island and region within the county; shall explain the opportunities and the social, economic, and environmental consequences related to potential developments; and shall set forth the desired sequence, patterns, and characteristics of future developments. The general plan shall identify objectives to be achieved, and priorities, policies and implementing actions to be pursued with respect to population density, land use maps, land use regulations, transportation systems, public and community facility locations, water and sewage systems, visitor destinations, urban design, and other matters related to development."

Chapter 2.80B of the Maui County Code (MCC), relating to the General Plan and Community Plans, implements the foregoing Charter provision through enabling legislation which calls for a Countywide Policy Plan and a Maui Island Plan (MIP). The Countywide Policy Plan was adopted as Ordinance No. 3732, effective March 24, 2010, while the MIP, which delineates areas for future urban and rural growth as part of a Directed Growth Strategy, was adopted as Ordinance No. 4004 effective December 28, 2012.

The following sections identify pertinent objectives, policies, implementing actions and related provisions set forth in the Countywide Policy Plan and the MIP. It is recognized that both documents are comprehensive in nature and address a number of functional

planning areas which apply to all programs, plans, and projects. However, for purposes of addressing General Plan compliance requirements, policy considerations which are deemed most relevant in terms of compatibility and consistency are addressed in this report section.

1. Countywide Policy Plan

With regard to the Countywide Policy Plan, Section 2.80B.030 of the Maui County Code states the following.

The countywide policy plan shall provide broad policies and objectives which portray the desired direction of the County's future. The countywide policy plan shall include:

1. *A vision for the County;*
2. *A statement of core themes or principles for the County; and*
3. *A list of countywide objectives and policies for population, land use, the environment, the economy, and housing.*

Core principles set forth in the Countywide Policy Plan are listed as follows:

1. *Excellence in the stewardship of the natural environment and cultural resources;*
2. *Compassion for and understanding of others;*
3. *Respect for diversity;*
4. *Engagement and empowerment of Maui County residents;*
5. *Honor for all cultural traditions and histories;*
6. *Consideration of the contributions of past generations as well as the needs of future generations;*
7. *Commitment to self-sufficiency;*
8. *Wisdom and balance in decision making;*
9. *Thoughtful, island appropriate innovation; and*
10. *Nurturance of the health and well-being of our families and our communities.*

Congruent with these core principles, the Countywide Policy Plan identifies goals objectives, policies and implementing actions for pertinent functional planning categories, which are identified as follows:

1. *Natural environment*
2. *Local cultures and traditions*
3. *Education*
4. *Social and healthcare services*
5. *Housing opportunities for residents*
6. *Local economy*
7. *Parks and public facilities*
8. *Transportation options*
9. *Physical infrastructure*
10. *Sustainable land use and growth management*
11. *Good governance*

The following goals, objectives, policies and implementing actions are illustrative of the proposed Pu‘unani Subdivision Project’s compliance with the Countywide Policy Plan.

Goal:

Maui County’s economy will be diverse, sustainable, and supportive of community values.

Objective:

Promote an economic climate that will encourage diversification of the County’s economic base and a sustainable rate of economic growth.

Policy:

- a. *Support and promote locally produced products and locally owned operations and businesses that benefit local communities and meet local demand.*

Objective:

Reduce the reliance on the automobile and fossil fuels by encouraging walking, bicycling, and other energy-efficient and safe alternative modes of transportation.

Policy:

- a. *Make walking and bicycling transportation safe and easy between and within communities.*

Objective:

Improve and expand the planning and management of transportation systems.

Policies:

- a. *Encourage progressive community design and development that will reduce transportation trips.*
- b. *Accommodate the planting of street trees and other appropriate landscaping in all public rights-of-way.*

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:

Direct growth in a way that makes efficient use of existing infrastructure and to areas where there is available infrastructure capacity.

Policy:

- a. *Promote land use patterns that can be provided with infrastructure and public facilities in a cost-effective manner.*

Goal:

Community character, lifestyles, economies, and natural assets will be preserved by managing growth and using land in a sustainable manner.

Objective:

Improve land use management and implement a directed-growth strategy.

Policies:

- a. *Direct urban and rural growth to designated areas.*
- b. *Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic, shoreline, and cultural resources.*

Objective:

Design all developments to be in harmony with the environment and to protect each community's sense of place.

Policies:

- a. *Ensure that adequate recreational areas, open spaces, and public-gathering places are provided and maintained in all urban centers and neighborhoods.*
- b. *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.*
- d. *Facilitate safe pedestrian access, and create linkages between destinations and within parking areas.*

2. Maui Island Plan

The MIP is applicable to the Island of Maui only, providing more specific policy-based strategies for population, land use, transportation, public and community facilities, water and sewage systems, visitor destinations, urban design, and other matters related to future growth.

As provided by Chapter 2.80B, the MIP shall include the following components:

1. *An island-wide land use strategy, including a managed and directed growth plan*
2. *A water element assessing supply, demand and quality parameters*
3. *A nearshore ecosystem element assessing nearshore waters and requirements for preservation and restoration*

4. *An implementation program which addresses the County's 20-year capital improvement requirements, financial program for implementation, and action implementation schedule*
5. *Milestone indicators designed to measure implementation progress of the MIP*

It is noted that Ordinance No. 4004 does not address the component relating to the implementation program. Chapter 2.80B of the Maui County Code, relating to the General Plan, was amended by Ordinance No. 3979, effective October 5, 2012, to provide that the implementation program component be adopted no later than one (1) year following the effective date of Ordinance No. 4004. As such, the implementation program component of the MIP will require adoption prior to December 28, 2013.

The MIP addresses a number of planning categories with detailed policy analysis and recommendations which are framed in terms of goals, objectives, policies and implementing actions. These planning categories address the following areas:

1. *Population*
2. *Heritage Resources*
3. *Natural Hazards*
4. *Economic Development*
5. *Housing*
6. *Infrastructure and Public Facilities*
7. *Land Use*

Additionally, an essential element of the MIP is its directed growth plan which provides a management framework for future growth in a manner that is fiscally, environmentally, and culturally prudent. Among the directed growth management tools developed through the MIP process are maps delineating urban growth boundaries (UGB), small town boundaries (STB), and rural growth boundaries (RGB). The respective boundaries identify areas appropriate for future growth and their corresponding intent with respect to development character.

The proposed Pu'unani Subdivision Project area is located within the UGB and RGB for the Wailuku-Kahului region. The MIP encourages implementation of a

combination of rural planning tools and techniques to help influence the form of future development and mitigate its impact on the rural landscape. Two such techniques recommended in the MIP will be considered in the development of the Pu'unani Subdivision Project: 1) Low Impact Development (LID); and 2) Conservation Subdivision Design (CSD). Utilizing LID strategies as an alternative to conventional stormwater management encourages a decrease in land and hydrologic disturbances and the stormwater can be used for other uses, such as landscaping. CSD allows for the clustering of development within a portion of a site while the remainder of the land remains undeveloped and protected. Development potential is not taken away from the developer; rather it is concentrated within a smaller portion of the parcel, allowing for the simultaneous preservation of agricultural land, environmental resources, and open space.

The MIP also includes urban expansion along fringe agricultural lands. These lands typically lie in the path of development, are proximate to existing urban infrastructure and services, and offer favorable topography, which makes development cost-efficient. When developed in a manner that promotes pedestrian and vehicular connectivity, open space, and compact mixed-use development, urban expansion can help strengthen the character and vibrancy of the community.

The MIP provides a directed growth plan for the island of Maui that takes into account population projections. It prescribes and outlines how Maui will grow over the next two decades, including the location and general character of new development. The Directed Growth Plan accommodates growth in a manner that provides for economic development, yet protects environmental, agricultural, scenic and cultural resources; economizes on infrastructure and public services; meets the needs of residents; and protects community character.

The Directed Growth plan for the Wailuku-Kahului region includes the Pu'unani Subdivision Project. The MIP describes the Pu'unani Subdivision Project as a planned growth area intended to be a mixed-use project located at the southwest edge of Wailuku. This urban and rural expansion is located south of Kehalani below Wailuku Heights and is bounded to the east by Honoapiilani Highway. Refer to **Figure 15**. The growth area will be buffered by a greenbelt along its eastern edge and adjacent to Honoapiilani Highway. Additionally, greenbelt along the area's southern extent shall provide a separation between the Waiolani community and Wailuku. The design concepts for the greenbelt, greenway, and rural lands will be further developed as the project progresses through the various land entitlements and are intended to provide separation between Wailuku and

Waikapu, and to provide a visual relief by creating a lower-density residential pattern than surrounding communities. This planned growth area will mark the southern boundary of Wailuku.

The urban portion of the growth area will be comprised of a village mixed-use district consisting of approximately 450 multi-family units and approximately 25,000 square feet of commercial retail/office uses. The rural component will be comprised of low-density residential uses that will provide for a transitional zone from the village mixed-use component of the growth area as well as Wailuku to the north.

The proposed Pu'unani Subdivision Project has been reviewed with respect to pertinent goals, objectives, policies and implementing actions of the MIP. A summary of these policy statements are provided below:

POPULATION

Goal:

Maui's people, values, and lifestyles thrive through strong, healthy, and vibrant island communities

Policy:

Expand housing, transportation, employment, and social opportunities to ensure residents are able to comfortably age within their communities.

HERITAGE RESOURCES

Wildlife and Natural Area Issues

Goal:

Maui's natural areas and indigenous flora and fauna will be protected.

Scenic Resources Issues

Policy:

Protect scenic resources along Maui's scenic roadway corridors.

Objective:

Reduce impacts of development projects and public-utility improvements on scenic resources.

Policy:

Require appropriate building setbacks and limits on wall heights to protect views along scenic corridors.

ECONOMIC DEVELOPMENT

Challenges and Opportunities

Goal:

Maui will have a balanced economy composed of a variety of industries that offer employment opportunities and well-paying jobs and a business environment that is sensitive to resident needs and the island's unique natural and cultural resources.

Small Business Development

Goal:

Small businesses will play a key role in Maui's economy.

HOUSING

Goal:

Maui will have safe, decent, appropriate, and affordable housing for all residents developed in a way that contributes to strong neighborhoods and a thriving island community.

Objective:

Provide affordable housing, rental or in fee, to the broad spectrum of our island community.

INFRASTRUCTURE AND PUBLIC FACILITIES

Wastewater

Policy:

Require all new developments to fund system improvements in proportion to the development impact and in accordance with the County's wastewater functional plan.

Transportation

Policy:

Require new development, where appropriate, to integrate sidewalks, pathways, bikeways, and transit infrastructure into new commercial and residential projects while enhancing community character.

Parks

Objective:

An expanded network of greenways, trails, pathways, and bikeways

Energy

Goal:

Maui will meet its energy needs through local sources of clean, renewable energy, and through conservation.

Policies:

Support energy efficient systems, processes, and methods in public and private operations, buildings, and facilities.

Encourage the installation of renewable energy systems, where appropriate.

LAND USE

According to the MIP, Maui's future urban growth will take place in four (4) different physical forms: 1) as infill development; 2) within urban expansion areas; 3) as new towns and settlements; and 4) as orderly infill and expansion of existing country towns and villages. Each development pattern has benefits and costs that will determine the extent and location of their use. The Pu'unani Subdivision Project is within an urban expansion area.

Mobility and circulation within and between Maui's urban areas is an important component of promoting rich urban design and human-scale form. Providing for efficient movement of all levels of transportation – automobile, public transit, bike, and pedestrian – is essential to assuring the livability of a community. The MIP encourages compact development that is efficient and conducive to

pedestrian mobility. The Pu'unani Subdivision Project will provide street connectivity that promotes good urban design.

Urban Land Use Issues

Goal:

Maui will have livable human-scale urban communities, an efficient and sustainable land use pattern, and sufficient housing and services for Maui residents.

Objective:

Facilitate and support a more compact, efficient, human-scale urban development pattern.

Policy:

Ensure higher-density compact urban communities, infill, and redevelopment of underutilized urban lots within Urban Growth Boundaries.

F. WAILUKU-KAHULUI COMMUNITY PLAN

The project site is located within the Wailuku-Kahului Community Plan region, one (1) of nine (9) community plan regions established in the County of Maui. Planning for each region is guided by the respective community plans, which are designed to implement the Maui County General Plan. Each community plan contains recommendations and standards which guide the sequencing, patterns and characteristics of future development in the region.

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

Land use guidelines are set forth by the Wailuku-Kahului Community Plan Land Use Map. Refer to **Figure 5**. Most of the subject property is designated "Agriculture" by the Community Plan, with a portion in the southeast corner designated as "Single-Family". As previously noted, a Community Plan Amendment (CPA) application will be filed with the County of Maui to establish a Project District land use designation for the property.

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

Goal (Housing):

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

Objectives and Policies:

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

Goal (Infrastructure):

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

Objectives and Policies (Water and Utilities):

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

Objectives and Policies (Drainage):

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

Objectives and Policies (Transportation):

- *Enhance circulation by improving road maintenance; improving or providing traffic signals and turning lanes at congested intersections; and*

by providing street and destination signs. Important intersections include Lono and Papa Avenues, and intersections along Papa Avenue, Wakea Avenue, and North Market Street. Additional turning lanes, traffic signals and roadway improvements in the Wailuku Town core should be designed to facilitate safe traffic movement and be compatible with the traditional character of the area.

- *For future residential development, prohibit direct lot access from primary roads.*

Goal (Urban Design):

An attractive and functionally integrated urban environment that enhances neighborhood character, promotes quality design, defines a unified landscape planting and beautification theme along major public roads and highways, watercourses and at major public facilities and recognizes the historic importance and traditions of the region.

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

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

G. COUNTY ZONING

The proposed project site is zoned "Agricultural", according to Maui County zoning standards. Since the current zoning does not allow for the proposed project, a separate Change in Zoning application to "Project District 5 (Pu'unani)" will be filed with the County of Maui.

H. COASTAL ZONE MANAGEMENT OBJECTIVES AND POLICIES

Pursuant to Chapter 205A, Hawaii Revised Statutes (HRS), projects should be evaluated with respect to Coastal Zone Management (CZM) objectives, policies and guidelines. Section 205A-1 defines "coastal zone" as all lands of the State and the area extending seaward from the shoreline to the limit of the State's police power and management authority, including the United States territorial sea. As such, the proposed project has

been evaluated in the context of HRS 205A even though the project site is not located within the County of Maui's Special Management Area.

1. Recreational Resources

Objective:

Provide coastal recreational opportunities accessible to the public.

Policies:

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

- viii. *Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions; and crediting such dedication against the requirements of Section 46-6, HRS.*

Response: The project site is located inland and away from the coastline. As such, there should be no impact on coastal recreational opportunities or adverse effect on existing public access to the shoreline. As will be further detailed in the Draft EIS, recreational area needs of the proposed project will be addressed through the provision of a park site.

2. **Historic Resources**

Objective:

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

Policies:

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

Response: The proposed project is not anticipated to have an adverse effect on historical or cultural resources. The project site has been extensively altered through previous agricultural activities. An archaeological inventory survey (AIS) performed on the project area determined there are no sites of cultural or archaeological importance.

However, should human remains be inadvertently discovered during ground altering activities, work will promptly cease in the immediate area of the find and the find will be further protected from damage. The State Historic Preservation Division (SHPD) and the Maui/Lanai Islands Burial Council will be notified immediately and procedures for treatment of inadvertently discovered human remains will be followed pursuant to Chapter 6E, HRS and Chapter 13-300, HAR, including stoppage of work in the immediate vicinity of the find.

3. **Scenic and Open Space Resources**

Objective:

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

Policies:

- a. *Identify valued scenic resources in the coastal zone management area;*
- b. *Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;*
- c. *Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and*
- d. *Encourage those developments which are not coastal dependent to locate in inland areas.*

Response: The proposed project will result in the creation of rural residential home sites and village mixed use consisting of multi-family units and commercial retail/office uses that should not have an adverse impact to scenic or open space resources with proper site planning. Open space buffers along Honoapiilani Highway and Kuikahi Drive will serve to mitigate view impacts from these adjacent roadways. The project area does not lie within a scenic view corridor.

4. **Coastal Ecosystems**

Objective:

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

Policies:

- a. *Improve the technical basis for natural resource management;*
- b. *Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;*
- c. *Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and*

- d. *Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards.*

Response: The proposed action is not expected to adversely impact coastal ecosystems. Drainage system improvements will be designed in accordance with applicable regulatory standards to ensure that there is no adverse effect on downstream properties. Runoff from the development will be routed to a park/stormwater retention area. In addition, appropriate erosion control measures will be implemented to minimize the effects of stormwater runoff during construction of the project and to ensure that coastal ecosystems are not adversely impacted. Existing stormwater runoff exits into Waiale Reservoir and does not exit into the nearshore waters in the Kahului Harbor area. As previously noted, a Preliminary Drainage Report will be prepared and included in the Draft EIS.

5. **Economic Uses**

Objective:

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

Policies:

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

Response: The proposed project is not a coastal dependent development. The proposed project will stimulate the economy through the generation of market and affordable housing to help meet current and future demand. The commercial office/retail component of the project will create construction-related and commercial job opportunities. The proposed project is consistent with the objective and policy for economic use.

6. **Coastal Hazards**

Objective:

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

Policies:

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

Response: The project site falls within Zone X, an area of minimal flooding. Drainage improvements will be designed in accordance with the Drainage Standards of the County of Maui to ensure that the project will not adversely affect downstream properties from the effects to flooding and erosion. There is no tsunami inundation concern for the subject property.

7. **Managing Development**

Objective:

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

Policies:

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

Response: The District Boundary Amendment, Community Plan Amendment, and Change in Zoning application processes involve review by governmental agencies, the State Land Use Commission, the Maui Planning Commission and the Maui County Council. The public is afforded the opportunity to participate in hearings during these processes. In addition, the applicants have held informational meetings for surrounding area residents.

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

8. Public Participation

Objective:

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

Policies:

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

Response: The project will meet public awareness, education and participation objectives. An opportunity for agency and public review will be provided as part

of the notification review and comment process required for the Environment Impact Statement. The applicants have met with Waikapu, Waiolani, and Wailuku Heights Subdivision I and II residents to discuss issues and concerns. The applicant plans to keep the area residents informed as the project progresses through the planning process.

9. Beach Protection

Objective:

Protect beaches for public use and recreation.

Policies:

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

Response: The proposed project is located inland, away from the shoreline and as a result, there should be no effect on beaches.

10. Marine Resources

Objective:

Implement the State's ocean resources management plan.

Policies:

- a. *Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;*
- b. *Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;*
- c. *Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;*

- d. *Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;*
- e. *Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and*
- f. *Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.*

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

IV. ALTERNATIVES TO THE PROPOSED ACTION

IV. ALTERNATIVES TO THE PROPOSED ACTION

A. PREFERRED ALTERNATIVE

The preferred alternative resulted from the applicant's participation in the Maui Island Plan (MIP) process. It addresses concerns raised by the surrounding communities, Citizens Advisory Committee, Maui Planning Department, Maui Planning Commission, and the Maui County Council. In accordance with the MIP, the preferred alternative is a mixed-use project that will include rural residential lots and village-mixed uses consisting of multi-family and commercial retail/office uses. A 15-acre park and stormwater retention area will be included in the project plans.

In accordance with the MIP, the growth area will be buffered by a greenbelt adjacent to Honoapiilani Highway and a buffer zone along its southern extent with the Waiolani community to create a visual separation between the expansion of Wailuku Town and Waikapu Town.

Development of the rural residential lots will consider site design techniques, such as Conservation Subdivision Design (CSD). CSD allows for the clustering of development within a portion of the site while the remainder of the land remains undeveloped and protected.

B. SITE DESIGN ALTERNATIVES

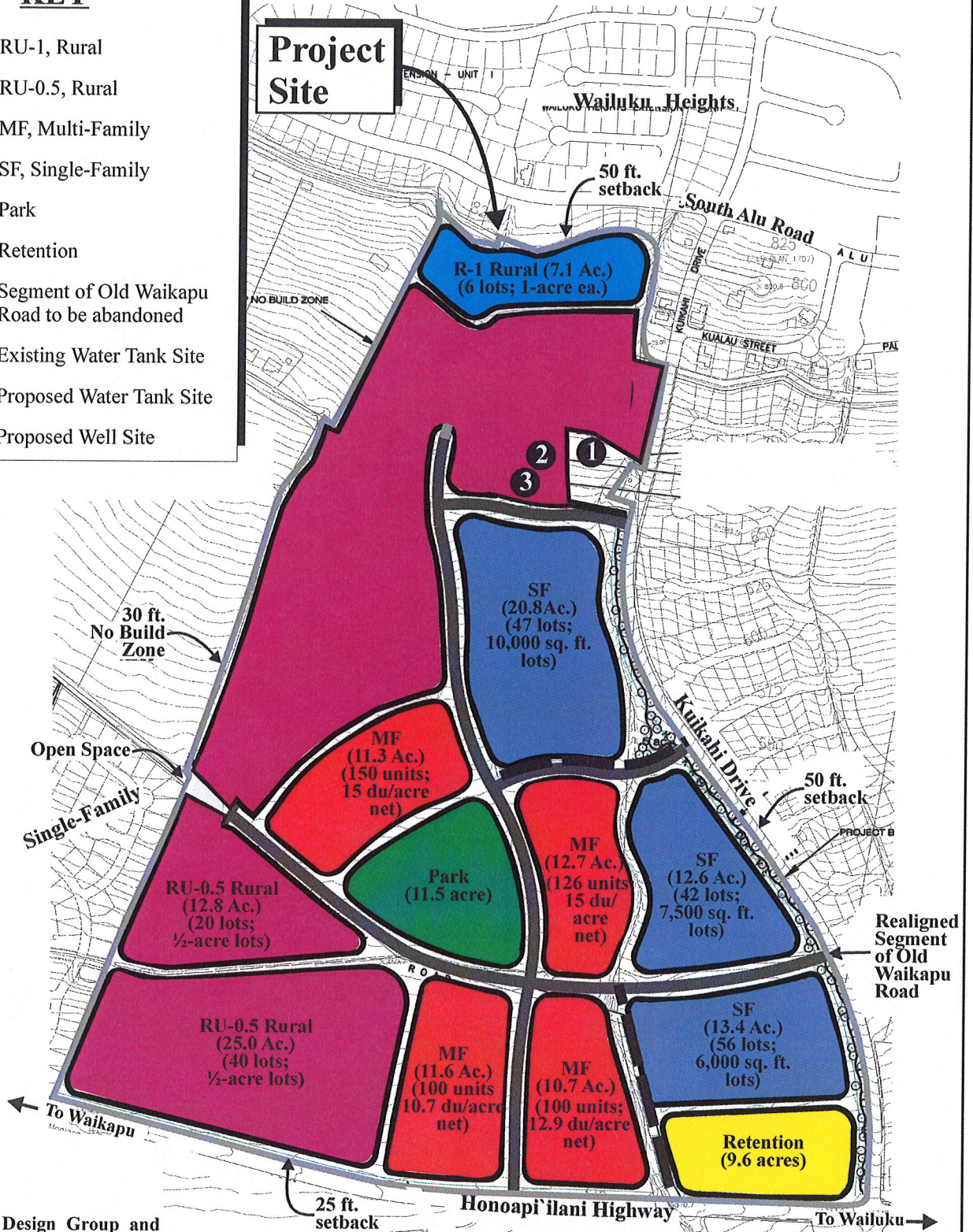
Site design alternatives reviewed subdivision layouts encompassing rural residential lots, urban single-family residential lots and multi-family residential sites following standard engineering subdivision practices where the land is parceled into smaller buildable lots lined up along a system of roadways. Several of these iterations were presented to the neighboring Waikapu and Wailuku Heights communities for input. An example of this option is the prior 2009 alternative presented to the neighboring communities (prior to adoption of the MIP) is shown in **Figure 16**.

C. MAXIMUM DENSITY ALTERNATIVE

To alleviate concerns that may be raised by the neighboring communities that the project would be too dense and detract from the existing rural residential character of Waikapu Town, the applicants chose not to implement the maximum densities that could be allowed if all the properties were urbanized and smaller urban lots were developed.

KEY

- RU-1, Rural
- RU-0.5, Rural
- MF, Multi-Family
- SF, Single-Family
- Park
- Retention
- Segment of Old Waikapu Road to be abandoned
- 1 Existing Water Tank Site
- 2 Proposed Water Tank Site
- 3 Proposed Well Site



Source: Maxwell Design Group and Warren S. Unemori Engineering, Inc.

Figure 16

Proposed Pu'unani Subdivision Project

2009 Conceptual Land Use Map

NOT TO SCALE



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

MUNEKIYO & HIRAGA, INC.

Towne/Wiksubd/EISP/2009/conceptual

This maximum density alternative was determined to have the most detrimental effect on the existing communities, especially Waikapu Town. The preferred alternative with its rural element provides a transitional zone between the remaining agriculture use south of the property and Waikapu Town.

D. NO-ACTION ALTERNATIVE

No action would leave the project in its current condition which is diversified agriculture lands and serve no socio-economic benefit for Maui island. With the demise of Wailuku Sugar Company, Maui Land and Pineapple Company, and Pioneer Mill plantations, there is an abundance of vacant agricultural lands on Maui. This supply exceeds the demand for such lands for diversified agriculture. In the foreseeable future, there is no economically viable crop similar to sugarcane or pineapple envisioned that will be able to absorb the available vacant agricultural lands.

The preferred alternative will provide socio-economic benefit to Maui island. It will supply housing that will alleviate a portion of the demand for housing, especially affordable housing. The preferred alternative will provide economic benefits to the construction and service industries, as well as increased real property tax revenues to the County of Maui.

V. LIST OF PERMITS AND APPROVALS

V. LIST OF PERMITS AND APPROVALS

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

1. **State of Hawaii**

Chapter 343, Hawaii Revised Statutes, Environmental Impact Statement

State Land Use Commission District Boundary Amendment (Agricultural to Rural and Urban)

National Pollution Discharge Elimination System (NPDES) Permit

Commission on Water Resources Management: Ground Water Use Permit and Application for a Well Construction/Pump Installation

2. **County of Maui**

Community Plan Amendment

Change in Zoning

Project District Approvals

Subdivision Approval

Construction Permits (including, but not limited to, Building and Grading Permits)

**VI. AGENCIES TO BE
CONSULTED DURING THE
PREPARATION OF THE
DRAFT ENVIRONMENTAL
IMPACT STATEMENT**

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

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

FEDERAL AGENCIES

1. **Natural Resources Conservation Service**
U.S. Department of Agriculture
210 Imi Kala Street, Suite 209 Wailuku,
Hawaii 96793-2100
2. **Regulatory Branch**
U.S. Department of the Army
Army Corps of Engineers
Pacific Ocean Division
Building 525, Suite 300
Fort Shafter, Hawaii 96858-5440
3. **Department of Commerce**
National Marine Fisheries Service
Pacific Islands Regional Office
1611 Kapiolani Boulevard
Suite 1110
Honolulu, Hawaii 96814
4. **U.S. Department of Housing and Urban Development**
500 Ala Moana Boulevard, Suite 3A
Honolulu, Hawaii 96813
5. Loyal Mehrhoff
Field Supervisor
Department of the Interior
U. S. Fish and Wildlife Service
300 Ala Moana Blvd., Rm. 3-122
Honolulu, Hawaii 96850-0056
6. **Department of the Interior**
National Park Service
Pacific Islands Support Office
300 Ala Moana Boulevard, Room 6-226
Honolulu, Hawaii 96850
7. **Department of the Interior**
Geological Survey
Pacific Islands Water Science Center
677 Ala Moana Boulevard, Ste. 415
Honolulu, Hawaii 96813
8. **Department of Homeland Security**
Coast Guard Commander, 14th Coast Guard District
300 Ala Moana Blvd., Room 9-204
Honolulu, Hawaii 96850-4982
9. **Department of Agriculture**
National Resources Conservation Service
Pacific Islands Area Office
P.O. Box 50004
Honolulu, Hawaii 96850
10. **Department of Transportation**
Federal Aviation Administration
300 Ala Moana Boulevard, Room 7-128
Honolulu, Hawaii 96850-7128
11. **Department of Transportation**
Federal Transit Administration
201 Mission St., Ste. 1650
San Francisco, California 94105-1839

STATE AGENCIES

12. **State of Hawaii**
Department of Agriculture
1428 S. King Street
Honolulu, Hawaii 96814
13. **State of Hawaii**
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

14. **State of Hawaii**
**Department of Business, Economic
Development and Tourism**
P.O. Box 2359
Honolulu, Hawaii 96804
15. **State of Hawaii**
**Department of Business, Economic
Development and Tourism**
**Energy Resources & Technology
Division**
235 S. Beretania Street, 5th Floor
Honolulu, Hawaii 96813
16. **State of Hawaii**
**Department of Business, Economic
Development and Tourism**
Office of Planning
235 S. Beretania St., 6th Floor
Honolulu, Hawaii 96813
17. **State of Hawaii**
Department of Defense
3949 Diamond Head Road
Honolulu, Hawaii 96816
18. **State of Hawaii**
Department of Education
P.O. Box 2360
Honolulu, Hawaii 96804
19. **Planning Division**
Office of Business Services
Department of Education
c/o Kalani High School
4680 Kalanianaʻole Highway, #T-B1A
Honolulu, Hawaii 96821
20. **State of Hawaii**
Department of Education
Complex Area Superintendent
54 High Street, 4th Floor
Wailuku, Hawaii 96793
21. **Hawaii Housing Finance and
Development Corporation**
677 Queen Street
Honolulu, Hawaii 96813
22. **State of Hawaii**
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805
23. **State of Hawaii**
Department of Health
Environmental Health Administration
P.O. Box 3378
Honolulu, Hawaii 96801
24. **District Environmental Health
Program Chief**
State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793
25. **Clean Water Branch**
State of Hawaii
Department of Health
919 Ala Moana Blvd., Room 300
Honolulu, Hawaii 96814
26. **State of Hawaii**
**Department of Land and Natural
Resources**
P.O. Box 621
Honolulu, Hawaii 96809
27. **State of Hawaii**
**Department of Land and Natural
Resources**
State Historic Preservation Division
601 Kamokila Blvd., Rm. 555
Kapolei, Hawaii 96707
28. **Maui Archaeologist**
State of Hawaii
**Department of Land and Natural
Resources**
State Historic Preservation Division
130 Mahalani Street
Wailuku, Hawaii 96793
29. **Department of Labor & Industrial
Relations**
830 Punchbowl Street
Honolulu, Hawaii 96813
30. **State of Hawaii**
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813
31. **University of Hawaii**
Environmental Center
2500 Dole Street
Krauss Annex 19
Honolulu, Hawaii 96822

32. **Office of Hawaiian Affairs**
711 Kapiolani Blvd., Suite 500
Honolulu, Hawaii 96813
33. **Legislative Reference Bureau**
Bureau Library
State Capitol
415 S. Beretania St., Room 005
Honolulu, Hawaii 96813
34. **Maui Memorial Medical Center**
221 Mahalani Street
Wailuku, Hawaii 96793
35. **State of Hawaii**
**Department of Business, Economic
Development and Tourism**
Research Division Library
No. 1 Capitol District Bldg.
250 S. Hotel Street, Ste. 435
Honolulu, Hawaii 96813
36. **University of Hawaii**
Water Resources Research Center
2540 Dole Street, Room 283
Honolulu, Hawaii 96822
37. **State of Hawaii**
**Department of Business, Economic
Development and Tourism**
Strategic Industries Division
235 S. Beretania St. 5th Flr.
Honolulu, Hawaii 96813
- COUNTY AGENCIES**
38. **County of Maui**
**Department of Fire and
Public Safety**
200 Dairy Road
Kahului, Hawai'i 96732
39. **County of Maui**
**Department of Environmental
Management**
2200 Main Street
One Main Plaza Bldg., Suite 100
Wailuku, Hawaii 96793-2155
40. **County of Maui**
**Department of Housing and
Human Concerns**
2200 Main Street, Suite 546
Wailuku, Hawai'i 96793
41. **County of Maui**
Department of Parks and Recreation
700 Halia Nakoia Street
War Memorial Complex
Wailuku, Hawaii 96793
42. **County of Maui**
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793
43. **County of Maui**
Police Department
55 Mahalani Street
Wailuku, Hawai'i 96793
44. **County of Maui**
Department of Public Works
200 South High Street
Kalana O Maui Bldg., 4th Floor
Wailuku, Hawai'i 96793
45. **County of Maui**
Department of Transportation
2145 Kaohu Street
David Trask Building, Suite 102
Wailuku, Hawaii 96793
46. **County of Maui**
Department of Water Supply
200 South High Street
Kalana O Maui Building, 5th Floor
Wailuku, Hawai'i 96793
47. **Mayor Alan Arakawa**
County of Maui
200 High Street
Wailuku, Hawaii 96793
48. **County of Maui**
Office of Economic Development
2200 Main Street, Suite 305
Wailuku, Hawaii 96793
49. **Management Officer**
Maui Civil Defense Agency
200 South High Street
Wailuku, Hawaii 96793
50. **Gladys Baisa, County Chair**
County of Maui
200 South High Street
Wailuku, Hawaii 96793

- 51. **Councilmember Michael Victorino**
County of Maui
200 South High Street
Wailuku, Hawaii 96793
- 52. **Councilmember Don Guzman**
County of Maui
200 South High Street
Wailuku, Hawaii 96793
- 53. **Councilmember Mike White**
County of Maui
200 South High Street
Wailuku, Hawaii 96793
- 54. **Councilmember G. Riki Hokama**
County of Maui
200 South High Street
Wailuku, Hawaii 96793
- 55. **Councilmember Stacy Crivello**
County of Maui
200 South High Street
Wailuku, Hawaii 96793
- 56. **Councilmember Don Couch**
County of Maui
200 South High Street
Wailuku, Hawaii 96793
- 57. **Councilmember Elle Cochran**
County of Maui
200 South High Street
Wailuku, Hawaii 96793
- 58. **Councilmember Robert Carroll**
County of Maui
200 South High Street
Wailuku, Hawaii 96793
- 59. **Maui Planning Commission**
c/o Maui Planning Department
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

LIBRARIES AND DEPOSITORIES

- 60. **State of Hawaii**
Department of Education
Wailuku Library
251 High Street
Wailuku, Hawaii 96793

- 61. **State of Hawaii**
Department of Education
Hawaii State Library
Hawaii Documents Center
478 S. King Street
Honolulu, Hawaii 96813
- 62. **State of Hawaii**
Department of Education
Hawaii State Library
Kaimuki Regional Library
1041 Koko Head Avenue
Honolulu, Hawaii 96813
- 63. **State of Hawaii**
Department of Education
Hawaii State Library
Kaneohe Regional Library
45-829 Kamehameha Highway
Kaneohe, Hawaii 96744
- 64. **State of Hawaii**
Department of Education
Hawaii State Library
Pearl City Regional Library
1138 Waimano Home Road
Pearl City, Hawaii 96782
- 65. **State of Hawaii**
Department of Education
Hawaii State Library
Hawaii Kai Regional Library
249 Lunalilo Home Road
Honolulu, Hawaii 96825
- 66. **State of Hawaii**
Department of Education
Hawaii State Library
Hilo Regional Library
300 Waianuenue Avenue
Hilo, Hawaii 96720
- 67. **State of Hawaii**
Department of Education
Hawaii State Library
Kahului Regional Library
90 School Street
Kahului, Hawaii 96732
- 68. **State of Hawaii**
Department of Education
Hawaii State Library
Lihue Regional Library
4344 Hardy Street
Lihue, Hawaii 96766

69. **University of Hawaii**
Thomas H. Hamilton Library
2550 McCarthy Mall
Honolulu, Hawaii 96822

70. **University of Hawaii at Hilo**
Edwin H. Mookini Library
200 W. Kawili Street
Hilo, Hawaii 96720

71. **University of Hawaii**
Maui College Library
310 Kaahumanu Avenue
Kahului, Hawaii 96732

72. **University of Hawaii**
Kauai Community College Library
3-1901 Kaunualii Highway
Lihue, Hawaii 96766

COMMUNITY ASSOCIATIONS

73. Randy Piltz, Chair
Glenn M. Adolpho, Development
Monitoring Committee Chair
Waikapu Community Association
P.O. Box 3046
Wailuku, Hawaii 96793

74. **Wailuku Heights I and II Association**
c/o Paul Ueoka
2200 Main Street, Suite 400
Wailuku, Hawaii 96793

75. Joseph G. Blackburn II
Waiolani Elua Community Association
P.O. Box 1067
Wailuku, Hawaii 96793

76. Joseph G. Blackburn II
Waiolani Mauka Community Association
P.O. Box 1067
Wailuku, Hawaii 96793

77. **Waikapu Gardens Homeowners Association**
67 East Waiko Road
Wailuku, Hawaii 96793

78. **Kehalani Community Association**
c/o Hawaiiana Management Company,
Ltd.
Attn: Paul Johnson
Kahului Office Center
140 Hoohana Street, Suite 208
Kahului, Hawaii 96732

NEWS MEDIA

79. **Honolulu Star Advertiser**
Restaurant Row 7
Waterfront Plaza, Suite 210
500 Ala Moana Boulevard
Honolulu, Hawaii 96813

80. **Hawaii Tribune Herald**
P.O. Box 767
Hilo, Hawaii 96721

81. **West Hawaii Today**
P.O. Box 789
Kailua-Kona, Hawaii 96745-0789

82. **The Garden Island**
P.O. Box 231
Lihue, Hawaii 96766

83. **Maui News**
100 Mahalani Street
Wailuku, Hawaii 96793

84. **Molokai Dispatch**
P.O. Box 482219
Kaunakakai, Hawaii 96748

UTILITIES

85. Dan Takahata, Manager – Engineering
Maui Electric Company, Ltd.
P.O. Box 398
Kahului, Hawaii 96733

86. **Hawaiian Telcom**
60 South Church Street
Wailuku, Hawaii 96793

OTHERS

87. **Brian Schatz**
U.S. Senator
300 Ala Moana Blvd., Room 7-212
Honolulu, Hawaii 96850

88. **Mazie Hirono**
U.S. Senator
300 Ala Moana Blvd., Room 3-106
Honolulu, Hawaii 96850
89. **Tulsi Gabbard**
U.S. Representative
Prince Kuhio Bldg.
300 Ala Moana Blvd., Room 5-104
Honolulu, Hawaii 96850
90. **Gil Keith-Agaran**
State Senator
Hawaii State Capitol, Room 203
Honolulu, Hawaii 96813
91. **Joseph Souki**
State Representative
Hawaii State Capitol, Room 431
Honolulu, Hawaii 96813

VII. REFERENCES

VII. REFERENCES

County of Maui, Department of Housing and Human Concerns, Hawaii Housing Planning Study 2011, November 2011.

County of Maui, Department of Planning, County of Maui 2030 General Plan Countywide Policy Plan, March 2010.

County of Maui, Department of Planning, Maui Island Plan, December 2012.

County of Maui, Department of Planning, Socio-Economic Forecast – The Economic Projection for the Maui County General Plan 2030, June 2006.

County of Maui, Office of Economic Development, Maui County Data Book 2011, December 2011.

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

Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel Nos. 1500030391E and 1500030393E, September 25, 2009.

Hawaii Business News, Anaergia Services to Develop Waste to Energy Project at Central Maui Landfill, April 25, 2013.

Hobdy, Robert W., Biological Resources Survey, TMK 3-5-02:3(por.), August 2005.

Maui News, Housing Market Moves Upward Because of Dwindling Supplies, July 9, 2013.

Maui News, Operating Profits Grows for A&B's Agribusiness, August 17, 2013.

Munekiyo & Hiraga, Inc., Draft Environmental Assessment, Proposed Wailuku Well Production Facility, July 2013.

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

Realtor Association of Maui Website, <http://www.ramaui.com/>, accessed March 2013.

Scientific Consultant Services, Inc., Archaeological Inventory Survey Report, TMK (2)3-5:02:02 and 03, October 2005.

State of Hawaii, Department of Labor and Industrial Relations, <http://www.hiwi.org>, September 2013.

State of Hawaii, Land Use Commission, Title 15, Chapter 15, Hawaii Administrative Rules, 1997, as amended 2000.

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

Tsuha, Kalei, Cultural Impact Assessment, TMK (2)3-5-002:02 and TMK (2)3-5-002:03, February, 2006.

U.S. Census Bureau, 2000 Census Summary File I, accessed August 2013.

U.S. Census Bureau, 2010 Redistricting Data, accessed August 2013.

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

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

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