

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



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COUNTY OF MAUI
DEPARTMENT OF PLANNING

April 12, 2017

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Scott Glenn, Director
Office of Environmental Quality Control
Department of Health, State of Hawaii
235 S. Beretania Street, Room 702
Honolulu, Hawaii 96813

SUBJECT: PROPOSED KAA NAPALI GOLF COURSES REVITALIZATION PROJECT – ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE (2) 4-4-008:009, 010, 018; (2) 4-4-013:003, 012; (2) 4-4-006-010, 013, 014, 028, 057, 071, 077 (RFC 2017/0023)

Dear Mr. Glenn:

With this letter, the County of Maui, Department of Planning, hereby transmits the environmental impact statement preparation notice (EISPN) for the Proposed Kaanapali Golf Courses Revitalization Project on the island of Maui for publication in the next available edition of the Environmental Notice.

We understand that publication of the EISPN in the Environmental Notice will initiate a thirty (30) day public consultation period for parties to comment on the action and to request to become consulted parties in the preparation of the draft environmental impact statement.

Enclosed is a completed OEQC Publication Form, one (1) copy of the EISPN, an Adobe Acrobat PDF file of the same, and an electronic copy of the publication form in MS Word. Simultaneous with this letter, we have submitted the summary of the action in a text file by electronic mail to your office.

We understand that the applicant will prepare a subsequent draft EIS at the conclusion of the public consultation period for simultaneous filing with your office and our agency.

Should you require further clarification, please contact Staff Planner Kurt Wollenhaupt by email at kurt.wollenhaupt@mauicounty.gov or by phone at (808) 270-1789.

Sincerely,

A handwritten signature in blue ink, appearing to read "William Spence".

WILLIAM SPENCE
Planning Director

17-460

Mr. Scott Glenn, Director
April 12, 2017
Page 2

Attachment

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
John S. Rapacz, Planning Program Administrator (PDF)
Kurt F. Wollenhaupt, Staff Planner (PDF)
Theodore R. Lennon, SVP (PDF)
Gwendolyn Rivera, Senior Associate (PDF)
Project File
General File

WRS:KFW:rma

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APPLICANT PUBLICATION FORM

Project Name:	Kā'anapali Golf Courses Revitalization
Project Short Name:	
HRS §343-5 Trigger(s):	Amendment to County General Plan and Possible Work within Government Roadway Rights-of-Way
Island(s):	Maui
Judicial District(s):	Lāhainā
TMK(s):	(2)4-4-008:009, 010, 018; (2)4-4-013:003, 012; (2)4-4-006:010, 013, 014, 028, 057, 071, 077
Permit(s)/Approval(s):	Community Noise Permit, as applicable; National Pollutant Discharge Elimination System Permit, Change of Zoning; Community Plan Amendment; Special Management Area (SMA) Permits for project components located within the SMA; Construction Permits, as applicable (e.g., Grading Permit, Building Permit, etc.); Special Flood Hazard Area Development Permit, as applicable
Approving Agency:	County of Maui, Maui Planning Commission
<i>Contact Name, Email, Telephone, Address</i>	William Spence, Director 2200 Main Street, Suite 315 Wailuku, Hawai'i 96793 Phone: (808) 270-7735 Email: William.Spence@co.maui.hi.us
Applicant:	Lowe Enterprises Investors, Project Manager for the State of Hawai'i Employees' Retirement System
<i>Contact Name, Email, Telephone, Address</i>	Theodore R. Lennon, Senior Vice President 11777 San Vicente Boulevard, Suite 900 Los Angeles, California, 90049 Phone: (310) 571-4211 Email: TLennon@LoweEnterprises.com
Consultant:	Munekiyo Hiraga
<i>Contact Name, Email, Telephone, Address</i>	Gwendolyn Rivera, Senior Associate 305 High Street, Suite 104 Wailuku, Hawai'i, 96793 Phone: (808) 244-2015 Email: planning@munekiyohiraga.com

Status (select one) DEA-AFNSI**Submittal Requirements**

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.

 FEA-FONSI

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.

 FEA-EISPN

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.

 Act 172-12 EISPN
("Direct to EIS")

Submit 1) the approving agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.

 DEIS

Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a

searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.

- FEIS Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.
- FEIS Acceptance Determination The approving agency simultaneously transmits to both the OEQC and the applicant a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.
- FEIS Statutory Acceptance The approving agency simultaneously transmits to both the OEQC and the applicant a notice that it did not make a timely determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and therefore the applicant's FEIS is deemed accepted as a matter of law.
- Supplemental EIS 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 or is not required; no EA is required and no comment period ensues upon publication in the Notice.
- Withdrawal Identify the specific document(s) to withdraw and explain in the project summary section.
- Other Contact the OEQC if your action is not one of the above items.

Project Summary

Provide a description of the proposed action and purpose and need in 200 words or less.

The State of Hawai'i, Employees' Retirement System has engaged Lowe Enterprises Investors (LEI) to identify asset enhancement opportunities for its 305-acre Kā'anapali Golf Course properties. Within a 164-acre project area, LEI proposes to reconfigure the two (2) 18-hole championship golf courses to create one (1) 27-hole championship course and one (1) 9-hole par 3 course. Portions of the properties currently in use for golf will be repurposed for other resort-related uses, including condominium units, hotel units, commercial retail space, and recreation areas. In total, approximately 51 acres of the project area will be repositioned from golf to other uses. Updated golf holes and improved landscaping, park areas and open space will encompass the remaining 113 acres of the project area. The proposed actions will require that the West Maui Community Plan Land Use Map be amended and the respective underlying County zoning designations be changed. Additionally, the proposed revitalization improvements may require that work be performed within government roadway rights-of-way. Inasmuch as the Community Plan Amendment represents an amendment to the County's General Plan and potential roadway improvement may involve the use of State and/or County lands, Chapter 343, Hawai'i Revised Statutes, relating to Environmental Impact Statements is triggered.

K:\DATA\LoweEnt\KGC EIS.Entitlements\Applications\EISP\2016 Feb OEQC Env Notice Pub Form - Applicant.docx

Environmental Impact Statement Preparation Notice

KĀ‘ANAPALI GOLF COURSES REVITALIZATION

Prepared for:

**Low Enterprises Investors, Project Manager for
the State of Hawai‘i Employees’ Retirement System**

Accepting Authority:

Maui Planning Commission

May 2017

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by Munekiyo Hiraga**



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List of Acronyms

A&B	Alexander & Baldwin, Inc.
AIS	Archaeological Inventory Survey
ALISH	Agricultural Lands of Importance to the State of Hawai'i
Amfac	American Factors
AMSL	Above Mean Sea Level
BMP	Best Management Practices
BS	Beach Sand
CATV	Cable Television
CIA	Cultural Impact Assessment
CIZ	Change in Zoning
CMU	Concrete Masonry Unit
CPA	Community Plan Amendment
CZM	Coastal Zone Management
DEIS	Draft Environmental Impact Statement
DLIR	Department of Labor and Industrial Relations
DOE	Department of Education
DPW	Department of Public Works
DWS	Department of Water Supply
EaA	Ewa Silty Clay Loam
EIS	Environmental Impact Statement
EISPN	Environmental Impact Statement Preparation Notice
EPA	U.S. Environmental Protection Agency
HIERS	State of Hawai'i Employees Retirement System
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
HAR	Hawai'i Administrative Rules
HCZMP	Hawai'i Coastal Zone Management Program
HC&S	Hawaiian Commercial and Sugar Company
HRS	Hawai'i Revised Statutes
HWS	Hawaii Water Service
ISWMP	Integrated Solid Waste Management Plan
JaC	Jaucus Sand
KMW	Kealia Silt Loam
KOA	Kā'anapali Operations Association
LEI	Lowe Enterprises Investors
LSB	Land Study Bureau
LUC	State Land Use Commission
MCC	Maui County Code
MG	Million Gallons
MGD	Millions of Gallons per Day
MIP	Maui Island Plan
MOU	Memorandum of Understanding
MPD	Maui Police Department
MPH	Miles per Hour
MSL	Mean Sea Level
NPDES	National Pollutant Discharge Elimination System
OEQC	Office of Environmental Quality Control

PDR	Preliminary Drainage Report
PER	Preliminary Engineering Report
PtA	Pulehu Cobbly Clay
RGB	Rural Growth Boundary
ROW	Right-of-Way
SHPD	State Historic Preservation Division
SMA	Special Management Area
STB	Small Town Boundary
TIAR	Traffic Impact Analysis Report
TMK	Tax Map Key
UGB	Urban Growth Boundary
UH-Maui	University of Hawai'i–Maui College
USDA	U. S. Department of Agriculture
WbB	Wahikuli Silty Clay
WcC	Wahikuli Stony Silty Clay
WWRF	Wastwater Reclamation Facility

Executive Summary

Project Name: Kā'anapali Golf Courses Revitalization, Kā'anapali, Maui, Hawai'i

Type of Document: Environmental Impact Statement Preparation Notice

Legal Authority: Chapter 343, Hawai'i Revised Statutes

Determination: Environmental Impact Statement to be prepared

Location: Island of Maui
Kā'anapali
TMK Nos. See **Attachment "A"**

Landowners: Refer to **Attachment "A"**

Applicant: Lowe Enterprises Investors
11777 San Vicente Blvd., Suite 900
Los Angeles, California 90049
Contact: Ted Lennon, Sr. Vice President
Telephone No.: (310) 571-4211

Accepting Authority: County of Maui
Maui Planning Commission
c/o 2200 Main Street, Suite 315
Wailuku, Hawai'i 96793
Contact: William Spence, Director
Telephone No.: (808) 270-7735

Consultant: Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawai'i 96793
Contact: Gwendolyn Rivera
Phone: (808) 244-2015

Project Summary: Lowe Enterprises Investors (LEI) (Applicant) has been retained by the State of Hawai'i, Employees' Retirement System (HIERS) (Asset Owner) to manage HIERS's properties at Kā'anapali, Maui, Hawai'i. HIERS provides retirement, disability, survivor, and other benefits to approximately 119,000 members. Membership comprises retirees, beneficiaries, inactive vested members, and active public employees working for the State and Counties of Hawai'i. As a retirement system organization, HIERS seeks to ensure that its assets are prudently managed in keeping with guidelines which recognize that changing environments in which assets are held must be evaluated on an ongoing basis to ensure the long-term viability of the retirement system.

It is in this context that HIERS has engaged LEI to identify asset enhancement opportunities for its 305-acre Kā'anapali Golf Courses properties, which consist of two (2) 18-hole championship golf courses.

First established over 50 years ago as the original Hawaiian master planned resort community, the Kā'anapali Resort area remains a popular visitor destination. Individual properties within Kā'anapali have undergone upgrades over the years to maintain their respective market competitiveness relative to other resort destinations on Maui and the State of Hawai'i. Recent examples include the construction of Hyatt's Residence Club and Marriott's Maui Ocean Club timeshare towers, and the ongoing upgrades to the Whalers Village shopping complex which anchors the commercial core of Kā'anapali.

The golf courses have been in operation since the 1960s and 1970s. Since that time, trends in visitor needs relative to recreational priorities have shifted, with a growing diversity of island activities being offered. This shift, combined with national trends, has reduced golf play at the resort which now creates opportunities for revitalization through repositioning of portions of the golf courses to other resort compatible uses.

LEI, therefore, seeks to repurpose a portion of the underutilized golf facilities and reconfigure the properties as a revitalized, multi-use resort area. The proposed actions include reconfiguration of golf holes, addition of resort condominium units, addition of hotel units, addition of commercial retail space, and new recreation and special events areas.

The proposed revitalization actions encompass five (5) planning areas located around Kā'anapali Parkway as well as east or mauka of the Honoapi'ilani Highway in Kā'anapali. Conceptually, components of the proposed project include the following:

Planning Area	Revitalization Feature	Developed Area (Approximately)	Golf and Open Space
No. 1 (23 acres)	Approximately 56 oceanfront/ocean view condominiums	6.1 acres	
	New ocean front beach club and public signature restaurant; parking	1.8 acres	2.0 acres
	Reconfigured golf course, including landscaping, and water feature		13.0 acres
	Remove existing shoreline beach cabanas (to be replaced with beach club)		0.1 acre
No. 2 (58 acres)	Approximately 136 room boutique hotel	3.2 acres	
	Approximately 80,000 s.f. retail complex	17.0 acres	
	Park area		4.5 acres
	Updated golf holes and existing lagoon		33.3 acres
No. 3 (35 acres)	Nine (9) hole par 3 golf course		33.7 acres
	Family restaurant with outdoor recreational facilities	0.5 acre	0.8 acre
No. 4 (11.1 acres)	Multi-family ocean view residences (100 – 200 units)	11.1 acres	
No. 5 (37 acres)	Golf clubhouse facilities	7.3 acres	
	Updated golf holes		22.0 acres
	Possible use of quarry site for events and resort facilities or expanded light industrial	3.5 acres	4.0 acres
TOTAL PROJECT AREA (164 Acres)		50.5 acres	113.4 acres

Workforce housing requirements associated with the addition of hotel and resort residential uses will be addressed in accordance with the County of Maui's Workforce Housing Policy (Chapter 2.96, Maui County Code).

In total, approximately 50 acres which comprise the existing golf course and adjoining lands will be repositioned to other uses, which will allow for the reconfiguring of the area to ultimately serve as a 27-hole championship course and one (1) 9-hole par 3 course.

The proposed use of portions of the existing golf courses to other resort-related uses will require that the West Maui Community Plan Land Use Map be amended and the respective underlying County zoning designations be changed. LEI, project manager for HIERS, will serve as applicant for a County Community Plan Amendment (CPA) application and Change in Zoning (CIZ) application.

The CPA represents an amendment to the County's General Plan. Additionally, infrastructure upgrades which may be needed in connection with the proposed action may require work within State and County rights-of-way. Accordingly, Chapter 343, Hawai'i Revised Statutes, relating to Environmental Impact Statements is triggered. Since the revitalization components span a broad geographical section of the Kā'anapali resort, having local and vicinity-related impacts, an Environmental Impact Statement (EIS) is being prepared. This report represents the initial

document in the EIS process and serves as a vehicle for receiving comments on the proposed revitalization plan.

Attachment A. Tax Map Key/Landowners List for Kā'anapali Golf Course Revitalization

Planning Area	TMK	Land Parcel Size	Owner
1. North Ocean Site	4-4-008:009	39.6 acres	Royal Kaanapali Holdings, LLC
2. Makai Lagoon Site	4-4-008:010	31.9 acres	Royal Kaanapali Holdings, LLC
	4-4-008:018	9.7 acres	Royal Kaanapali Holdings, LLC
3. Makai South Site	4-4-013:003	34.4 acres	Royal Kaanapali Holdings, LLC
	4-4-013:012	0.5 acre	Kaanapali Parkway Holdings, LLC
4. Mauka South Site	4-4-006:028	47.2 acres	Royal Kaanapali Holdings, LLC
5. Mauka North Site	4-4-006:010	60.7 acres	Royal Kaanapali Holdings, LLC
	4-4-006:013	7.6 acres	Honoapiilani Holdings, LLC
	4-4-006:014	0.8 acre	Royal Kaanapali Holdings, LLC
	4-4-006:057	5.7 acres	Kaanapali Land Management Corporation
	4-4-006:071	7.6 acres	Royal Kaanapali Holdings, LLC
	4-4-006:077	0.4 acre	Royal Kaanapali Holdings, LLC
	Total		246.1 acres

PROJECT OVERVIEW



I. PROJECT OVERVIEW

A. INTRODUCTION

Lowe Enterprises Investors (LEI) (Applicant) has been retained by the State of Hawai'i, Employees' Retirement System (HIERS) (Asset Owner) to manage HIERS's properties at Kā'anapali, Maui, Hawai'i. HIERS provides retirement, disability, survivor, and other benefits to approximately 119,000 members. Membership is comprised of retirees, beneficiaries, inactive vested members, and active public employees working for the State and Counties of Hawai'i. As a retirement system organization, HIERS seeks to ensure that its assets are prudently managed in keeping with guidelines which recognize that changing environments in which assets are held, must be evaluated on an ongoing basis to ensure the long-term viability of the retirement system.

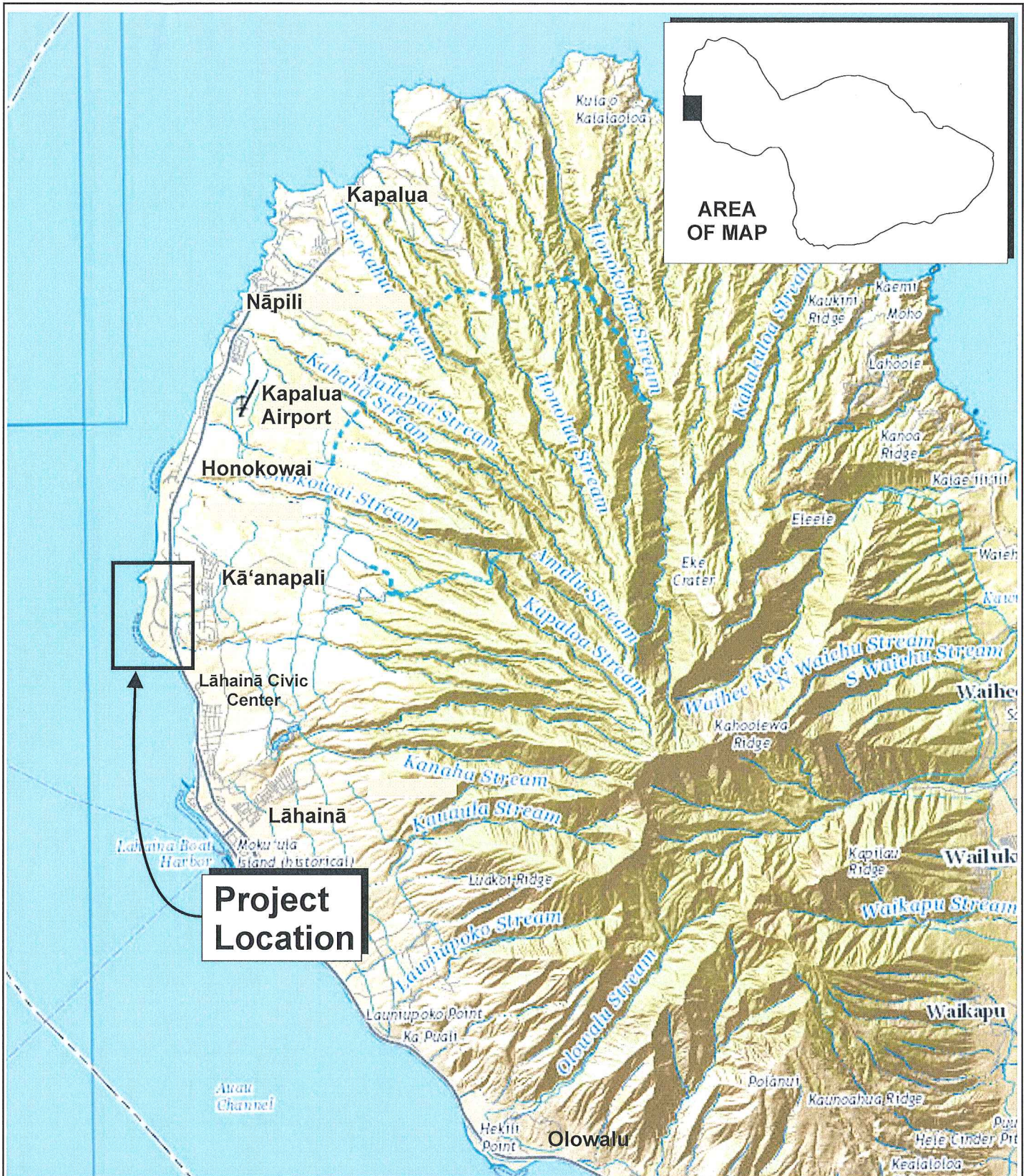
It is in this context that HIERS has engaged LEI to identify asset enhancement opportunities for its 305-acre Kā'anapali Golf Courses properties, including revitalization and repositioning of its two (2) existing 18-hole championship golf courses. See **Figure 1** and **Figure 2**.

B. PROPERTY LOCATION, EXISTING USE, AND LAND OWNERSHIP

The Kā'anapali Resort is located on the island of Maui's west side, approximately four (4) miles north of Lāhainā and approximately eight (8) miles south of Kapalua. Refer to **Figure 1**. The Lāhainā Civic Center is located approximately one-half (0.5) mile to the south, along Honoapi'ilani Highway, while the Kapalua Airport is located approximately four (4) miles to the north.

Kā'anapali is home to a number of world class hotels and timeshare facilities, including the Hyatt Regency Maui Resort and Spa, Sheraton Maui Resort and Spa, Marriott's Maui Ocean Club, and the Royal Lahaina Resort. The resort also features a number of single-family, multi-family and condominium residential communities, including but not limited to, the Kaanapali Plantation, Maui Eldorado, International Colony Club, Masters of Kaanapali, and Kaanapali Alii. Retail commercial complexes within the resort include the Fairway Shops and the Whalers Village, providing shopping and dining opportunities for visitors and residents.

The two (2) 18-hole Kā'anapali Golf Courses anchor the resort's recreational offerings to visitors and residents. Other recreational activities offered by the resort include tennis, walking (along an improved beachwalk), and numerous ocean activities available along the Kā'anapali Beach.



Source: U.S.G.S.

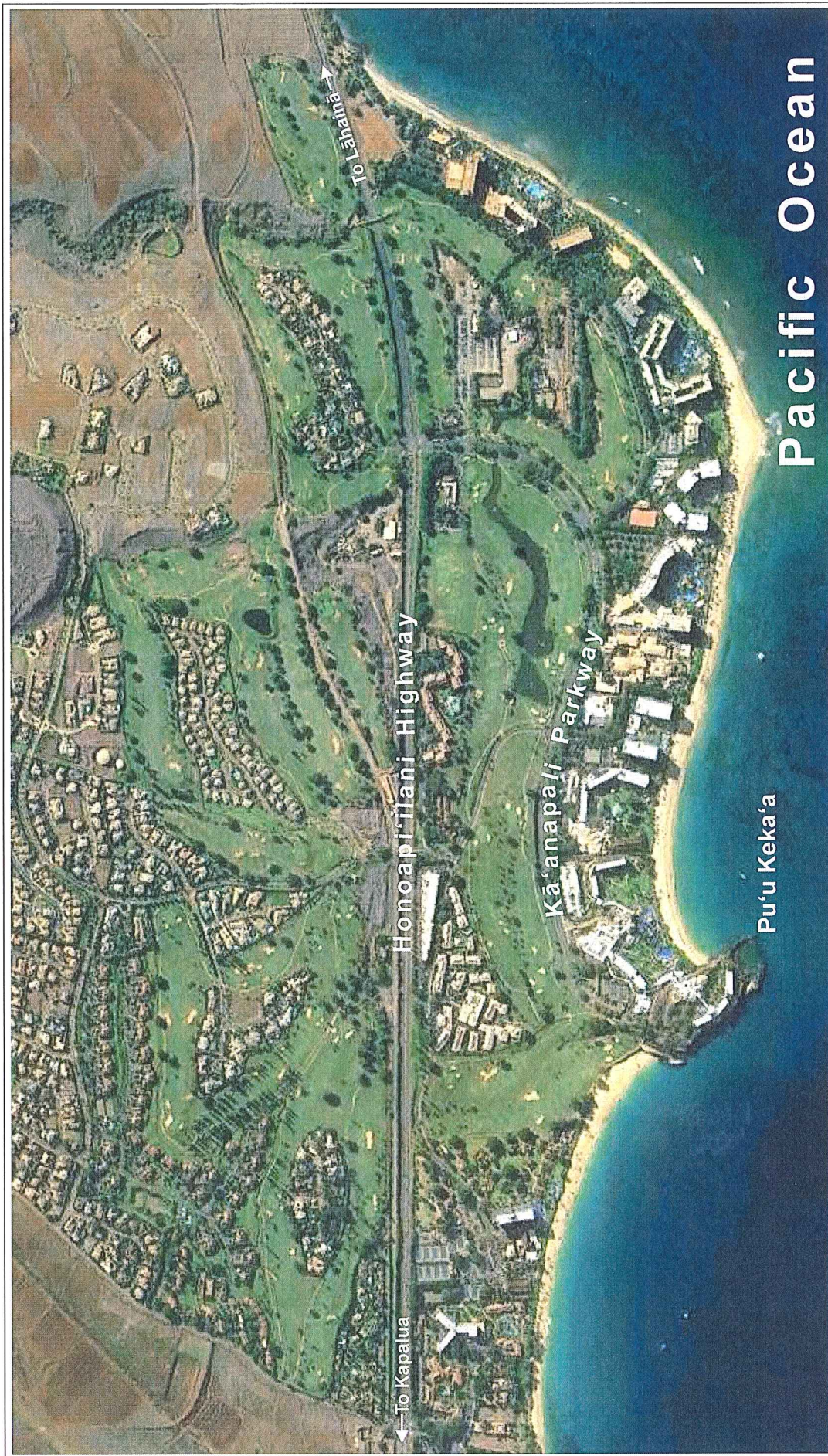
Figure 1

Kā'anapali Golf Courses Revitalization Regional Location Map

NOT TO SCALE

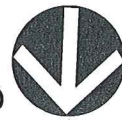


Prepared for: Lowe Enterprises Investors



Source: Google Earth 2016

Figure 2



Kā'anapali Golf Courses Revitalization Aerial Map of Existing Kā'anapali Resort

NOT TO SCALE

Prepared for: Lowe Enterprises Investors



LowEntKGC EIS.Entitlements\Figures\Aerial View

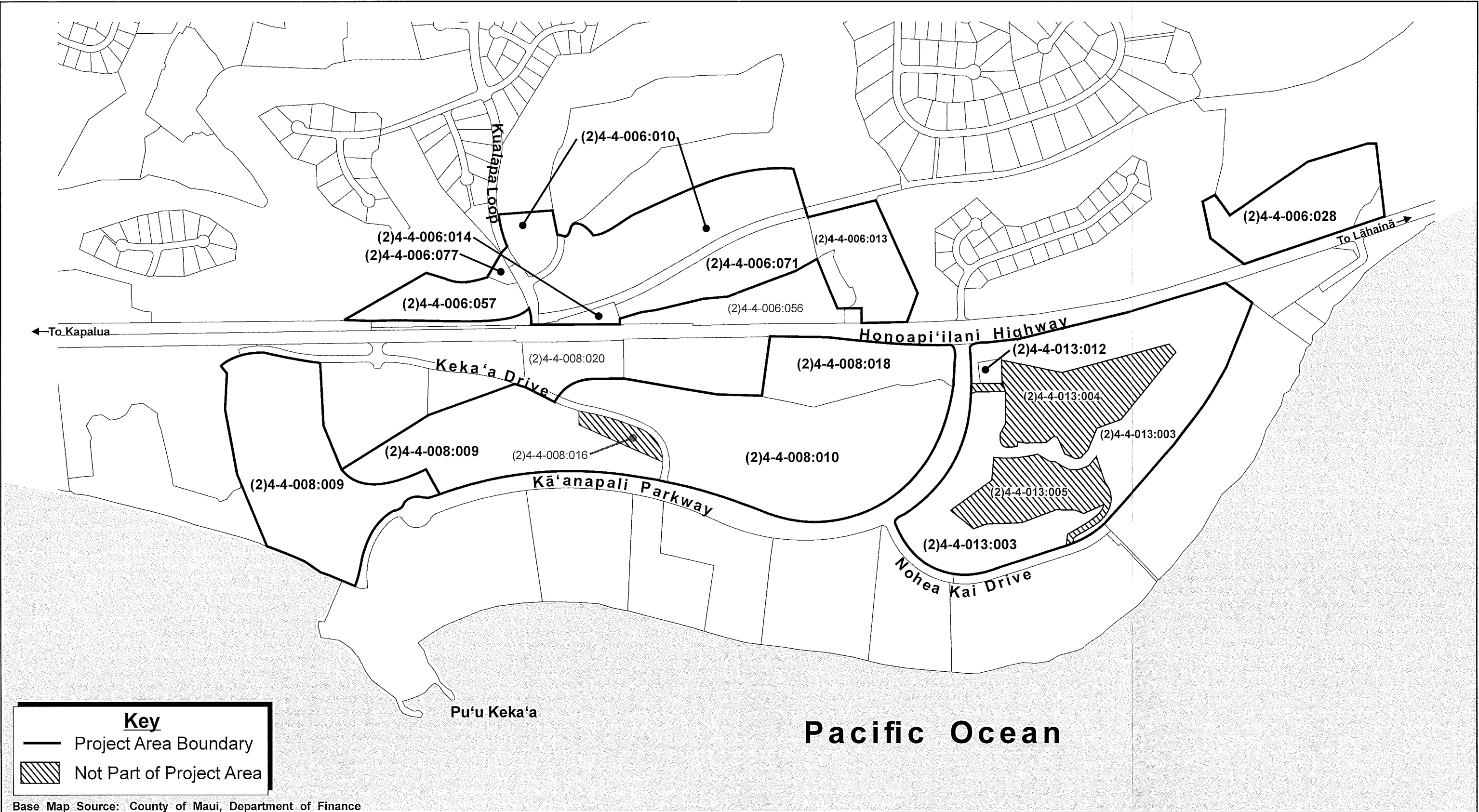
Beyond the Kā'anapali Resort to the north is Kā'anapali North Beach, which extends the resort experience with The Westin Ka'anapali Ocean Resort Villas and the Honua Kai Resort and Spa.

The West Maui communities of Honokowai and Nāpili lie further north, encompassing areas makai of Honoapi'ilani Highway. Fallow agricultural lands formerly used for pineapple cultivation lie to the west, towards the foothills of the West Maui Mountains.

The proposed revitalization plan will occur on private lands owned by HIERS and its affiliates, plus potential additional acquisitions. See **Figure 3**. A list of Tax Map Key information and landowner information for the subject properties is presented in **Table 1**.

Table 1. Tax Map Key/Landowners List for Kā'anapali Golf Course Revitalization

Planning Area	TMK	Land Parcel Size	Owner
1. North Ocean Site	4-4-008:009	39.6 acres	Royal Kaanapali Holdings, LLC
2. Makai Lagoon Site	4-4-008:010	31.9 acres	Royal Kaanapali Holdings, LLC
	4-4-008:018	9.7 acres	Royal Kaanapali Holdings, LLC
3. Makai South Site	4-4-013:003	34.4 acres	Royal Kaanapali Holdings, LLC
	4-4-013:012	0.5 acre	Kaanapali Parkway Holdings, LLC
4. Mauka South Site	4-4-006:028	47.2 acres	Royal Kaanapali Holdings, LLC
5. Mauka North Site	4-4-006:010	60.7 acres	Royal Kaanapali Holdings, LLC
	4-4-006:013	7.6 acres	Honoapiilani Holdings, LLC
	4-4-006:014	0.8 acre	Royal Kaanapali Holdings, LLC
	4-4-006:057	5.7 acres	Kaanapali Land Management Corporation
	4-4-006:071	7.6 acres	Royal Kaanapali Holdings, LLC
	4-4-006:077	0.4 acre	Royal Kaanapali Holdings, LLC
	Total	246.1 acres	



Key

- Project Area Boundary
- ▨ Not Part of Project Area

Base Map Source: County of Maui, Department of Finance

Figure 3



Prepared for: Lowe Enterprises Investors

Kā'anapali Golf Courses Revitalization
Tax Map Parcels



C. NEED FOR GOLF COURSE REVITALIZATION

Since its initial development in the 1960s, Kā'anapali has been recognized as the original and premier Hawaiian master planned resort community. While Maui has become distinguished as one of the world's leading vacation destinations, the Kā'anapali Golf Course facilities have aged, and the clubhouse is no longer in top condition. While still highly rated, the Golf Course requires re-envisioning to meet the needs of today's evolving resort market. LEI and HIERS recognize the changing environment in which the Kā'anapali Golf Courses operate, including trends in decreased golf play in the midst of increasing diversity of recreational resources available to visitors.

In recognizing these trends, LEI has developed a concept to modify the current golf course configuration, with a vision of positioning the asset as a 27-hole course and 9-hole par 3 course. The resultant land that is made available for repositioning creates an opportunity to redefine Kā'anapali and add additional complementary resort products, including new resort residences, hotel rooms, a community oriented retail center, and improved connectivity and parking serving to integrate the entirety of the resort.

The conceptual plans for the golf courses, aimed to make Kā'anapali more community oriented and more attractive to visitors, support and enhance the existing resort by offering new and diverse opportunities for lodging, shopping, dining and visitor activities, while respecting and preserving the integrity of Kā'anapali's character. The additional amenities will provide new parking and improved infrastructure without hindering or obstructing Kā'anapali's world famous stretch of picturesque, uninterrupted beaches. Additionally, the improvements will create both construction and permanent jobs for local residents and will result in increased community tax revenues.

The repositioning of the Kā'anapali Golf Courses will improve the overall resort experience for visitor and residents, improve the quality of golf, offer new community destinations, and provide opportunities to address parking and circulation issues. Most importantly, this revitalization will position Kā'anapali to remain competitive as a visitor destination for the long term.

D. PROPOSED ACTION

LEI, in collaboration with HIERS, has formulated redevelopment concepts which include golf course reconfiguration and addition of new residential units, new commercial and retail space, new hotel units, and recreational and landscaping improvements. These improvements fall into five (5) planning areas, collectively referred to as the "Project Area", which correspond with the geographical boundaries depicted in **Figure 4**. Repositioning concepts for each planning area are described below. While specific design elements and details for each planning area may be adjusted over time, the



Key

- Project Area Boundary
- ▨ Not Part of Project Area

Source: Gage Davis Associates

Figure 4 Kā'anapali Golf Courses Revitalization Project Area Map

NOT TO SCALE



Prepared for: Lowe Enterprises Investors

concepts provided reflect the preferred alternative which can be used for impact analysis purposes (i.e., traffic, infrastructure, visual). The general concept descriptions for each planning area are accompanied by a concept plan intended to provide a visual representation of the desired product outcomes.

The combined area of affected land parcels is approximately 246 acres. Refer to **Table 1**. Of these, approximately 50 acres of golf course are proposed to be converted to other uses. It is also noted that the HIERS golf course holdings include an additional 63.6 acres which are unaffected and not included in the project area. Additional details regarding the proposed improvements will be provided in the Draft Environmental Impact Statement (DEIS).

Planning Area 1, North Ocean Site

Planning Area 1, the proposed North Ocean Site comprising a portion of the property, identified by TMK (2)4-4-008:009, is the current location of Holes No. 2 through No. 6 of the Kā'anapali Golf Courses Royal Ka'anapali Course. The redevelopment concept for this area encompasses newly configured golf facilities; landscaping elements; a 48-unit, 5-story condominium complex; an 8-unit, 3-story beachfront condominium; an oceanfront beach club with public restaurant and area for parking. See **Figure 5**. The Planning Area 1 proposal also considers the removal of the existing beach club cabana structures by the shoreline.

Planning Area 2, Makai Lagoon Site

The Planning Area 2 concept reflects an approximately 80,000 square foot commercial and retail parcel, updated golf and parking areas, and a 136 unit, 5-story hotel on properties identified by TMK (2)4-4-008:010, TMK (2)4-4-008:009, and TMK (2)4-4-008:018. See **Figure 6**.

Planning Area 3, Makai South Site

The area proposed as the Makai South Site, encompassing properties identified by TMK (2)4-4-013:003 and TMK (2)4-4-013:012, currently includes Hole No. 1 and No. 16 through No. 18 of the Kā'anapali Golf Courses Kai Course. Planning Area 3 encompasses a proposed new family restaurant, parking, outdoor recreational amenities, and a 9-hole par 3 golf course. See **Figure 7**.



Source: Gage Davis Associates

Figure 5 Kā'anapali Golf Courses Revitalization
 Concept Plan for Planning Area 1
 North Ocean Site



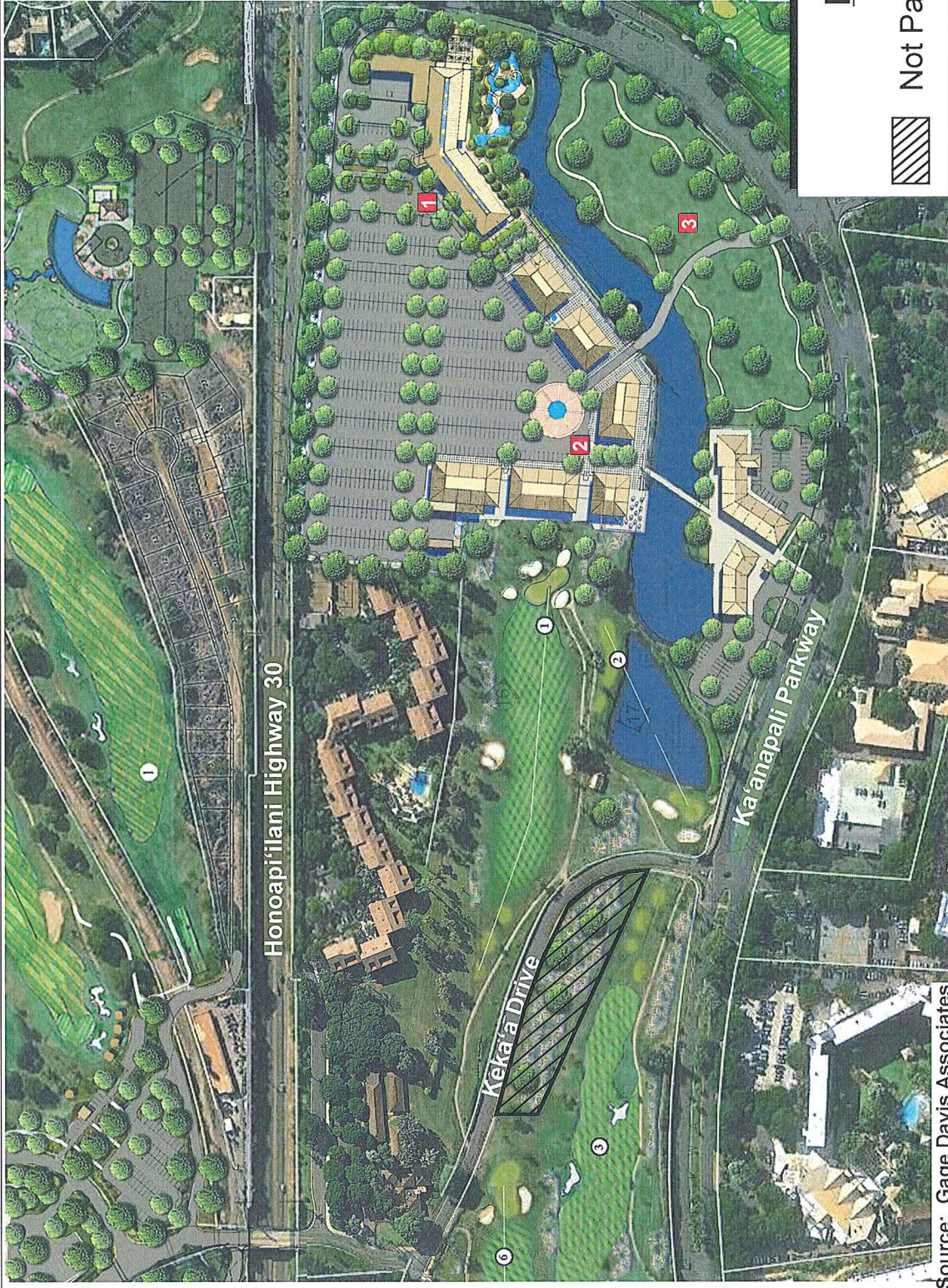
NOT TO SCALE



Legend

- 1** 48 Unit Ocean View Condominiums
- Avg. unit size = 2,500 SF
- 2** 8 Unit Beachfront Condominiums
- Avg. unit size = 2,500 SF
- 3** Replace Maui Eldorado Beach Cabana to open up view corridor
- 4** Conversion of existing golf holes into two par 3 holes with extensive landscaped area, waterscape and new ocean-front signature green
- 5** Ocean-Side Public Signature Restaurant and New Ocean-Front Beach Club
- Restaurant = 3,000 SF of air conditioned space plus outdoor terraces and event lawn.
- Beach Club = 3,000 SF
- 6** Remote Parking
- 65 Stalls

Prepared for: Lowe Enterprises Investors



Source: Gage Davis Associates

Figure 6

**Kā'anapali Golf Courses Revitalization
 Concept Plan for Planning Area 2
 Makai Lagoon Site**

NOT TO SCALE



Key

 Not Part of Project Area

- Legend**
- 1** 136 Room Boutique Hotel
 - 136 Units (4 Floors)
 - 50 Stalls subsurface parking
 - 123 Stalls surface parking
 - 2** 80,000 SF Retail Parcel
 - 3** Community Park and Measured Running and Fitness Trail
 - .25 Mile Loop



Prepared for: Lowe Enterprises Investors



- Legend**
- 1** Restaurant / Bar (Option B)
 - 68 stalls on grade
 - BOH
 - Sand Volleyball
 - Bocce Ball
 - Covered Terrace
 - Putting Green
 - 2** Golf Putting Course & Pavilion
 - Starter Pavilion with cart parking
 - 3** Golf Area
 - Holes 1-9 (Par 3 Short Course)
 - Hole 1 = 146 Yards
 - Hole 2 = 166 Yards
 - Hole 3 = 125 Yards
 - Hole 4 = 120 Yards
 - Hole 5 = 200 Yards
 - Hole 6 = 173 Yards
 - Hole 7 = 140 Yards
 - Hole 8 = 155 Yards
 - Hole 9 = 153 Yards
 - Total Yardage = 1,378 Yards

Key



Not Part of Project Area

Figure 7 Kā'anapali Golf Courses Revitalization
 Concept Plan for Planning Area 3
 Makai South Site

Source: Gage Davis Associates

NOT TO SCALE



Prepared for: Lowe Enterprises Investors

Planning Area 4, Mauka South Residential Site

The development concept for Planning Area 4 includes a multi-family residential condominium complex mauka (east) of Honoapiʻilani Highway upon a land parcel identified by TMK (2)4-4-006:028. The number of new condominium homes is estimated to be 100 to 200 units, subject to further negotiations with landowners. See **Figure 8**.

Planning Area 5, Mauka North Site

The existing area of the proposed Mauka North Site includes Holes No. 7 through No. 14 of the Kāʻanapali Golf Courses Kai Course within property parcels identified by TMKs (2)4-4-006:010, 013, 014, 071, and 077. It also includes TMK (2)4-4-006:057, which was previously in use as Lāhainā, Kāʻanapali, and Pacific Railroad facilities. The Planning Area 5 concept seeks to reconfigure the existing golf holes and offers a potential site for a new golf clubhouse with starter facility, restaurant and pub, and golf cart storage. On the property parcel identified by TMK (2)4-4-006:013, which includes vacant areas and light industrial facilities, the conceptual plan includes a special events venue with a parking structure, events lawn, and related resort amenities. Alternatively, the area may be improved and renovated for continuing light industrial use. See **Figure 9**.

E. REGULATORY CONTEXT

1. Chapter 343, Hawaiʻi Revised Statutes Requirements

Implementation of the revitalization concepts for each of the planning areas will require an amendment to the West Maui Community Plan's land use map. In addition, infrastructure upgrades which may be needed in connection with the proposed action may require work within State and/or County rights-of-way. The foregoing are actions which trigger Chapter 343, Hawaiʻi Revised Statutes (HRS), thereby requiring preparation and processing of an Environmental Assessment or an Environmental Impact Statement (EIS). Since the revitalization components span a broad geographical section of the Kāʻanapali Resort, having local and vicinity-related impacts, an EIS is being prepared. This document represents the initial document in the EIS process, and serves as a vehicle for receiving comments on the proposed revitalization plan.

2. Land Use History

A brief historical review of the development of the Kāʻanapali Resort and relevant land entitlement actions are presented below in order to facilitate understanding of the current land uses and underlying zoning districts within the Project Area. Historically, through the late 1950s to early 1960s, the Kāʻanapali area and a large portion of West Maui were part of the Pioneer Mill sugar plantation. At that



Legend

- 1 Multi-Family Ocean View Residences

Source: Gage Davis Associates

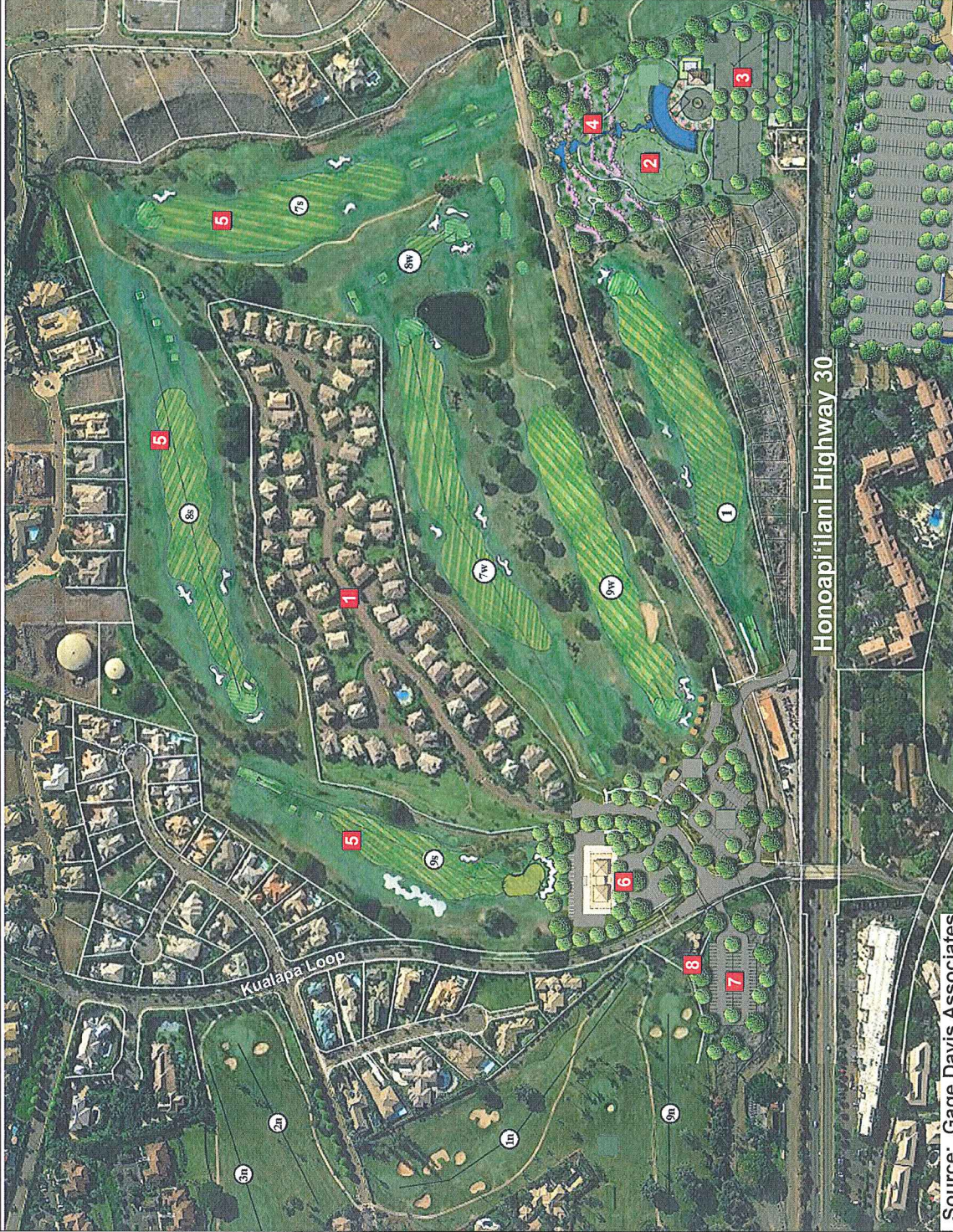
Figure 8 **Ka'anapali Golf Courses Revitalization**
 Concept Plan for Planning Area 4
 Makai South Residential Site



NOT TO SCALE



Prepared for: Lowe Enterprises Investors



Source: Gage Davis Associates

Legend

- 1** Existing Neighborhood
- 2** Special events lawn with lawn area for removable tents
- 3** Quarry Parking - 135 Stalls
- Addition of two structured parking levels provides approximately 300 stalls
- 4** Water and landscape features
- 5** Updated Golf Holes
- 6** Golf Clubhouse
- Lower level cart storage= 7,200 SF
- Pro-shop = 2,000 SF
- Food and Beverage = 2,000 SF
- Practice Area
- 80 parking stalls
- 7** Overflow parking
- 8** Restrooms and snack bar

Figure 9 Kā'anapali Golf Courses Revitalization
 Concept Plan for Planning Area 5
 Mauka North Site

NOT TO SCALE



Prepared for: Lowe Enterprises Investors

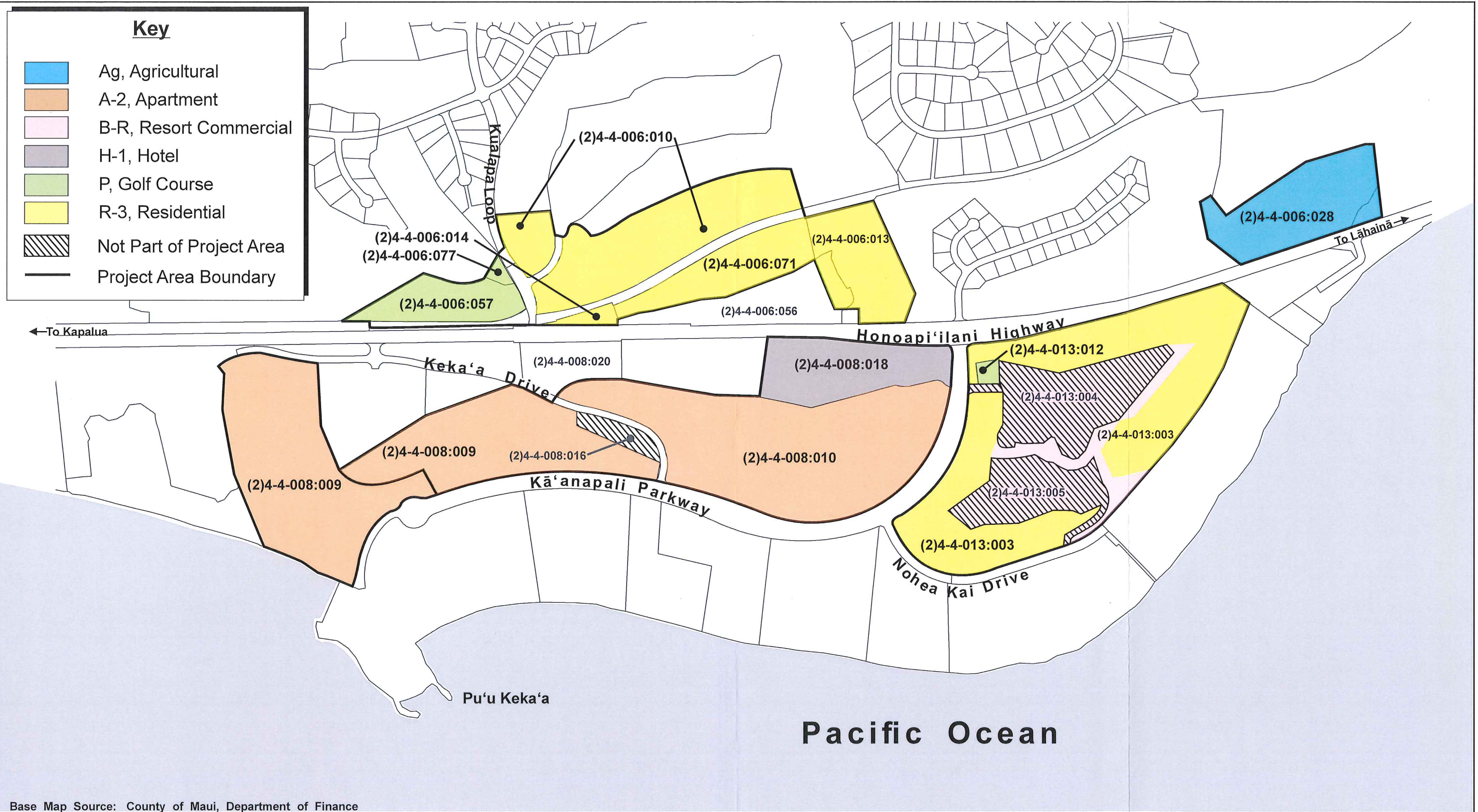
time, the owner of Pioneer Mill, American Factors (AmFac), sought to diversify land uses at Kā'anapali from agriculture to tourism and started the master planning and development of the Kā'anapali Resort as a premier luxury tourist destination.

To enable the development of the resort, the land use designations and underlying zoning of the Kā'anapali Resort area were changed from agricultural use to urban uses which included hotel, apartment, business, and residential uses. Shortly thereafter, AmFac developed the Royal Ka'anapali Golf Course, a championship 18-hole golf course designed by Robert Trent Jones Sr., which opened in 1962, and the first hotel along the coastline, the Sheraton Maui Hotel, which opened on Kā'anapali Beach in 1963. The second golf course, the Kā'anapali Kai Golf Course, was developed and opened in 1976.

At the time of the development of Kā'anapali Resort, golf courses were permitted in the "Residential", "Hotel", "Apartment", and "Agricultural" zoning districts. However, subsequent actions by the Maui County amended the zoning code to only allow "Golf Course" as a permitted use in the "Park (Golf Course)" district category. As such, today, the golf courses and related facilities within the Project Area are existing permitted, non-conforming uses. With subsequent development, portions of the Kā'anapali resort area were rezoned to accommodate additional hotel and resort commercial uses. See **Figure 10**.

3. West Maui Community Plan

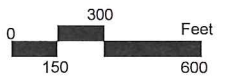
The proposed project falls within the limits of the West Maui Community Plan, which specifies underlying land use categories for the Project Area. These land use categories include Business/Commercial, Multi-Family Residential, Hotel, Park (Golf Course), Open Space, and Light Industrial. See **Figure 11**. Project implementation will require a CPA to the West Maui Community Plan to ensure consistency with the proposed reconfiguration of land uses. An overview of the required CPA land use redesignations is presented in **Table 2**. Additional details regarding the CPA will be provided in the DEIS.

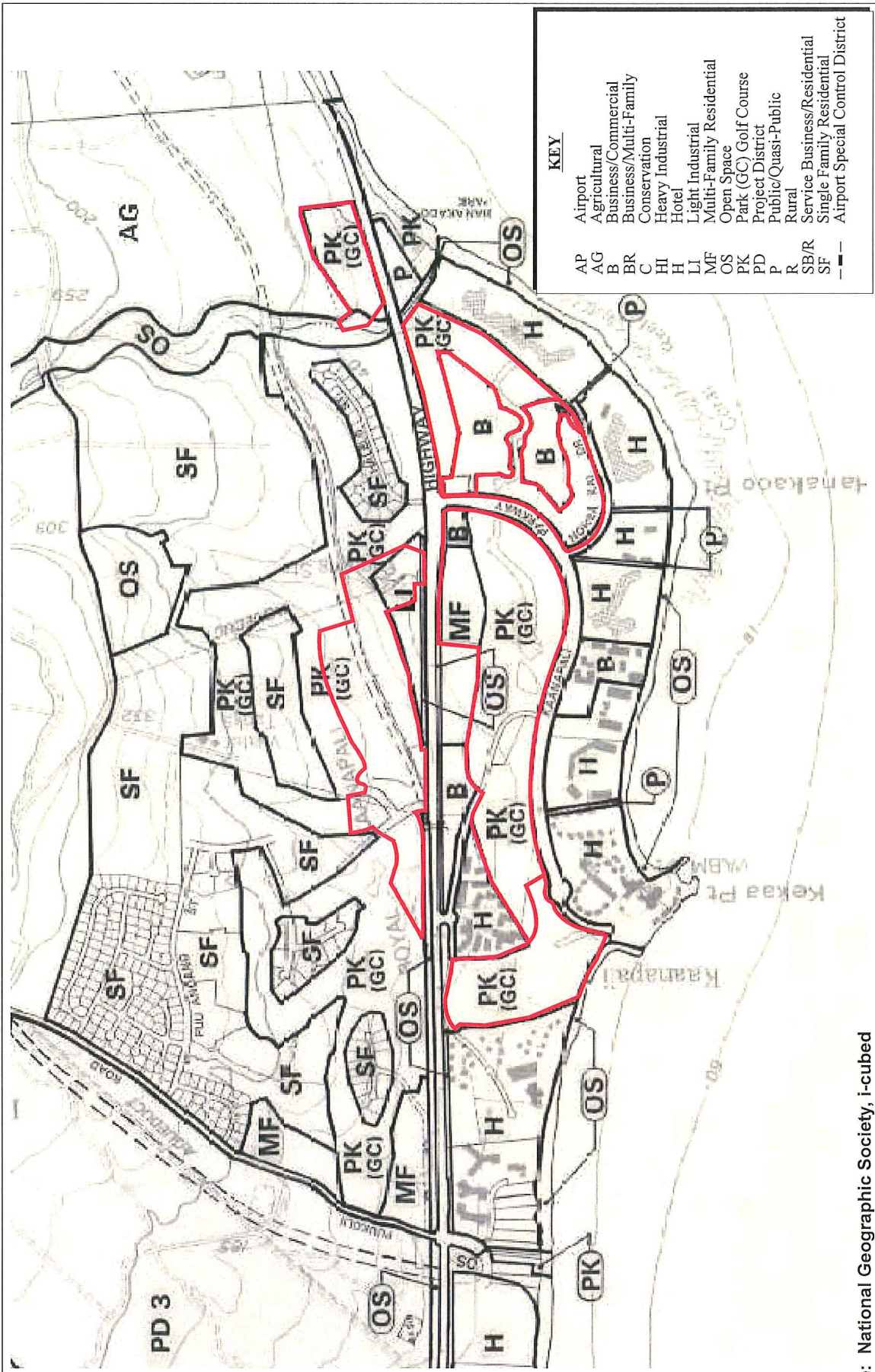


Base Map Source: County of Maui, Department of Finance

Figure 10

Kā'anapali Golf Courses Revitalization
Existing County Zoning





Source: National Geographic Society, i-cubed

Figure 11 Kā'anapali Properties Golf Course Revitalization
 West Maui Community Plan Map (Detail)

NOT TO SCALE



Prepared for: Lowe Enterprises Investors

Table 2. Kā'anapali Golf Course Repurposing Plan Breakdown of Existing and Proposed Community Plan Land Use Designations by Plan Area

Planning Area	Existing Community Plan Land Use Designation	Proposed Community Plan Land Use
Planning Area 1	Park (Golf Course)	Business/Commercial (B); Multi-Family Residential (MF); Park (Golf Course)
Planning Area 2	Business/Commercial (B); Multi-Family Residential (MF); Park (Golf Course)	Business/Commercial (B); Hotel (H); Park (Golf Course)
Planning Area 3	Park (Golf Course); Business/Commercial (B)	No change
Planning Area 4	Park (Golf Course);	Multi-Family Residential (MF)
Planning Area 5	Light Industrial (LI); Open Space (OS); Park (Golf Course)	Light Industrial (LI); Park (Golf Course)

4. Maui County Zoning

The Maui County zoning underlying the Project Area includes apartment and residential districts, hotel and resort commercial districts, and open space and park (golf course) districts. Refer to **Figure 10**. As the proposed plan involves reconfiguration of the existing uses within the Kā'anapali Resort, a CIZ will be required for a number of TMK parcels or portions thereof. An overview of the proposed change in zoning is presented in **Table 3**. Additional information regarding the proposed CIZ will be provided in the DEIS.

Table 3. Kā'anapali Golf Course Repurposing Plan Breakdown of Existing Zoning and Proposed Change in Zoning by Plan Area

Planning Area	Existing Zoning Districts	Proposed Change in Zoning Districts
Planning Area 1	A-2, Apartment	A-2, Apartment; B-R (Resort Commercial); Park (Golf Course)
Planning Area 2	A-2, Apartment; H-1, Hotel	B-R (Resort Commercial); H-M, Hotel; Park (Golf Course)
Planning Area 3	Park (Golf Course); R-3, Residential; B-R (Resort Commercial)	Park (Golf Course); B-R (Resort Commercial)
Planning Area 4	Agricultural	A-2, Apartment
Planning Area 5	Park (Golf Course); R-3, Residential	B-R (Resort Commercial); Park (Golf Course); M-1 Light Industrial

5. Special Management Area (SMA)

Planning Areas 1, 2, and 3 are located within the County of Maui’s SMA. See **Figure 12**. As project elements are scheduled and designed for implementation, those elements within the SMA will be required to comply with the *Special Management Area Rules of the Maui Planning Commission*. It is noted that the SMA permit is a development permit requiring project-specific plans which clearly define the project element in terms of site layout, compliance with parking codes, building elevations, floor plans, and landscape designs. For those development actions having a construction valuation of less than \$500,000.00, a SMA Assessment Application will be required for review and consideration by the Planning Director. For those development actions having a construction valuation of greater than \$500,000.00, a SMA Use Permit Application will be required for review and consideration by the Maui Planning Commission.

F. PROJECT COSTS AND IMPLEMENTATION

At this preliminary conceptual planning phase of project formulation, detailed engineering and architectural cost estimates have not be developed. However, order-of-magnitude costs have been developed to provide a general indication of investment commitment which is being advanced to ensure project success. These high-level cost estimates are provided in **Table 4**.

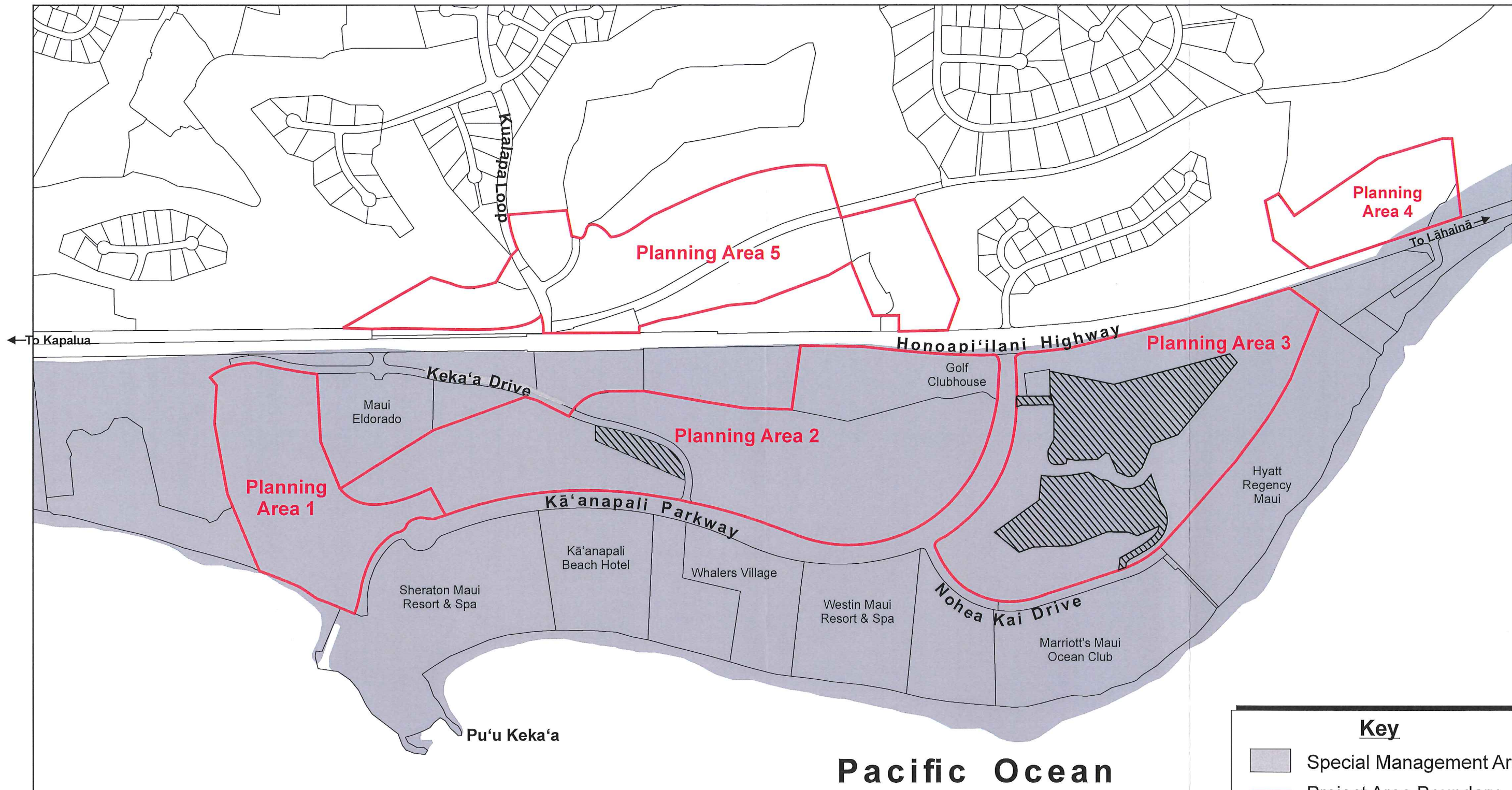
Table 4. Order-of-Magnitude Development Cost Estimates

<i>Planning Area</i>	<i>Order-of-Magnitude Cost Estimate</i>
No. 1, North Ocean Site	\$180,000,000.00
No. 2, Makai Lagoon Site	\$100,000,000.00
No. 3, Makai South Site	\$5,000,000.00
No. 4, Mauka South Residential Site	\$75,000,000.00
No. 5, Mauka North Site	\$13,000,000.00

Similarly, implementation timetables are currently being formulated with specific phasing components to be defined. Preliminarily however, rough timelines have been developed for each planning area, as set forth below.

Planning Area 1 (North Ocean Site):

Construction Begins **2022**
 Construction Ends **2024**



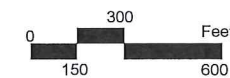
Key

- Special Management Area
- Project Area Boundary
- Not Part of Project Area

Source: County of Maui, Planning Department, 2010

Figure 12

Kā'anapali Golf Courses Revitalization
Special Management Area Map



Planning Area 2 (Makai Lagoon Site):

Construction Begins 2022
Construction Ends 2025

Planning Area 3 (Makai South Site):

Construction Begins 2022
Construction Ends 2023

Planning Area 4 (Mauka South Site):

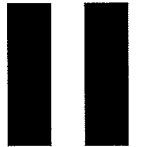
Construction Begins 2020
Construction Ends 2021

Planning Area 5 (Mauka North Site):

Construction Begins 2020
Construction Ends 2022

Additional information regarding project phasing and implementation time schedules will be provided in the DEIS.

**DESCRIPTION OF THE EXISTING
ENVIRONMENT, POTENTIAL
IMPACTS, AND PROPOSED
MITIGATION MEASURES**



II. DESCRIPTION OF THE EXISTING ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Use

a. Existing Conditions

The Project Area is located within the Kā'anapali Resort in West Maui. Kā'anapali Resort is a master planned destination resort, one (1) of four (4) major resort areas on Maui, and includes a range of resort amenities including two (2) golf courses, luxury hotels, resort commercial businesses, and resort residential land uses. The Project Area lies to the east and west of Honoapi'ilani Highway. Refer to **Figure 3**. East or mauka of Honoapi'ilani Highway, the Project Area is surrounded by single- and multi-family residential communities and fallow agricultural lands beyond. West or makai of Honoapi'ilani Highway, the Project Area is bordered by Kā'anapali Parkway and Nohea Kai Drive to the west. Beyond these roadways are hotels and condominium residential highrises, including from the south to north, the Hyatt Regency Maui Resort & Spa, Marriott's Maui Ocean Club, Westin Maui Resort & Spa, Kaanapali Alii, Whalers Village commercial center, the Whaler, Kā'anapali Beach Hotel, and Sheraton Maui Resort & Spa. Other adjacent properties include the Royal Lahaina Resort, Maui Eldorado, a multi-family resort residential development, and the Kaanapali Fairway Shops. The Project Area is accessed by Kā'anapali Parkway and Keka'a Drive.

b. Potential Impacts and Mitigation Measures

The proposed action is intended to re-purpose portions of two (2) golf courses, upgrade and revitalize the existing developed portions of the golf course lands, and provide visitor amenities for the existing resort facilities at the Kā'anapali Resort.

The proposed action is located within the developed portions of the Kā'anapali Resort and within the Urban Growth Boundary (UGB) of the Maui Island Plan. The proposed action is complementary to the high standard of the existing resort properties and is generally compatible with the other surrounding land uses within and surrounding the resort boundaries. As appropriate, additional analysis and assessment of

potential impacts and mitigation measures on surrounding properties will be carried out and included in the Draft Environmental Impact Statement (DEIS).

2. Climate

a. Existing Conditions

Like most areas of Hawai'i, Lāhainā's climate is relatively uniform year-round. Lāhainā's tropical latitude, its position relative to storm tracts and the Pacific anticyclone, and the surrounding ocean combine to produce this stable climate. Variations in climate among different regions on Maui are, therefore, dictated by the inherent characteristics of local terrain.

Average daily temperatures in Lāhainā typically range between 66 degrees and 85 degrees Fahrenheit. August is historically the warmest month, while January and February are the coolest (County of Maui, 2015).

Rainfall in West Maui is both low and highly seasonal in nature, with most precipitation occurring between the months of October and April when winter storms are prevalent. December is the wettest month, with 4.4 inches on average, and September is the driest, with 1.0 inch of precipitation. Situated on the leeward side of the West Maui Mountains, this dry region receives most of its rainfall in the late afternoon and early evening, after seabreezes take moisture upslope during the day. Annual average rainfall for Lāhainā is 28.6 inches (County of Maui, 2015).

The winds in the area are also seasonal, although northeasterly tradewinds are predominant and occur 90 percent of the time during the summer and just 50 percent of the time in winter with average wind speeds of approximately 16 miles per hour. Wind patterns also vary on a daily basis, with tradewinds generally being stronger in the afternoon. During the day, winds blow onshore toward the warmer land mass. This process reverses in the evening when breezes blow toward the relatively warm ocean. Between October and March, the southerly winds of Kona storms may be experienced.

b. Potential Impacts and Mitigation Measures

From an environmental standpoint, replacement of golf course vegetative surfaces with hardscapes associated with buildings, parking areas, and roadways may yield a tendency towards slightly increasing ambient air temperatures. To address this "heat island" effect, proposed landscaping

and landscaped buffers will be integrated into the proposed project. The landscape design and planting plan will provide shading to reduce the adverse effects of new construction. Additional information on the proposed landscaping and building designs will be included in the DEIS.

3. Topography, Soil Characteristics, and Agricultural Land Parameters

a. Existing Conditions

Topography and Soils Characteristics

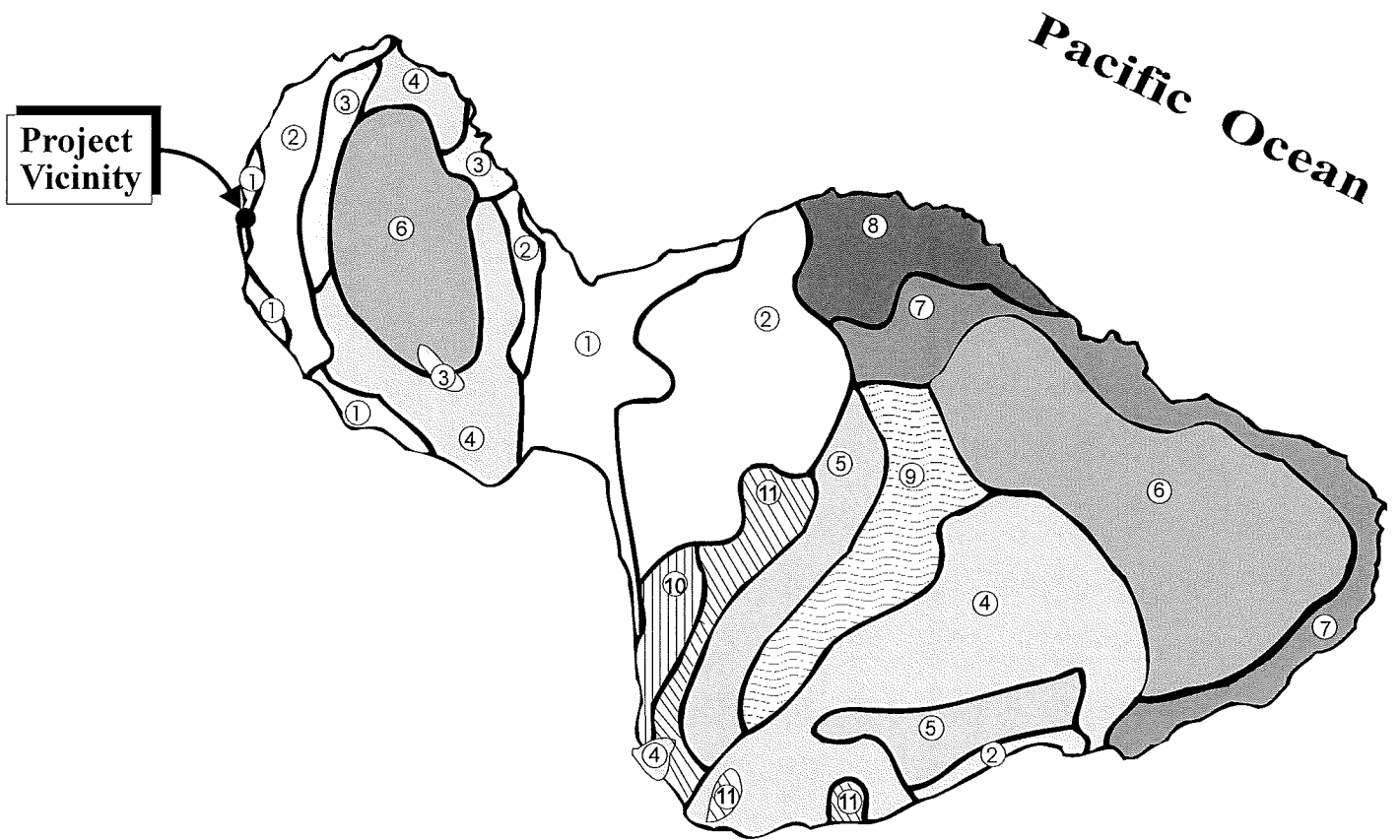
The subject property is characterized by relatively level terrain and golf course landscaping.

Underlying the project site are the soils from the Pulehu-Ewa-Jaucas association. See **Figure 13**. The Soil Survey of the Islands of Kaua'i, O'ahu, Maui, Moloka'i, and Lāna'i, State of Hawai'i characterizes the soils of this association as well-drained and occurring in basins and alluvial fans. Soils of this association have developed in alluvium derived from basic igneous rock. Typical uses in this soil type are sugar cane and truck crop cultivation and pasture.

There are a number of specific representative soil types which underlie the Project Area. See **Figure 14**. In the northwestern portion of the Project Area the soils are: Beach Sand (BS) along the shoreline; Jaucus sand (JaC), with 0 to 15 percent slopes; and Ewa silty clay loam (EaA), with 0 to 3 percent slopes. The BS soils consist primarily of light-colored sands derived from coral and seashells. The JaC soils are characterized as having rapid permeability and very slow to slow runoff and the EaA soils are characterized as having very slow runoff and a no more than slight erosion hazard. In the northeastern portion of the Project Area in the vicinity of Honoapi'ilani Highway, the soils are of the Wahikuli series which consist of well drained soils on uplands, particularly: Wahikuli stony silty clay (WcC) with 7 to 15 percent slopes; and Wahikuli silty clay (WbB) with 3 to 7 percent slopes. The WcC soils are also found on the eastern and southeastern portions of the Project Area above Honoapi'ilani Highway. The Wahikuli soils consists of well drained soils on uplands. The WbB soil is mildly alkaline in the surface layer and subsoil. The WcC soil is characterized by slow to medium runoff and the erosion hazard is slight to moderate. In the middle section of the Project Area around the intersection of Kā'anapali Parkway and Nohea Kai Drive, the underlying

LEGEND

- | | |
|--|-------------------------------------|
| ① Pulehu-Ewa-Jaucas association | ⑦ Hana-Makaalae-Kailua association |
| ② Waiakoa-Keahua-Molokai association | ⑧ Pauwela-Haiku association |
| ③ Honolua-Olelo association | ⑨ Laumaia-Kaipoi-Olinda association |
| ④ Rock land-Rough mountainous land association | ⑩ Keawakapu-Makena association |
| ⑤ Puu Pa-Kula-Pane association | ⑪ Kamaole-Oanapuka association |
| ⑥ Hydrandepts-Tropaquods association | |



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

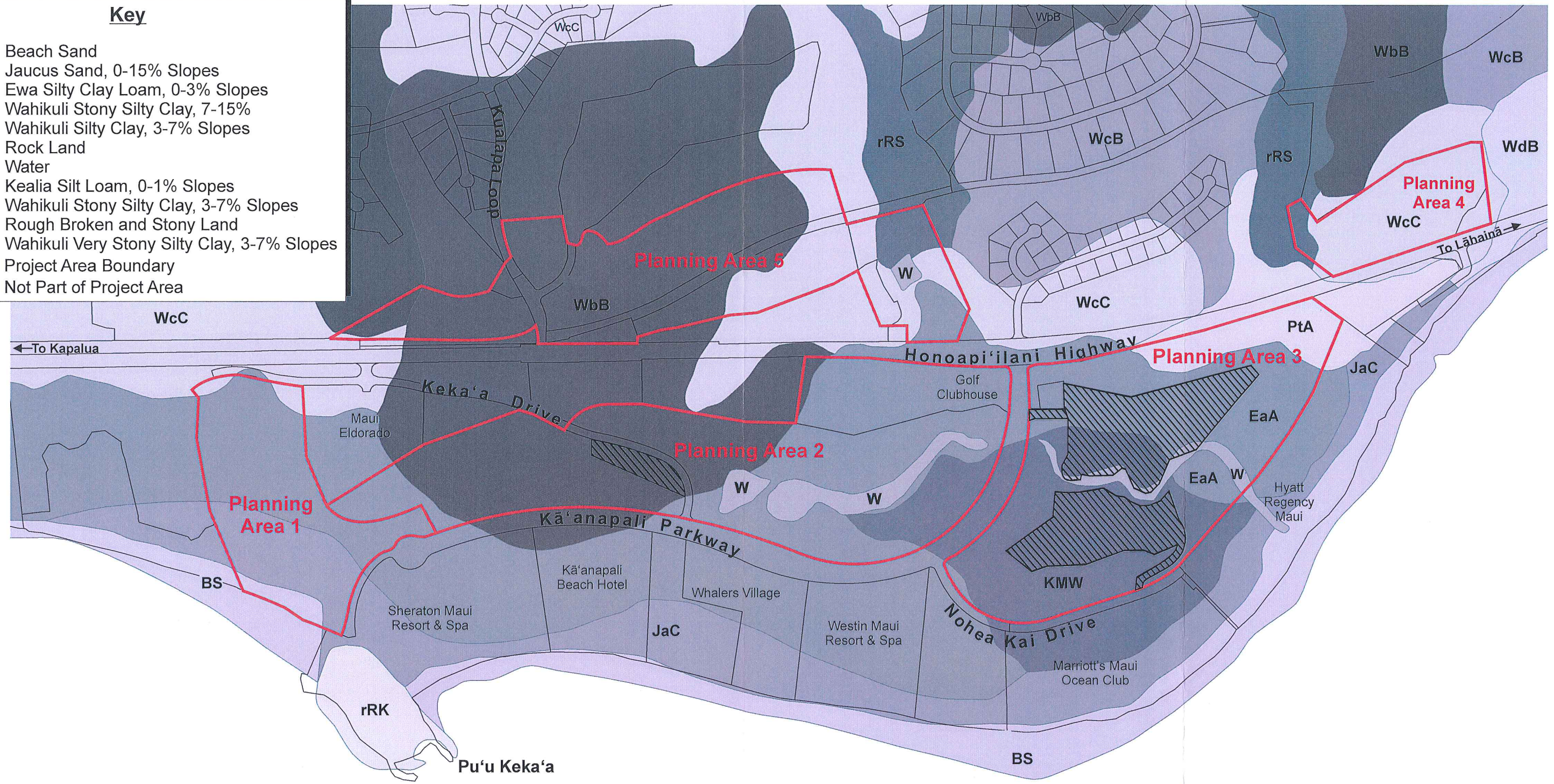
Figure 13

Kā'anapali Properties Golf Courses Revitalization
Soil Association Map

NOT TO SCALE



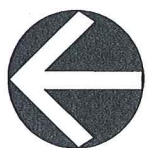
Key	
BS	Beach Sand
JaC	Jaucus Sand, 0-15% Slopes
EaA	Ewa Silty Clay Loam, 0-3% Slopes
WcC	Wahikuli Stony Silty Clay, 7-15%
WbB	Wahikuli Silty Clay, 3-7% Slopes
rRK	Rock Land
W	Water
KMW	Kealia Silt Loam, 0-1% Slopes
WcB	Wahikuli Stony Silty Clay, 3-7% Slopes
rRS	Rough Broken and Stony Land
WdB	Wahikuli Very Stony Silty Clay, 3-7% Slopes
	Project Area Boundary
	Not Part of Project Area



Source: County of Maui, Planning Department, 2010; United States Department of Agriculture, Soil Conservation Service, 1972

Figure 14

Kā'anapali Golf Courses Revitalization Soil Classification Map



soils is Kealia silt loam (KMW), with 0 to 1 percent slopes. These soils are poorly drained with high salt content. Ponding occurs in low areas after heavy rain. In the southern portion of the Project Area makai of Honoapi'ilani Highway, the underlying soils are JaC, EaA, and Pulehu cobbly clay (PtA), with 0 to 3 percent slopes. Typical uses of PtA soils were for sugar cane.

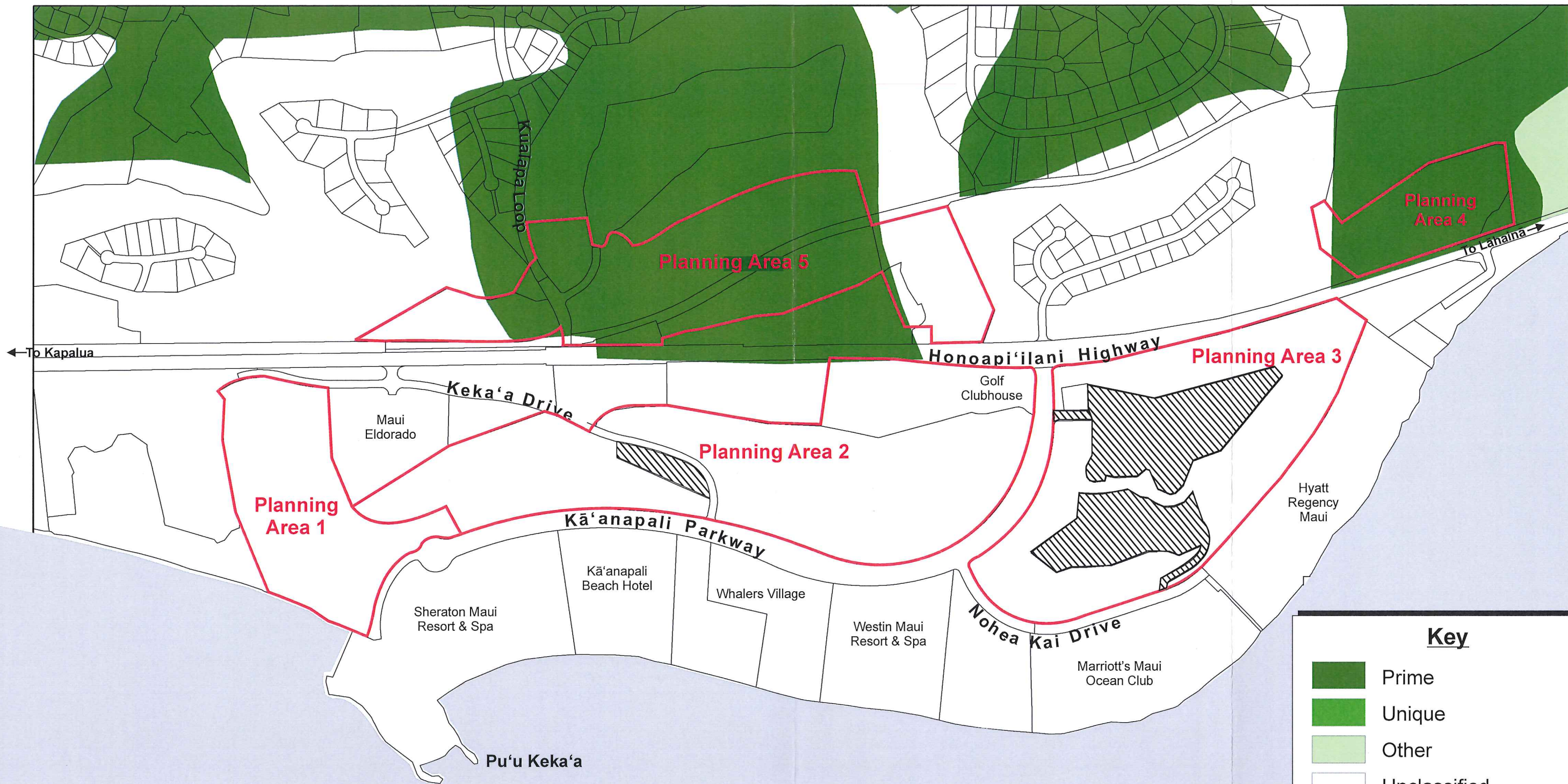
Agricultural Land Parameters

In 1977, the State Department of Agriculture developed a classification system to identify Agricultural Lands of Importance to the State of Hawai'i (ALISH). The classification system is based primarily, though not exclusively, upon the soil characteristics of the lands. The three (3) classes of ALISH lands are: "Prime", "Unique", and "Other Important" agricultural land, with all remaining lands termed "Unclassified".

When utilized with modern farming methods, "Prime" agricultural lands have a soil quality, growing season, and moisture supply necessary to produce sustained crop yields economically. "Unique" agricultural lands possess a combination of soil quality, growing season, and moisture supply to produce sustained high yields of a specific crop. "Other Important" agricultural lands include those that have not been rated as "Prime" or "Unique" but are of state-wide or local importance for agricultural use.

Approximately 62,000 acres, or 26 percent, of Maui's 235,770 acres of State Land Use Commission (LUC) designated "Agricultural" lands are characterized as "Prime" lands by the ALISH classification system. The majority of the Project Area is "Unclassified". See **Figure 15**. However, although already developed, two (2) areas located to the east of Honoapi'ilani Highway in Planning Area 4 and Planning Area 5, are classified as "Prime" agricultural lands.

The University of Hawai'i, Land Study Bureau (LSB) developed the Overall Productivity Rating, which classified soils according to five (5) levels, with "A" representing the class of highest productivity soils and "E" representing the lowest. These letters are followed by numbers which further classify the soil types by conveying such information as texture, drainage, and stoniness. The ratings are based on soil properties, climate and other factors. On the island of Maui, "A" and "B" designated lands comprise approximately 21 percent of the island's State LUC designated "Agricultural" lands. Although already developed for golf course use, a



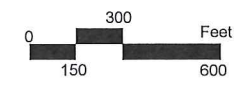
Key

- Prime
- Unique
- Other
- Unclassified
- Project Area Boundary
- Not Part of Project Area

Source: County of Maui, Planning Department, 2010; State of Hawai'i, Department of Agriculture

Figure 15

Kā'anapali Properties Golf Course Revitalization
ALISH Map



portion of Planning Area 4 includes lands which are “A” classified. All remaining lands in the Project Area are “Not Classified”. See **Figure 16**.

b. Potential Impacts and Mitigation Measures

The topography of the subject property will not be significantly altered nor will the soil composition be changed. Site work at the project site will be performed within areas already graded and developed for golf course use.

Details of the potential impacts and mitigation measures related to ground alteration and topography will be further assessed in the DEIS.

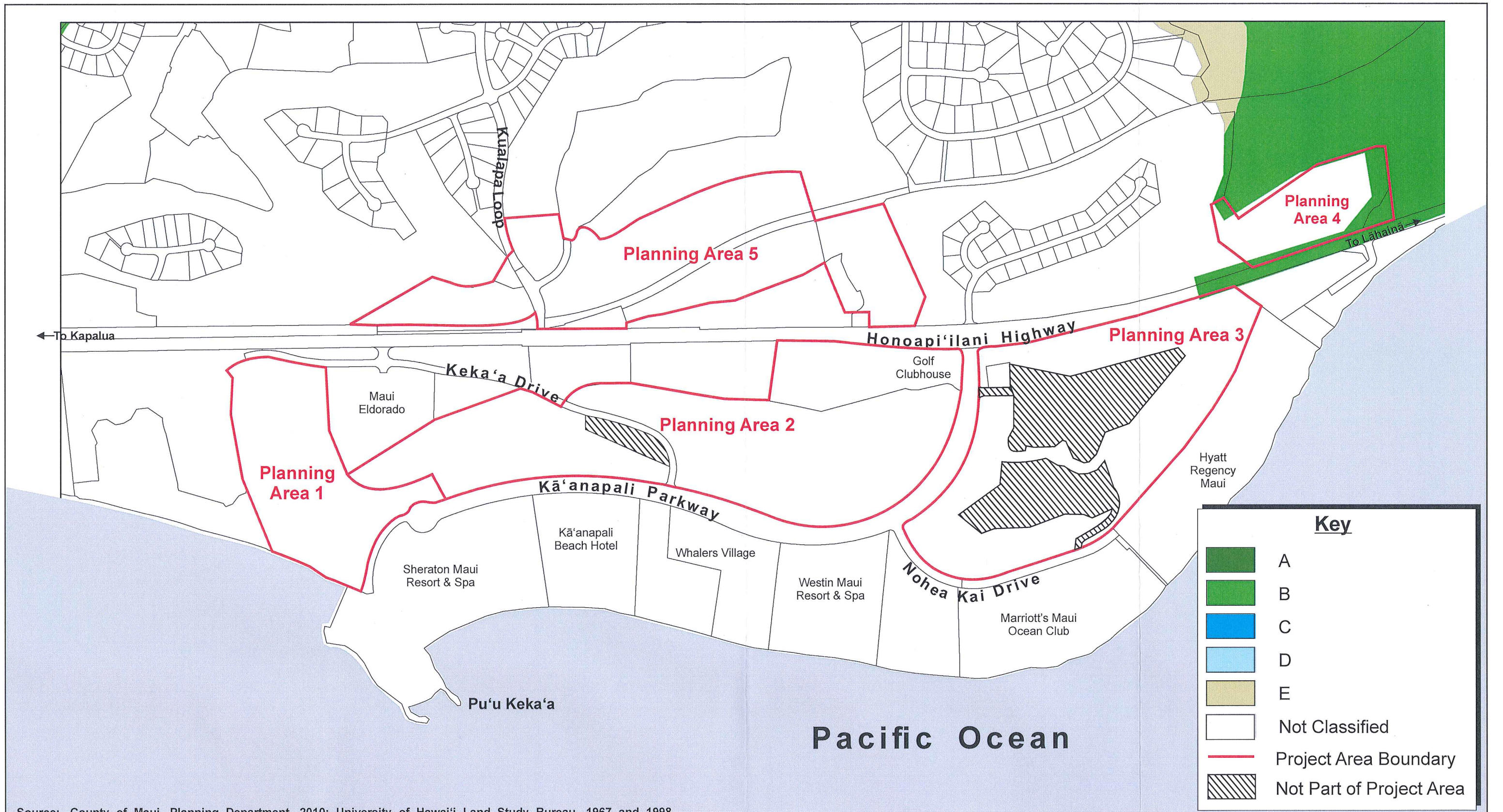
The proposed action is not anticipated to negatively impact the underlying soils. Additionally, existing soil characteristics do not pose significant limitations to project constructability. As mentioned previously, the subject property has been developed and is currently being used as golf courses and related uses. To prevent soil erosion during site work, applicable Best Management Practices (BMPs) will be identified in the DEIS.

4. Flood and Tsunami Hazard

a. Existing Conditions

As indicated by the Flood Insurance Rate Maps (FIRM), the Project Area is primarily located within Flood Zone X, defined as areas outside the 0.2 percent annual chance floodplain. See **Figure 17**. A small area in the northwestern portion of the Project Area located adjacent to the shoreline is in Flood Zone VE, which is defined as an area inundated by one (1) percent annual chance flood with velocity hazard (wave action) and where base elevations have been established. In this area, the established base flood elevation is 12 feet. This zone is restricted to the area along the banks of the shoreline and does not protrude into the upland area. Another small area in the southeastern portion of the Project Area along Hahakea Gulch is located in Flood Zone AE with base flood elevations ranging from approximately 15 feet in the west to 55 feet in the east. Zone AE is defined as areas inundated by 1 percent annual chance flooding, for which base flood elevations have been established.

According to the Tsunami Flood Zone Evacuation Maps, a portion of the Project Area west of Honoapi'ilani Highway is located within the tsunami evacuation area (County of Maui, Civil Defense Agency). See **Figure 18**.

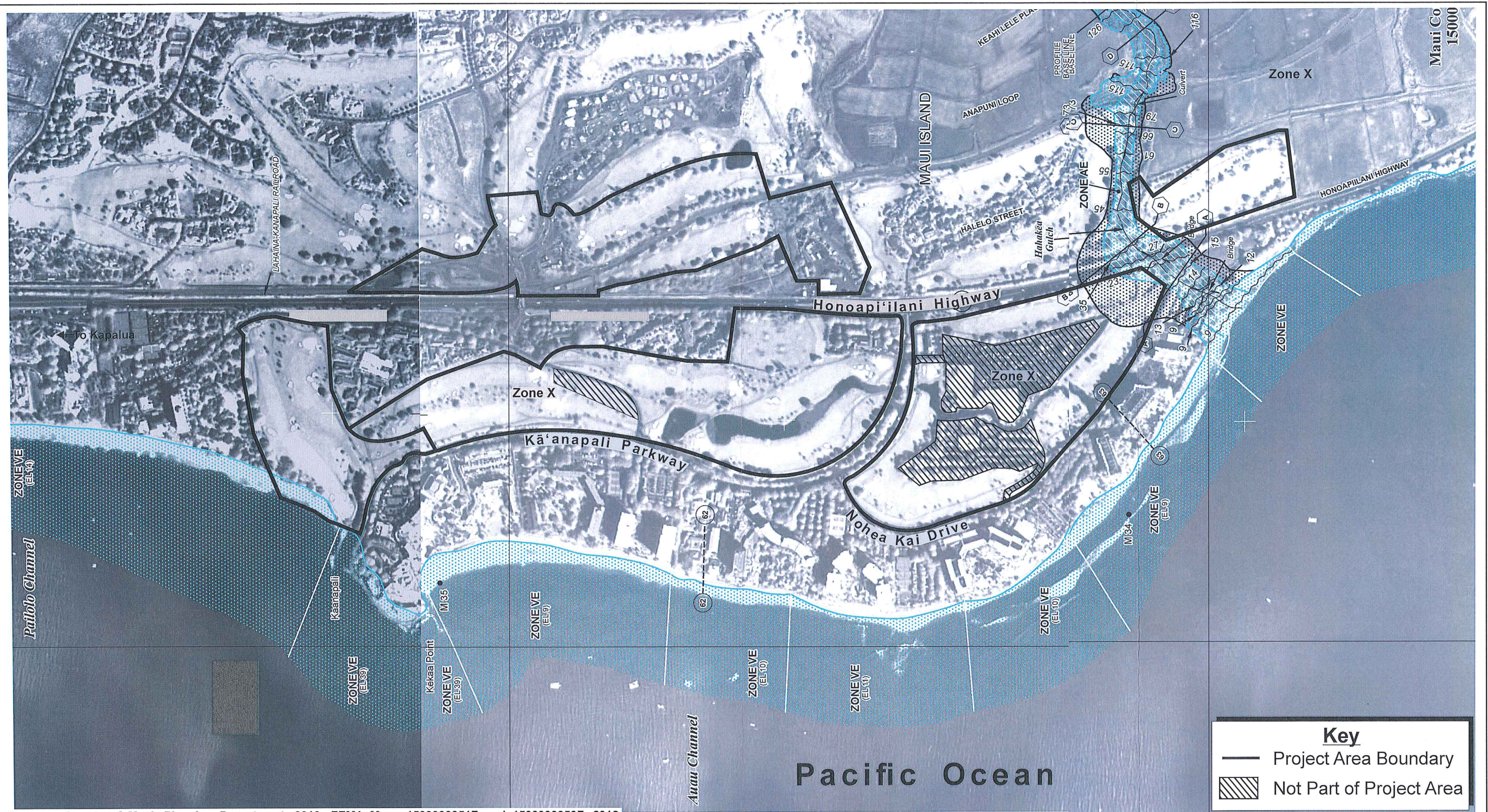


Source: County of Maui, Planning Department, 2010; University of Hawai'i Land Study Bureau, 1967 and 1998

Figure 16

Kā'anapali Properties Golf Course Revitalization
Land Study Bureau Map





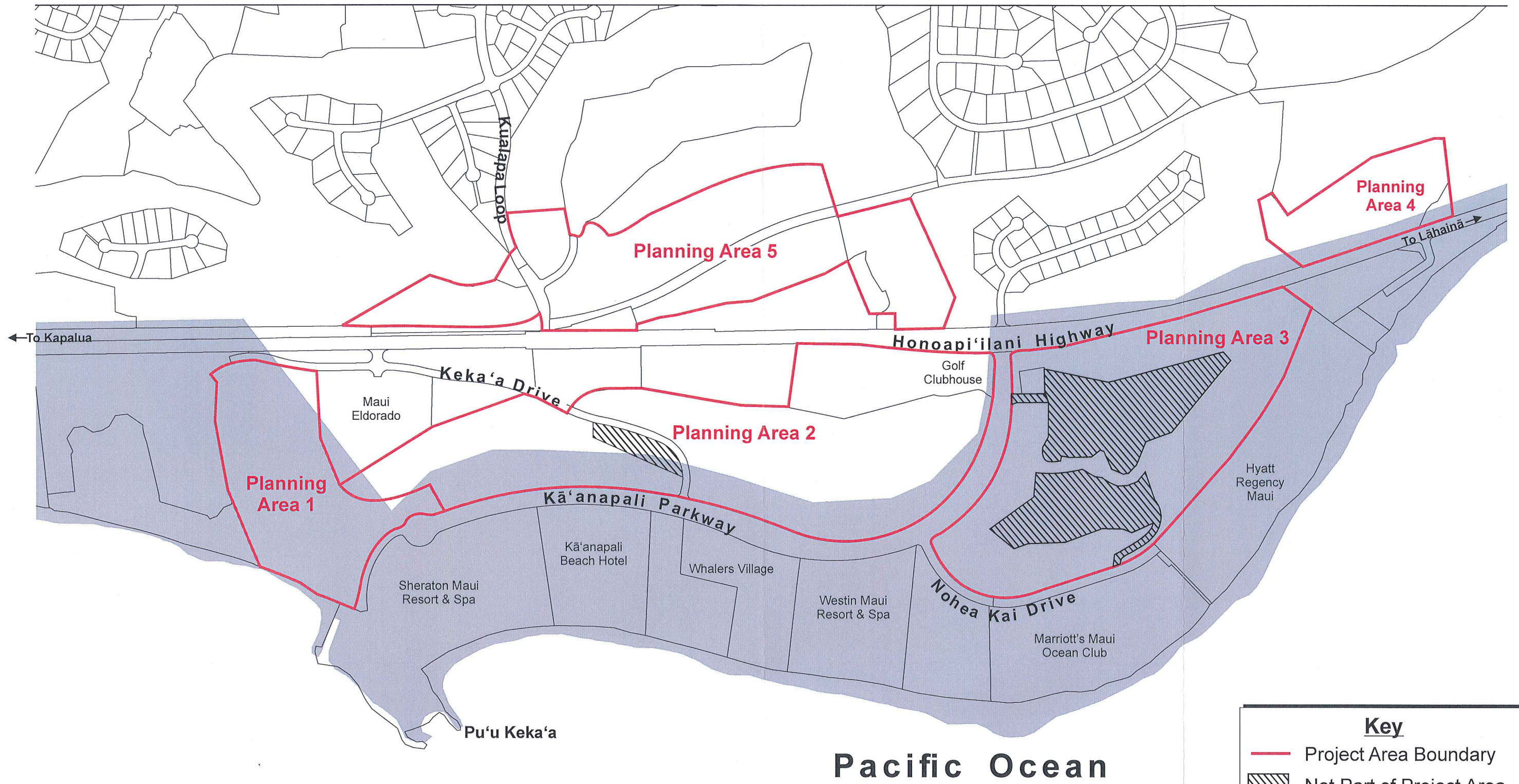
Source: County of Maui, Planning Department, 2010; FEMA Maps 1500030351F and 1500030353F, 2012

Figure 17

Kā'anapali Properties Golf Course Revitalization Flood Insurance Rate Map

NOT TO SCALE





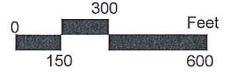
Key

- Project Area Boundary
- Not Part of Project Area
- Tsunami Evacuation Zone

Source: County of Maui, Planning Department, 2010; Pacific Disaster Center, 1998

Figure 18

Kā'anapali Properties Golf Course Revitalization
Tsunami Evacuation Map



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

Flood Zone X represents areas of low flood risk with no development restrictions. No development will occur in Flood Zone VE, and development in the vicinity of Flood Zone AE will comply with Special Flood Hazard Area Development Permit requirements. The proposed project is not anticipated to adversely impact tsunami evacuation routes. Established emergency and civil defense procedures to provide the necessary guidance to organize and direct operations are established at the golf courses in the event of an emergency or civil defense action, such as a tsunami.

5. **Flora and Fauna**

a. **Existing Conditions**

The Kā'anapali golf courses and related properties are professionally landscaped with an array of native and introduced species of plants. Species of fauna, which may be found at or near the project site, are considered common.

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

A biological study over the Project Area will be carried out as part of the environmental review process. Results and recommendations of the biological study will be reported in the DEIS.

6. **Air Quality and Noise**

a. **Existing Conditions**

Airborne pollutants that exist in the vicinity are minimal and can be mostly attributed to vehicular exhaust from Kā'anapali Parkway, Honoapi'ilani Highway, and adjoining roadways. The prevailing trade winds disperse these particulates.

Existing noise conditions at and near the Project Area result primarily from vehicular traffic. The Kapalua Airport is located over four (4) miles to the northeast from the Project Area and is primarily used by commercial and private light aircraft. As such, there are no adverse aircraft related noise conditions that impact the Project Area.

b. Potential Impacts and Proposed Mitigation Measures

Air quality and noise studies for the Project Area will be carried out as part of the environmental review process. Results of the air quality and noise studies will be reported in the DEIS.

7. Streams, Reservoirs, and Water Quality

a. Existing Conditions

There are no streams or wetlands within or near the Project Area. The nearest stream is Kahoma Stream, which is located approximately four (4) miles to the south of the Project Area. There are two (2) large water features within the golf course which serve as both landscape features for the golf course and as drainage retention basins to capture stormwater runoff from the surrounding area. The Hahakea Gulch is located in the southern portion of the Project Area. This drainageway passes through a box culvert under Honoapi'ilani Highway and into a concrete channel and open drainageway to the Pacific Ocean. See **Figure 19**.

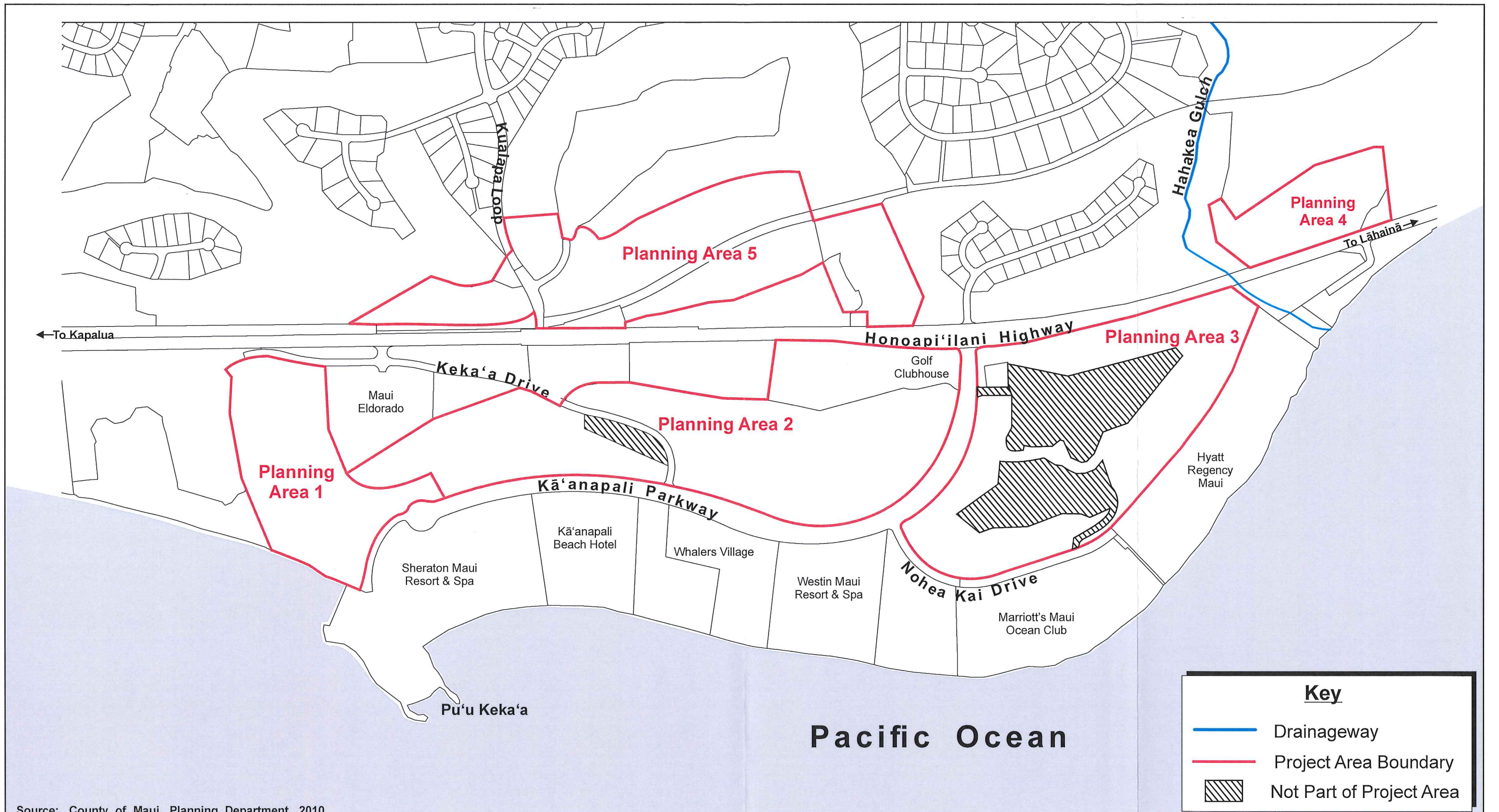
b. Potential Impacts and Mitigation Measures

Further assessment of the streams and reservoirs will be carried out during the environmental review process. The results of the assessment will be included in the DEIS.

8. Nearshore Environment and Water Quality

a. Existing Conditions

The northwestern portion of the Project Area (Planning Area 1) fronts the shoreline at Kā'anapali Beach. The existing land use in this location includes Hole Nos. 2 to 6 of the Royal Kā'anapali Golf Course. The coastline at this location is bounded by Black Rock, also known as Pu'u Keka'a, a rocky outcrop, to the north and a long white sand beach extending northward to Honokowai Point. The shoreline along the immediate stretch of beach is backed by the Sheraton Maui Resort and Spa, the golf course, and the Royal Lahaina Resort property to the north. Based on the County of Maui erosion rate map, the coastline is exposed to the majority of seasonal swell events and Kona storm activity. Although it is subject to seasonal storms, the coastline in this sector demonstrates long-term stability with an average erosion hazard rate of 0.1 foot per year.



Source: County of Maui, Planning Department, 2010

Figure 19

Kā'anapali Properties Golf Course Revitalization
Streams Map



Average beach width, the average horizontal distance from the vegetation line to the low water mark, along the section fronting the Project Area has decreased approximately 18 percent from 1949-1997 (Coastal Geology Group, 2016). Offshore, fronting the Project Area, there are steep nearshore slopes that transition to deeper offshore sand and rock patches. This beach is a popular swimming and snorkel diving area.

b. Potential Impacts and Mitigation Measures

The proposed revitalization project is within the existing Kā'anapali Resort. Inasmuch as the value of the resort lies in the protection of the adjoining beach and ocean resources, project implementation will consider the relationship of the proposed actions to beach and marine resources. The DEIS will address these issues in further detail.

9. Chemicals and Hazardous Materials

a. Existing Conditions

The Project Area has been associated with golf course operations for over 50 years. Hazardous materials and/or chemicals and fertilizers are stored in environmentally appropriate areas with containment features to prevent spills from flowing into the natural environment. Chemicals and fertilizers used in the landscaping are applied by trained golf course personnel to prevent over application and impacts to downstream or adjacent properties.

b. Potential Impacts and Mitigation Measures

Further assessment of potential impacts and mitigation measures associated chemicals and hazardous materials will be identified and documented in the DEIS.

10. Archaeological Resources

a. Existing Conditions

From the mid-1800s through the mid-1900s, the Kā'anapali area was utilized for sugar cane production. The Kā'anapali Landing was constructed at Pu'u Keka'a, located adjacent to the Sheraton Maui Resort & Spa. The landing served as the main storage and delivery point for sugar cane grown in the fields owned and cultivated by the Pioneer Mill Company. In the early 1960's, the planning and development of the Kā'anapali Resort area were initiated by Pioneer Mill's parent company,

American Factors (AmFac). AmFac developed the cane lands located in Kā'anapali into the Royal Ka'anapali golf course and the first hotel along the coastline, the Sheraton Maui Hotel, which opened in 1963. Following the development of the Kā'anapali Beach Hotel and the Whalers Shopping Village, in 1971, the Maui Surf Hotel opened at what is known today as the Westin Maui Resort & Spa's Ocean Tower (Sugidono, 2014).

With the primary emphasis on tourism and the promotion of Lāhainā and Kā'anapali as a destination resort and vacation area, Kā'anapali Resort developed into a world-class visitor destination with the development of additional hotels such as the Hyatt Regency and the Maui Marriott as well as numerous resort related condominium developments along the shoreline and around the golf courses. Concurrently, as Kā'anapali was developing into a major tourist destination with economic pressure from low sugar prices, AmFac phased out regional sugar cultivation and milling operations. The last sugar harvest for the Pioneer Mill Company occurred in 1999, with the mill itself closing in 2003, thereby ending the sugar era in West Maui (Kubota 2004).

The Kā'anapali area has been widely developed with visitor-oriented resorts and condominiums, and related infrastructure. The Project Area has undergone extensive alterations as a result of the construction of the two (2) golf courses and related facilities. A review of prior archaeological research and historical information relative to the West Maui area, Kā'anapali Resort area, and the Project Area, as well as, coordination with the State Historic Preservation District (SHPD) will be carried out to assess historic resources issues associated with the proposed action. Archaeological resources documentation will be included in the DEIS.

b. Potential Impacts and Mitigation Measures

Although the Project Area has been extensively altered and used for golf course and related activities for over 50 years, an archaeological assessment will be carried out as part of the environmental review process. Results of the archaeological study and applicable investigations will be reported in the DEIS.

11. Cultural Impact Assessment

a. Historical Context

The Lāhainā District was a favored place to live by chiefs and commoners alike, because of its natural resources and favorable weather. The valleys of Kahoma, Kanaha, Kauaula, and Olowalu among others were filled with lo'i wherever there was water to sustain the flood-style irrigation of wetland lo'i. In other areas, dryland taro, sugar cane, sweet potato, coconut, banana, and breadfruit were grown. Lāhainā is well known for its cultivation of the breadfruit tree ('ulu). The original name for the Lāhainā area was Lele and the famous saying of the area was "Ka Malu 'Ulu o Lele", the shade of the breadfruit trees at Lele (Handy, 1991). Also, in the time of Pi'ilani, the area was called Honoapi'ilani, meaning "the bays belonging to Pi'ilani" (Sterling, 1998).

The name Lāhainā is a relatively recent name for the land and stems from the time of the chief Hua. During Hua's reign, when his kahuna Luahoomoe was condemned to death, he cursed the lands of Hua, which resulted in a drought and famine that spread the lands. The name Lāhainā means La (sun) and Hainā (cruel or merciless).

Lāhainā was an agriculturally productive area utilizing perennial watercourses, such as those of Kahoma, Kanaha, and Kauaula with miles upon miles of aqueducts spanning the lowlands, watering a quilt-work pattern of wet and dryland taro, sweet potato, bananas, breadfruit, and other crops. Handy relates that the majority of Lāhainā was watered by two (2) streams, Kahoma and Kanaha (Handy, 1991).

After consolidating his rule over the islands, Kamehameha returned to Lāhainā to set up his seat of government for the Kingdom of Hawai'i. Mokuula was the home of royalty until the capital was transferred to Honolulu under King Kamehameha III.

Also, with the reign of Kamehameha and an increase in foreign ships, Lāhainā became a port of call for the sandalwood trade and whaling era. The Lāhainā whaling industry ended in 1860 with the onset of petroleum and kerosene fuel, and finally the development of San Francisco as a full-service port (Proposal for the Historical Restoration and Preservation of Lāhainā, 1961).

With the decline of the whaling industry, which brought a new populace to Lāhainā, the sugar industry began to evolve. The sugar industry was developed in the mid-1800's and over the next few years, further

developed with the consolidation of multiple smaller mills into what is known today as Pioneer Mill Company, Ltd. (Pioneer Mill). As with other sugar plantation communities, the late 1800's and early 1900's experienced the rapid expansion and growth of Pioneer Mill. A 1919 map by W.E. Wall further shows that about 15,000 acres of land were under sugar cane cultivation by Pioneer Mill (Rosendahl, 1989). Sugar cane cultivation extended into areas that reach Ukumehame to Honokowai.

In addition to sugar, pineapple was established as a viable commercial crop in the West Maui region. Baldwin Packers opened a cannery in Lāhainā to process the crop in 1919. This was in the location of the existing Lahaina Cannery Mall. Pineapple was generally cultivated in areas that stretched from Honokowai and north to Honokohau.

b. Potential Impacts and Mitigation Measures

A cultural impact assessment (CIA) will be carried out for the Project Area as part of the environmental review process. This CIA will further research the cultural background of the Project Area and provide interviews with knowledgeable individuals to assess the potential impacts of the proposed project to cultural practices and resources. Results of the CIA will be reported in the DEIS.

12. Scenic and Open Space Resources

a. Existing Conditions

The subject properties are located mauka and makai of Honoapi'ilani Highway with the West Maui Mountains visible to the east and the islands of Molokai and Lanai visible to the west. The Project Area also abuts Kā'anapali Beach in its northwest portion.

b. Potential Impacts and Proposed Mitigation Measures

The proposed improvements will be visually consistent with the high quality design elements which comprise the resort property. Building design concepts and view analysis for the Project Area will be carried out as part of the environmental review process. Results of the view analysis will be reported in the DEIS.

13. Beach Access

a. Existing Conditions

Public beach access is provided to the west of the Project Area between the Westin Maui Resort & Spa and Whalers Village. The public easement contains public parking stalls for beach use. Several hotels to the west of the Project Area provide public parking stalls for beach use: the Westin Maui Resort & Spa currently provides 30 stalls; Marriott's Maui Ocean Club provides 10 stalls; Kā'anapali Beach Hotel provides 10 stalls; Kaanapali Alii provides 11 stalls; Sheraton Maui Resort and Spa provides 20 stalls; and the Hyatt Regency Maui Resort and Spa provides 74 stalls. Additionally, there are 21 public parking stalls in the adjacent Whalers Village parking area. (County of Maui, Department of Planning)

b. Potential Impacts and Proposed Mitigation Measures

The DEIS will review the proposed action in the context of its relationship to existing beach access locations in Kā'anapali.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Land Use and Community Character

a. Existing Conditions

The vast majority of lands in West Maui are either State designated "Conservation" or "Agricultural". Generally, "Conservation" lands occupy the higher elevations, while the "Agricultural" district spans the middle ground. Major exceptions to this trend are the Honolua Stream and Pohakupule Gulch areas, where the "Conservation" district extends down to sea level.

"Urban" designated lands, then, are left to occupy the lower elevations along the coast. Kapalua and Kā'anapali contain Community Plan designations reflective of their resort nature. The communities of Kahana and Napili contain a mixture of resort, residential, and business uses.

Lāhainā, meanwhile, encompasses a diverse mix of land uses, including residential, business, light industrial and recreational uses. The town of Lāhainā is the commercial center of West Maui. The town contains several shopping centers and retail business areas, and serves as a hub for the region's residential housing. To the east (mauka) of the Pioneer

Mill smokestack in Lāhainā, there exist a number of single-family homes for island residents.

West Maui's attraction can be attributed to its year-round dry and warm climate, complemented by its many white-sand beaches and scenic landscapes. Visitor accommodations are located in Lāhainā and the resort communities of Kā'anapali, Kahana, Napili, and Kapalua. The State of Hawai'i's Kapalua Airport at Mahinahina links the region by air to Oahu and other neighbor islands.

b. Potential Impacts and Proposed Mitigation Measures

The proposed improvements are considered high quality resort related land uses located within an existing resort property and are, therefore, not anticipated to adversely impact the character of the resort community.

2. Population

a. Existing Conditions

The population of the County of Maui has exhibited relatively strong growth over the past decade. According to the U.S. Census, the resident population of the County of Maui in 2000 was estimated to be 128,094 and was estimated to be 154,834 in 2010. This represents a 20.9 percent increase over the decade (U.S. Census Bureau, 2010). By 2020, the population of the County of Maui is projected to reach 181,000 and 207,300 by 2030 (Hawai'i State Department of Business, Economic Development and Tourism, 2012).

The Project Area is located along the western coast of Maui, within the West Maui Community Plan region. The estimated population of Lāhainā District in 2000 was approximately 18,000 and approximately 22,200 in 2010 (U.S. Census Bureau, 2010), comprising 14 percent of the island's population. The resident population for this region in 2010 increased by 23 percent since 2000. By 2020, the population for the region is projected to reach approximately 27,762 and 36,110 by 2030 (County of Maui, Department of Planning, 2014).

b. Potential Impacts and Proposed Mitigation Measures

The proposed project involves establishing a new hotel and commercial retail space which will generate new employment opportunities. The proposed project also involves construction and development of new

residential units. The proposed action's relationship to population will be addressed in the DEIS.

3. Economy and Labor Force

a. Existing Conditions

The economy of Maui is heavily dependent upon the visitor industry. The dependency on the visitor industry is especially evident in West Maui, which is one of the State's major resort destination areas. Major hotels in this region include the Westin Maui Resort & Spa, Hyatt Regency Maui Resort and Spa, Maui Marriott Resort and Ocean Club, the Sheraton Maui Resort and Spa, Westin Kaanapali Ocean Resort, Honua Kai, the Residences at Kapalua Bay, and the Ritz-Carlton Kapalua.

West Maui's visitor orientation is reflected in the unique character and history of Lāhainā Town, which serves as a center for retail outlets, as well as tourism activities. The 137,000 sq. ft. Lahaina Gateway Shopping Center located in Lāhainā, to the south of the Project Area on the mauka side of Honoapi'ilani Highway, currently represents the largest retail shopping center in Lāhainā. The 120,000 sq. ft. Lahaina Cannery Mall is also located in Lāhainā, near the Lahaina Gateway Shopping Center. Whalers Village Fine Shops and Restaurants, located in the Kā'anapali Resort to the west of the Project Area, provides 110,800 sq. ft. of dining and commercial retail services to the visitors and local residents.

The closure of the Pioneer Mill in 1999 marked the end of sugar cane cultivation in West Maui. In December 2009, Maui Land & Pineapple Company ceased larger scale pineapple cultivation. The cessation of these two (2) major plantation crops ended large scale plantation-style agriculture in the West Maui region. The largest agriculture operation in West Maui today is the 300-acre Kā'anapali Coffee Farm.

As of October 2016, Maui County's non-seasonally adjusted unemployment rate stood at 3.3 percent, a slight reduction of 0.2 percent from October 2015. Similarly, Maui Island's non-seasonally adjusted unemployment rate for August 2016 stood at 3.1 percent, a slight reduction of 0.2 percent from August 2015 (DLIR, 2016).

b. Potential Impacts and Mitigation Measures

On a short-term basis, the project will generate construction and construction-related employment. Over the long term, the proposed development of new hotel units, resort residential homes, and new

commercial retail space will generate new job opportunities. An assessment of the potential impact on employment and the economy resulting from the proposed project will be carried out during the environmental review process and included in the DEIS.

4. Housing

a. Existing Conditions

The proposed project involves the provision of new hotel and resort residential uses. Based on the concept plans presented in Chapter I, approximately 136 new hotel units and up to approximately 256 total new resort residential units are anticipated. As the proposed action results in more than 10 lodging and dwelling units, compliance with Chapter 2.96, Maui County Code relating to Residential Workforce Housing Policy, will be required. The policy requires the provision of residential workforce housing units equivalent to at least twenty-five percent, rounding up to the nearest whole number, of the total number of market rate lots, lodging units, and dwelling units. Based on this policy, the requirement for new workforce housing will be in the range of 60 to 100 units.

b. Potential Impacts and Proposed Mitigation Measures

LEI is exploring options to meeting the requirements of the residential workforce housing policy. The selected option(s) for addressing workforce housing will be further discussed in the DEIS.

C. PUBLIC SERVICES

1. Solid Waste Disposal

a. Existing Conditions

Single-family residential solid waste collection service is provided by the County of Maui. Residential solid waste collected by County crews is disposed at the County's 55-acre Central Maui Landfill, located four (4) miles southeast of the Kahului Airport. In addition to County-collected residential refuse, the Central Maui Landfill also accepts residential and commercial waste from private collection companies.

A recycling and refuse convenience center located at Olowalu serves West Maui residents and accommodates household refuse and green waste, as well as used oil and recyclable materials. No commercial waste is accepted at this facility.

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 Ma'alaea, near Honoapi'ilani Highway's junction with North Kihei Road and the Kuihelani Highway. A privately operated green waste recycling facility is located at the Central Maui Landfill.

The solid waste disposal service at the existing golf course operations and related facilities is provided by a private company which transports waste material to the Central Maui Landfill.

b. Potential Impacts and Proposed Mitigation Measures

In 2007, the County of Maui's Integrated Solid Waste Management Plan (ISWMP) estimated the existing Central Maui Landfill (Phases IV-VI) had remaining capacity of 780,000 tons. Due to subsequent expansion of the landfill, the Department of Environmental Management (DEM) estimates the current remaining capacity of the landfill to be 2.4 million tons, which is anticipated to accommodate waste collection needs through the Year 2032 (Department of Environmental Management, personal communication, November 2016) (Integrated Solid Waste Management Plan, 2009).

Construction-related waste will be disposed of in accordance with policy and practice directives established by the Solid Waste Division to ensure that there are no adverse impacts to the County's Central Maui Landfill. Throughout construction and following project completion, solid waste will continue to be handled by a private refuse collection company.

During the preparation of the DEIS, the potential impact of the proposed project on solid waste will be further assessed.

2. Medical Facilities

a. Existing Conditions

The only major medical facility on the island is Maui Memorial Medical Center, located approximately 25 miles from Lāhainā, midway between Wailuku and Kahului. The 214-bed facility provides general, acute, and emergency care services. Emergency ambulance services are located at the Lahaina Comprehensive Health Center at the Lāhainā Civic Center Complex and in Napili at the Napili Fire Station.

In addition, medical services are offered by the Maui Medical Group, Lahaina Physicians, West Maui Healthcare Center, Kaiser Permanente's Lāhainā Clinic, and other private medical and dental offices.

It is noted that the initial phase of the new West Maui Hospital, located off of Kaka'alaneo Drive, is anticipated to be completed in the year 2018. This initial phase of the medical campus will include a 25-bed critical-access hospital, a 24-hour emergency room, a 40-bed skilled nursing facility, an acute care facility, and a four-unit assisted-living and memory care facility. Future increments of the facility will include two (2) medical office buildings and a drug and alcohol rehabilitation facility.

b. Potential Impacts and Proposed Mitigation Measures

Assessment of the potential impact of the proposed project on medical service facilities will be carried out as part of the environmental review process and included in the DEIS.

3. Police and Fire Protection

a. Existing Conditions

The subject property is within the Maui Police Department's Lāhainā District service area. The Department's Lāhainā Station is located in the Lāhainā Civic Center complex at Wahikuli, located to the southwest of the Project Area. The Lāhainā Patrol includes 54 full-time personnel, including management-level officers and field officers. Additional personnel consist of public safety aides and administrative support staff.

Fire prevention, suppression and protection services for the Lāhainā District are provided by the Department of Fire and Public Safety's Lāhainā Fire Station, in the Lāhainā Civic Center and the Napili Fire Station, located north of the Project Area in Napili. The Lāhainā Fire Station includes an engine and a ladder company, and is staffed by approximately 30 full-time personnel. The Napili Fire Station consists of an engine company including 15 full-time firefighting personnel.

b. Potential Impacts and Mitigation Measures

Coordination will be undertaken with the Maui Police Department and the Department of Fire and Public Safety during the preparation of the DEIS. Results of this coordination will be included in the DEIS, including information relating to appropriate police and fire service impact mitigation considerations.

4. Schools

a. Existing Conditions

The West Maui area is served by four (4) public schools operated by the State of Hawai'i, Department of Education (DOE): Lahainaluna High School, Lahaina Intermediate School, Princess Nahienaena Elementary School and King Kamehameha III Elementary School. The region is also served by privately operated pre-elementary and elementary schools, such as Sacred Hearts Elementary School and Maui Preparatory Academy.

University of Hawai'i-Maui College (UH-Maui), which is located in Kahului, is a part of the University of Hawai'i system. In addition, there is a UH-Maui Lahaina Education Center that opened in Fall 2007. UH-Maui is the primary higher education institution serving Maui.

b. Potential Impacts and Proposed Mitigation Measures

Assessment of the potential impact of the proposed project on schools and education facilities will be carried out as part of the environmental review process and included in the DEIS.

5. Recreational Facilities

a. Existing Conditions

West Maui has numerous recreational facilities offering diverse opportunities for the region's residents. These facilities include several County and State parks and beach parks. Approximately one-third of the County parks are situated along the shoreline and offer excellent swimming, diving, and snorkeling areas. In addition, the world-class Kā'anapali golf courses are available for public use, as well as the world-class golf course at Kapalua Resort.

Recreational facilities in Lāhainā town include the Lāhainā Aquatic Center, the West Maui Youth Center, the Lāhainā Recreation Center, and the Lāhainā Civic Center. The Lāhainā Aquatic Center contains an Olympic-size swimming pool, a children's wading pool, a paved parking lot, and office and storage space, as well as shower, restroom, and changing room facilities. The West Maui Youth Center has a building for youth activities, as well as paved parking, an outdoor playground, and a basketball court. The Lāhainā Recreation Center has baseball fields and other playfields for soccer and football, as well as restrooms and paved

parking facilities. The Lāhainā Civic Center includes a gymnasium, amphitheater, and tennis courts complex, as well as restrooms and paved parking facilities.

The ocean waters and reef systems along the Lāhainā and Kā'anapali coastlines offer many recreational opportunities for residents and visitors. Fishing, by shorecasting and netting, is practiced in the waters near the outlet of Kauaula Stream and Makila Point. Edible seaweed collecting, octopus diving, and spearfishing occur on the adjacent reef flat fronting Kā'anapali in the southern portion of the resort. During periods of wave activity, the West Maui coastline is a good location for surfing. As mentioned previously, diving, swimming, and snorkeling are favorite activities near Pu'u Keka'a and the beach fronting the Project Area.

b. Potential Impacts and Proposed Mitigation Measures

As the proposed action will comply with park dedication requirements pursuant to Maui County Code Section 18.16.320.B, coordination will be undertaken with the County of Maui's Department of Parks and Recreation during the preparation of the DEIS.

In this regard, additional assessment of the potential impact of the proposed project on recreational facilities will be carried out as part of the environmental review process and included in the DEIS.

D. INFRASTRUCTURE

1. Roadways

a. Existing Conditions

Access to the Lāhainā region is provided by Honoapi'ilani Highway from Central (Wailuku/Kahului) and South (Kihei/Wailea) Maui. The following is a summary of the major roadways in the vicinity of the Project Area.

Honoapi'ilani Highway

This principal State of Hawai'i arterial roadway provides north-south regional mobility and access to communities in the region. For most of its length, Honoapi'ilani Highway is a two-lane, two-way arterial roadway with median left-turn lanes provided at major intersections. From Lāhainā town (at Lahainaluna Road) to the Honokowai Stream bridge (at the Lāhainā WWRF), Honoapi'ilani Highway functions as a four-lane arterial roadway.

Kā'anapali Parkway

This two-way, four-lane, divided, private roadway makai of Honoapi'ilani Highway serves as the primary access to the various resort properties of the Kā'anapali Resort. Major components of the proposed project are located along Kā'anapali Parkway.

Nohea Kai Drive

This two-lane, two-way private roadway extends from Kā'anapali Parkway to the Hyatt Regency Maui Resort and Spa and provides access to various Kā'anapali Resort hotels. A portion of the Ka'anapali Kai Golf Course borders Nohea Kai Drive to the east, and the Maui Marriott Ocean Club and the Hyatt Regency Maui Resort and Spa border Nohea Kai Drive to the west.

Keka'a Drive

This north-south two-lane, two-way private roadway provides access to the northwestern portion of the Kā'anapali Resort from Kā'anapali Parkway. Various resort condominium complexes are served off of Keka'a Drive.

Kualapa Loop

This roadway extends off of Keka'a Drive and crosses above Honoapi'ilani Highway via an overpass to provide one (1) access to the eastern portion of Kā'anapali Resort and a portion of the Project Area. This roadway currently services single-family residences mauka of Honoapi'ilani Highway.

b. Potential Impacts and Proposed Mitigation Measures

A Traffic Impact Analysis Report (TIAR) for the build out of the proposed development will be carried out as part of the environmental review process to assess the traffic impacts of the proposed action. Results and recommendations of the TIAR will be reported in the Draft EIS.

2. Water System

a. Existing Conditions

The West Maui region is served by the County's Department of Water Supply domestic water system. The County water system services the coastal areas from Launiupoko to Kā'anapali and from Honokowai to

Napili. The County's system includes both surface and groundwater sources.

The sources of water for Lāhainā are five (5) deepwells located above Alaeloa and referred to as Napili Wells 1, 2, and 3, and Honokohau Wells A and B, and four (4) wells above Lāhainā town, referred to as Kahana 1 and 2 and Waipuka 1 and 2. These wells are supplemented by water treatment plants above Honokowai and Lahainaluna High School that draw surface water from the Honolua Ditch and Kanaha Valley. Several miles of 12- and 16-inch lines and two (2) in-line booster stations convey water from these sources to consumers in Lāhainā. Storage is provided by a 1.5 million gallon (MG) storage tank above Wahikuli and a 1.0 MG tank on Lahainaluna Road.

Potable water service in the Kā'anapali Resort area is provided by the privately owned and operated Hawaii Water Service (HWS) (formerly Kaanapali Water Service).

Irrigation for the Kā'anapali golf courses is provided by non-potable water via agreements with Kaanapali Land Management and by reclaimed water from the County's Lāhainā Wastewater Reclamation Facility (WWRF).

b. Potential Impacts and Proposed Mitigation Measures

A Preliminary Engineering Report (PER) for the proposed action will be carried out as part of the environmental review process to assess existing water use and future water requirements to support the proposed development. As well, additional water source reviews will be carried out to assess the adequacy of sources of potable water to support the proposed action. Results of the PER and the water source reviews will be reported in the Draft EIS.

3. Wastewater System

a. Existing Conditions

The County Department of Environmental Management's Wastewater Reclamation Division provides sanitary sewer service for the West Maui region.

Wastewater from the Kā'anapali and Lāhainā areas is treated at the County's Lāhainā WWRF located adjacent to the Project Area on the east (mauka) side of Honoapi'ilani Highway. The Lāhainā WWRF's total

treatment capacity is 9.0 million gallons per day (MGD). The average daily flow is approximately 4.1 MGD.

A portion of the treated effluent is currently used to supplement irrigation of the Kā'anapali golf courses. The remaining treated effluent is disposed into four (4) injection wells located within the facility. Under the conditions of its U.S. Environmental Protection Agency (EPA) permit, the County is allowed to dispose a maximum of 6.7 MGD of treated effluent into the injection wells.

b. Potential Impacts and Mitigation Measures

As noted above, a PER for the proposed action will be carried out as part of the environmental review process to also assess existing wastewater flows and future wastewater flow generated from the Project Area.

Results of the PER will be reported in the DEIS.

4. Drainage System

a. Existing Conditions

Generally, stormwater runoff from the golf course lands sheet flow across the fairways and runs into drainage channels and drainage swales which discharge into the golf course lagoon water features. Functioning as drainage detention basins, there are two (2) large lagoon features in the northwestern portion of the golf course. On the southwest portion of the golf course located makai of Honoapi'ilani Highway and south of Kā'anapali Parkway, the runoff flows into an open drainage channel which connects to an outlet through the Hyatt Regency property and discharges into the ocean.

b. Potential Impacts and Mitigation Measures

Onsite storm drainage system improvements will be required to capture the increase in stormwater runoff resulting from the proposed project. A Preliminary Drainage Report (PDR) for the proposed project will be prepared as part of the environmental review process to assess drainage impacts and identify appropriate mitigation measures. Results of the PDR will be reported in the DEIS.

5. Electrical, Telephone, and Cable Television (CATV) Services

a. Existing Conditions

Electrical, telephone, and CATV service to the West Maui region is provided by Maui Electric Company, Ltd., Hawaiian Telcom, and Oceanic Time Warner Cable, respectively. All electrical, telephone, and cable CATV services within the Kā'anapali Resort are located in underground utility corridors.

b. Potential Impacts and Proposed Mitigation Measures

The PER carried out for the proposed project will also assess the utility requirements. As well, early coordination with Maui Electric, Hawaiian Telcom, and Oceanic Time Warner Cable will be undertaken to initiate dialogue on available capacity and system requirements to service the proposed project. Results of the PER will be reported in the DEIS.

E. CUMULATIVE AND SECONDARY IMPACTS

Pursuant to the Hawai'i Administrative Rules, Chapter 200, Section 11-200-2, 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.

Secondary impacts are those which have the potential to occur later in time or farther in distance, but are still reasonably foreseeable. They can be viewed as actions of others that are taken because of the presence of the project. Secondary impacts from highway projects, for example, can occur because they can induce development by removing one (1) of the impediments to growth.

Both cumulative impacts and secondary impacts will be discussed in further detail in the DEIS.

**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 205A, Hawai'i Revised Statutes (HRS), all lands in the State have been divided and 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 Area is located within the State "Urban" district. The proposed action is compatible with, and permissible within, the State "Urban" land use district. See **Figure 20**.

B. CHAPTER 226, HAWAI'I STATE PLAN

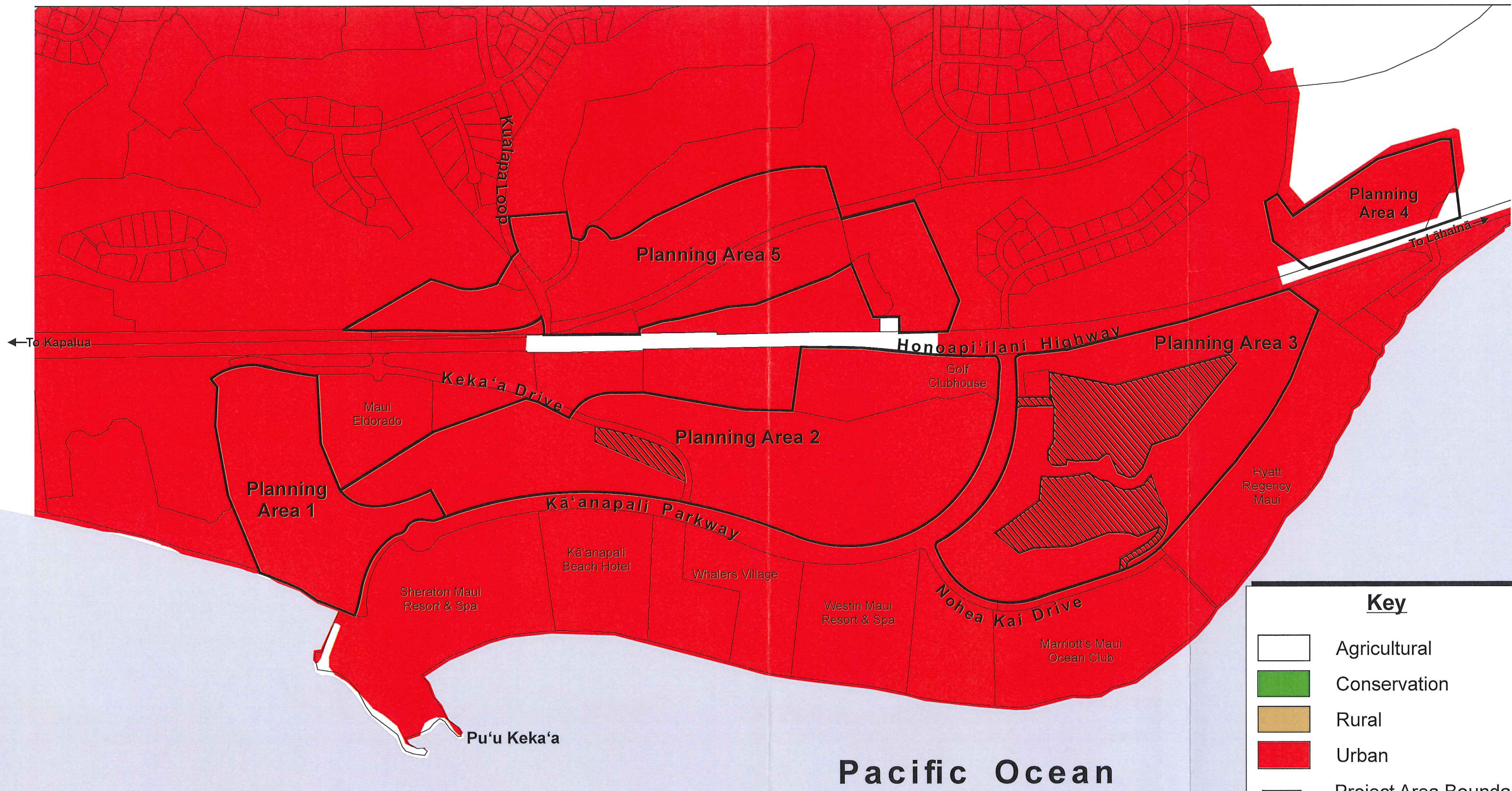
Chapter 226, HRS, also known as the Hawai'i State Plan, is a long-range comprehensive plan which serves as a guide for the future long-term development of the State by identifying goals, objectives, policies, and priorities, as well as implementation mechanisms. The Plan consists of three (3) parts. Part I includes the Overall Theme, Goals, Objectives, and Policies; Part II includes Planning, Coordination, and Implementation; and Part III establishes Priority Guidelines. Inasmuch as Part II of the State Plan covers its administrative structure and implementation process, discussion of the proposed project's applicability to Part II is not considered directly pertinent.

The Draft Environmental Impact Statement (DEIS) will include an analysis of the full range of State Plan Goals, Objectives, Policies, and Priority Guidelines.

C. STATE FUNCTIONAL PLANS

A key element of the Statewide Planning System is the Functional Plans which set forth the policies, statewide guidelines, and priorities within a specific field of activity. There are 13 Functional Plans which have been developed by the state agency primarily responsible for a given functional area. Together with the County General Plans, the State Functional Plans establish more specific strategies for implementation. In particular, State Functional Plans provide for the following:

- Identify major Statewide priority concerns
- Define current strategies for each functional area
- Identify major relationship among functional areas



Source: County of Maui, Planning Department, 2010; State of Hawai'i Land Use Commission

Figure 20

Kā'anapali Properties Golf Course Revitalization
State Land Use District Map



- Provide direction and strategies for departmental policies, programs, and priorities
- Provide a guide for the allocation of resources
- Coordinate State and County roles and responsibilities in the implementation of the Hawaii State Plan

Twelve (12) Functional Plans have been prepared by State agencies. **Table 6** provides an assessment of the relationship between the proposed action and each of the 12 Functional Plans.

Table 6. Relationship Between the Proposed Kā'anapali Golf Courses Revitalization Project and the State Functional Plans

State Functional Plan	State Coordinating Agency	Purpose	Analysis
Agriculture Functional Plan (1991)	Department of Agriculture	Continued viability of agriculture throughout the State	The proposed action will not affect agricultural production activities.
Conservation Lands State Functional Plan (1991)	Department of Land and Natural Resources	Addresses issues of population and economic growth and its strain on current natural resources; broadening public use of natural resources while protecting lands and shorelines from overuse; additionally, promotes the aquaculture industry	Conservation lands will remain unaffected by the proposed actions. Any impacts to shoreline areas due to the proposed actions will be protected via implementation of BMPs.
Education State Functional Plan (1989)	Department of Education	Improvements to Hawaii's educational curriculum, quality of educational staff, and access to adequate facilities	The proposed action will result in new resort residential units, which are not anticipated to create new demands on public education facilities.
Employment State Functional Plan (1990)	Department of Labor and Industrial Relations	Improve the qualifications, productivity, and effectiveness of the State's workforce through better education and training of workers as well as efficient planning of economic development, employment opportunities, and training activities	The proposed action will result in the creation of jobs throughout the development period, as well as permanent jobs in retail, restaurant, hotel, and beach club operations. This will provide local residents with opportunities to successfully compete in the workforce.
Energy State Functional Plan (1991)	Department of Business, Economic Development and Tourism	Lessen the reliance on petroleum and other fossil fuels in favor of alternative sources of energy so as to	The proposed project will incorporate use of energy efficient building materials and, where applicable,

State Functional Plan	State Coordinating Agency	Purpose	Analysis
		keep up with the State's increasing energy demands while also becoming a more sustainable island state; achieving dependable, efficient, and economical statewide energy systems	utilize renewable energy sources.
Health State Functional Plan (1989)	Department of Health	Improve health care system by providing for those who don't have access to private health care providers; increasing preventative health measures; addressing 'quality of care' elements in private and public sectors to cut increasing costs	The proposed actions are not anticipated to affect the objectives and policies of this functional plan.
Higher Education Functional Plan (1984)	University of Hawaii	Prepare Hawaii's citizens for the demands of an increasingly complex world through providing technical and intellectual tools	The proposed actions are not anticipated to affect the objectives and policies of this functional plan.
Historic Preservation State Functional Plan (1991)	Department of Land and Natural Resources	Preservation of historic properties, records, artifacts and oral histories; provide public with information/education on the ethnic and cultural heritages and history of Hawai'i	The proposed project is not located on any known culturally significant sites and archaeological cultural impact studies will be done to verify this.
Housing State Functional Plan (1989)	Hawaii Housing Finance and Development Corporation	Provide affordable rental and for-sale housing; increase homeownership and amount of rental housing units; acquiring public and privately-owned lands for future residential development; maintain a statewide housing data system	The proposed actions will result in the construction of new residential units and will fulfill workforce housing requirements, as applicable.
Human Services State Functional Plan (1989)	Department of Human Services	Refining support systems for families and individuals by improving elderly care, increasing preventative measures to combat child/spousal abuse and neglect; providing means for 'self-sufficiency'	The proposed actions are not anticipated to affect the objectives and policies of this functional plan.
Tourism State Functional Plan (1991)	Department of Business, Economic Development and	Balance tourism/economic growth with environmental and community concerns;	The proposed project will provide improved visitor facilities to attract more

State Functional Plan	State Coordinating Agency	Purpose	Analysis
	Tourism	development that is cognizant of the limited land and water resources of the islands; maintaining friendly relations between tourists and community members; development of a productive workforce and enhancement of career and employment opportunities in the visitor industry	visitors and support economic development in the area. Additionally, the proposed project will create employment opportunities for local residents to fulfill a productive workforce.
Recreation State Functional Plan (1991)	Department of Land and Natural Resources	Manage the use of recreational resources via addressing issues: (1) ocean and shoreline recreation, (2) mauka, urban, and other recreation opportunities, (3) public access to shoreline and upland recreation areas, (4) resource conservation and management, (5) management of recreation programs/facilities/areas, and (6) wetlands protection and management	The proposed project is located in areas that are upland (mauka) as well as those that are in proximity to the shoreline. Steps will be taken to provide recreational opportunities to the local communities that are both near the ocean and shoreline and in urban and mauka areas.
Transportation State Functional Plan (1991)	Department of Transportation	Development of a safer, more efficient transportation system that also is consistent with planned physical and economic growth of the state; construction of facility and infrastructure improvements; develop a transportation system balanced with new alternatives; pursue land use initiatives which help reduce travel demand	The proposed project will result in new commercial, hotel, and residential units that will, inevitably, draw more traffic to the area. As part of the EIS process, the project's impact on regional transportation will be assessed and applicable mitigation measures will be identified to minimize traffic impacts.

D. MAUI COUNTY GENERAL PLAN

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 and region within the county; shall address the unique problems and needs of each island and region; shall explain 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. The Countywide Policy Plan was adopted as Ordinance No. 3732 on March 24, 2010, while the Maui Island Plan, which delineates areas for future urban and rural growth as part of a Directed Growth Strategy, was adopted as Ordinance No. 4004 on December 21, 2012.

The following sections identify pertinent objectives, policies, implementing actions and related provisions set forth in the Countywide Policy Plan and the Maui Island Plan. 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 MCC 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*

With respect to the proposed improvements for the Kā'anapali Golf Courses, the following goals, objectives, policies and implementing actions are illustrative of the Project's compliance with the Countywide Policy Plan:

STRENGTHEN THE LOCAL ECONOMY

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.

Objective:

Support a visitor industry that respects the resident culture and the environment.

Policies:

- *Encourage and educate the visitor industry to be sensitive to island lifestyles and cultural values.*
- *Encourage a spirit of welcome for residents at visitor facilities, such as by offering kamaaina incentives and discount programs.*
- *Support the renovation and enhancement of existing visitor facilities.*
- *Foster an understanding of local cultures, customs, and etiquette, and emphasize the importance of the Aloha Spirit as a common good for all.*
- *Support the diversification, development, evolution, and integration of the visitor industry in a way that is compatible with the traditional, social, economic, spiritual, and environmental values of island residents.*
- *Recognize the important contributions that the visitor industry makes to the County's economy, and support a healthy and vibrant visitor industry.*

IMPROVE PARKS AND PUBLIC FACILITIES

Goal:

A full range of island-appropriate public facilities and recreational opportunities will be provided to improve the quality of life for residents and visitors.

Objective:

Expand access to recreational opportunities and community facilities to meet the present and future needs of residents of all ages and physical abilities.

Policies:

- *Protect, enhance, and expand access to public shoreline and mountain resources.*
- *Expand affordable access to recreational opportunities that support the local lifestyle.*

DIVERSIFY TRANSPORTATION OPTIONS

Goal:

Maui County will have an efficient, economical, and environmentally sensitive means of moving people and goods.

Objective:

Provide an effective, affordable, and convenient ground-transportation system that is environmentally sustainable.

Policies:

- *Execute planning strategies to reduce traffic congestion.*
- *Increase route and mode options in the ground-transportation network.*
- *Promote a variety of affordable and convenient transportation services that meet countywide and community needs and expand ridership of transit systems.*
- *Collaborate with transit agencies, government agencies, employers, and operators to provide planning strategies that reduce peak-hour traffic.*
- *Develop and expand an attractive, island-appropriate, and efficient public transportation system.*
- *Encourage businesses in the promotion of alternative transportation options for resident and visitor use.*

IMPROVE PHYSICAL INFRASTRUCTURE

Goal:

Maui County's physical infrastructure will be maintained in optimum condition and will provide for and effectively serve the needs of the County through clean and sustainable technologies.

Objective:

Improve water systems to assure access to sustainable, clean, reliable, and affordable sources of water.

Policies:

- *Ensure that adequate supplies of water are available prior to approval of subdivision or construction documents.*
- *Promote the reclamation of gray water, and enable the use of reclaimed, gray, and brackish water for activities that do not require potable water.*
- *Seek reliable long-term sources of water to serve developments that achieve consistency with the appropriate Community Plans.*

Objective:

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

Policies:

- *Capitalize on existing infrastructure capacity as a priority over infrastructure expansion.*
- *Promote land use patterns that can be provided with infrastructure and public facilities in a cost-effective manner.*

Implementing Actions:

- *Identify appropriate areas for urban expansion of existing towns where infrastructure and public facilities can be provided in a cost-effective manner.*

Objective:

Improve the planning and management of infrastructure systems.

Policies:

- *Require new developments to contribute their pro rata share of local and regional infrastructure costs.*
- *Improve coordination among infrastructure providers and planning agencies to minimize construction impacts.*
- *Maintain inventories of infrastructure capacity, and project future infrastructure needs.*
- *Ensure that infrastructure is built concurrent with or prior to development.*

PROMOTE SUSTAINABLE LAND USE AND GROWTH MANAGEMENT

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:

- *Direct urban and rural growth to designated areas*
- *Maintain a sustainable balance between the resident, part-time resident, and visitor populations.*
- *Encourage redevelopment and infill in existing communities on lands intended for urban use to protect productive farm land and open-space resources.*

Objective:

Improve and increase efficiency in land use planning and management.

Policies:

- *Assess the cumulative impact of developments on natural ecosystems, natural resources, wildlife habitat, and surrounding uses.*
- *Ensure that new development projects requiring discretionary permits demonstrate a community need, show consistency with the General Plan, and provide an analysis of impacts.*

The proposed revitalization plan for the Kā'anapali Golf Courses provides a comprehensive approach to modernizing the resort, while addressing economic sustainability, recreation, transportation, physical infrastructure and land use planning policy considerations of the Countywide Policy Plan. The DEIS will include a more thorough analysis of the proposed action in relationship to the goals, objectives, and policies of the Countywide Policy Plan.

2. Maui Island Plan

The Maui Island Plan (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 the 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 via Ordinance No. 3979, 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. The implementation program of the MIP was approved by the County of Maui, effective May 29, 2014 (Ordinance No. 4126).

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 five (5) Planning Areas within the Kā'anapali Golf Courses are located within the UGB. See **Figure 21**. In this regard, the proposed action is consistent with the directed growth strategy defined via growth maps adopted in the MIP.

In addition, the proposed improvements at the Kā'anapali Golf Courses have been reviewed with respect to pertinent goals, objectives, policies and implementing actions of the MIP. The DEIS will include a more thorough discussion of the proposed action in relation to the goals, objectives, and policies of the Maui Island Plan. A summary of these policy statements are provided below:

Population

Goal:

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

Objective:

1.1.1 Greater retention and return of island residents by providing viable work, education, and lifestyle options.

Economic Development

Goal:

4.2 A healthy visitor industry that provides economic well-being with stable and diverse employment opportunities.

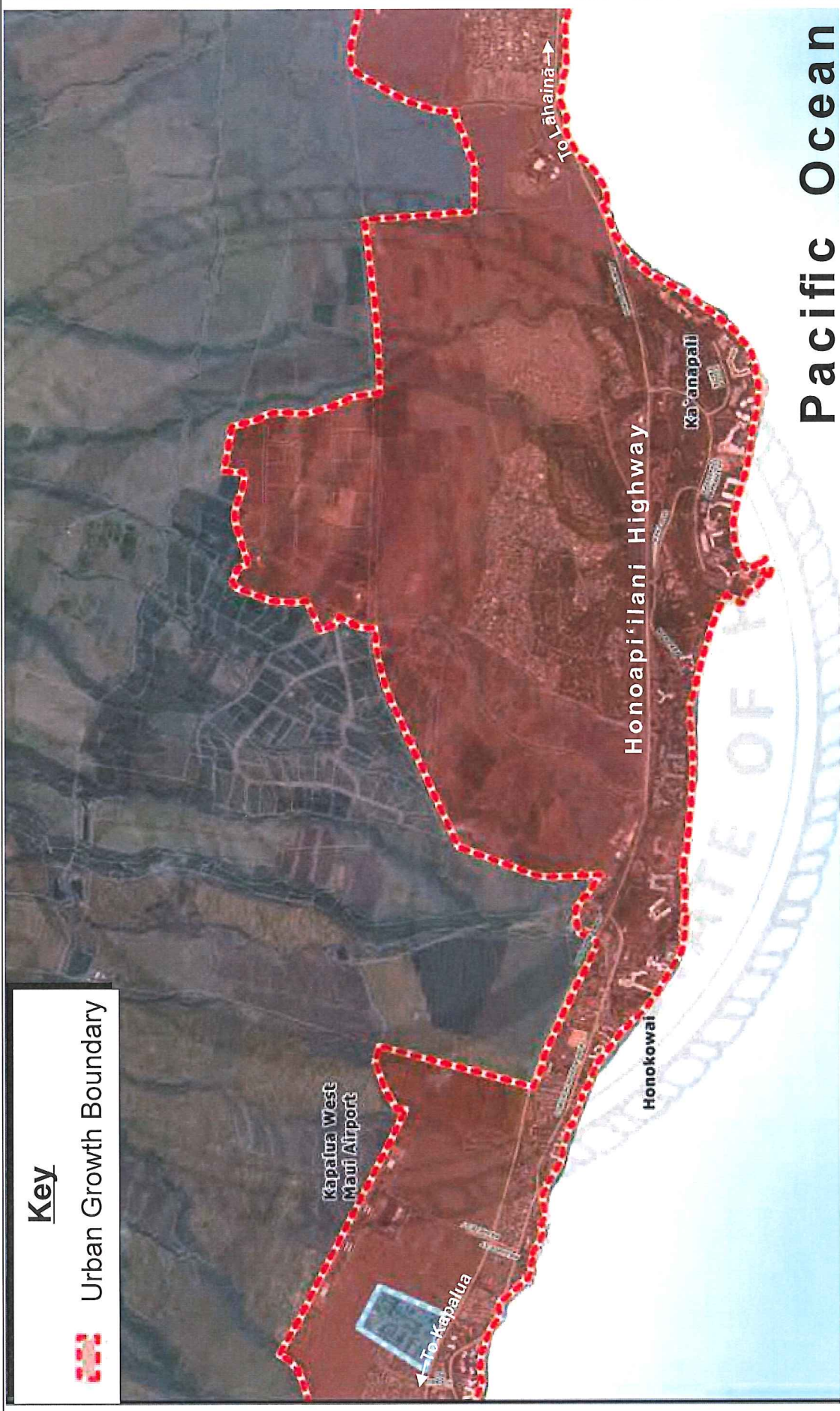
Objective:

4.2.1 Increase the economic contribution of the visitor industry to the island's environmental well-being for the island's residents' quality of life.

Policies:

4.2.1.c Focus economic growth in the visitor industry through enhanced visitor experiences and an emphasis on attracting higher-spending.

4.2.1.d Provide a rich visitor experience, while protecting the island's natural beauty, culture, lifestyles, and aloha spirit.



Key
 Urban Growth Boundary

Source: County of Maui, Department of Planning, Directed Growth Map W2

Figure 21 Kā'anapali Properties Golf Course Revitalization
 Urban Growth Boundary Map for the Kā'anapali Area



Prepared for: Lowe Enterprises Investors

Pacific Ocean

NOT TO SCALE



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4.2.1.f *Recognize the important economic contributions that the visitor industry makes and support a healthy and vibrant visitor industry.*

Housing

Goal:

5.1 *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:

5.1.1 *More livable communities that provide for a mix of housing types, land uses income levels, and age.*

Policies:

5.1.1.a *Promote livable communities (compact/walkable/bikeable, access to transit) that provide for a mix of housing types and land uses, including parks, open space, and recreational areas.*

5.1.1.b *Promote planning approaches that provide a mix of multifamily and single-family housing units to expand housing choices.*

5.1.1.e *Use planning and regulatory approaches to provide higher housing densities.*

Implementing Action:

5.1.1-Action 5 *Amend zoning and historic preservation ordinances/rules to support adaptive reuse opportunities.*

Policy:

5.1.6.b *Require the construction of affordable for-sale and rental housing units as part of the construction of new housing developments.*

Infrastructure and Public Facilities: Wastewater

Goal:

6.2 *Maui will have wastewater systems that comply with or exceed State and Federal regulations; meet levels-of-service needs; provide adequate capacity to accommodate projected demand; ensure efficient, effective, and environmentally sensitive operation; and maximize wastewater reuse where feasible.*

Objective:

6.2.1 *A wastewater planning program capable of efficiently providing timely and adequate capacity to service projected demand where economically feasible and practicable.*

Policy:

6.2.1.b *Focus the expansion of wastewater systems to accommodate planned growth consistent with the MIP Directed Growth Strategy.*

Objective:

6.2.2 *Adequate levels of wastewater service with minimal environmental impacts.*

Policies:

6.2.2.c *Improve and upgrade the County's existing wastewater collection, treatment, and reuse facilities consistent with current and future plans and the County's CIP.*

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

Objective:

6.2.3 *Increase the reuse of wastewater.*

Policy:

6.2.3.b *Expand the reuse of wastewater from Central Maui, Kihei, Lahaina, and other wastewater systems.*

Infrastructure and Public Facilities: Water

Goal:

6.3 *Maui will have an environmentally sustainable, reliable, safe, and efficient water system.*

Objective

6.3.1 *More comprehensive approach to water resources planning to effectively protect, recharge, and manage water resources including watersheds, groundwater, streams, and aquifers.*

Policy:

6.3.1.f *Encourage and improve data exchange and coordination among*

Federal, State, County, and private land use planning and water resource management agencies.

Implementing Action:

6.3.1-Action 3 Prepare and implement a plan to identify and prioritize infrastructure requirements needed to accommodate nonpotable water for irrigation.

Objective:

6.3.2 Increase the efficiency and capacity of the water systems in striving to meet the needs and balance the island's water needs.

Policy:

6.3.2.f Acquire and develop additional sources of potable water.

Implementing Action:

6.3.2-Action 4. Pursue development of additional potable water sources to keep pace with the County's needs.

Infrastructure and Public Facilities: Transportation

Goal

6.4 An interconnected, efficient, and well maintained, multimodal transportation system.

Objective:

6.4.1 Provide for a more integrated island-wide transportation and land use planning program that reduces congestion and promotes more efficient (transit-friendly) land use patterns.

Policies:

6.4.1.a Plan for an integrated multi-modal transportation system comprised of public transit, bicycle, pedestrian, automobile, and other transportation modes.

6.4.1.d Encourage employers to implement TDM strategies.

Objective:

6.4.2 Safe, interconnected transit, roadway, bicycle, equestrian, and pedestrian network.

Policy:

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

Objective:

6.5.1 *An integrated transit system that better serves all mobility needs of Maui's residents and visitors.*

Policies:

6.5.1.a *Maximize access to public transit in town centers, commercial districts, and employment centers.*

6.5.1.b *Expand regional and inter-regional transit services, where appropriate, in heavily traveled corridors and within communities.*

6.5.1.d *Provide adequate transit infrastructure (e.g., bus pullouts, waiting benches and shelters, signs) along existing and future transit right-of-ways.*

6.5.1.e *Require new development where appropriate, to provide right-of-ways (ROWs) to accommodate transit circulation and support facilities.*

Land Use

Goal:

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

Objective:

7.3.4 *Strengthen planning and management for the visitor industry to protect resident quality of life and enhance the visitor experience.*

Policy:

7.3.4.d *Limit large-scale resort development to the four existing resort destination areas of Wailea, Makena, Kapalua and Kaanapali. "Large Scale Resort" is defined as complexes that include multiple accommodation facilities, activity businesses, retail complexes, and other amenities.*

E. WEST MAUI COMMUNITY PLAN

The Project Area is located in the West Maui Community Plan region, one (1) of the 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 development in the region.

Land use guidelines are established by the West Maui Community Plan land use map. The land use map for the West Maui Community Plan designates the Project Area for multiple land uses including “Park (Golf Course)” (PK(GC)); “Hotel” (H); “Business/Commercial” (B); “Multi-Family Residential” (MF); “Open Space” (OS); “Light Industrial” (LI); and “Agriculture” (AG). Refer to **Figure 11**.

To effectuate the re-purposing of the Kā’anapali Golf Courses as envisioned by the proposed action, a Community Plan Amendment (CPA) will be required. A breakdown of the existing community plan land use designations and proposed community plan land use designations by the five (5) Planning Areas is presented in **Table 7**, below.

Table 7. Existing and Proposed Community Plan Designations by Planning Area

Planning Area	Description of Proposed Development	Acres (approx.)	Existing Designation	Proposed Designation
1	Resort Condominiums, up to 5 stories	6.1	Park (Golf Course)	Multi-Family Residential
	Golf Holes	13.0	Park (Golf Course)	No Change
	Restaurant and Beach Club	1.8	Park (Golf Course)	Business
2	Boutique Hotel, 5 stories (Portion)	0.7	Multi-Family Residential	Hotel
	Boutique Hotel, 5 stories (Portion)	1.0	Business	Hotel
	Boutique Hotel, 5 stories (Portion)	1.5	Park (Golf Course)	Hotel
	Golf Holes	33.3	Park (Golf Course)	No Change
	Retail Parcel (Portion)	7.4	Multi-Family Residential	Business
	Retail Parcel (Portion)	9.6	Park (Golf Course)	Business
3	Par 3 Golf Course	33.7	Park (Golf Course)	No Change
	Family Restaurant	1.2	Business Commercial	No Change
4	South Residential Condominiums, 3 stories	11.1	Park (Golf Course)	Multi-Family
5	Quarry Site (Portion)	4.0	Park (Golf Course)	No Change

Planning Area	Description of Proposed Development	Acres (approx.)	Existing Designation	Proposed Designation
	Quarry Site (Portion)	0.3	Open Space	Light Industrial
	Quarry Site (Portion)	3.2	Light Industrial	No Change
	Golf Clubhouse Facilities	7.3	Park (Golf Course)	No Change

The proposed action is in keeping with the following West Maui Community Plan goals, objectives, policies, and implementing actions. These will be further assessed in the DEIS.

LAND USE

Goal:

An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of residents and visitors in a manner that provides for the stable social and economic well-being of residents and the preservation and enhancement of the region's open space areas and natural environmental resources.

ENVIRONMENT

Goal:

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

Objective and Policy:

14. *Protect the shoreline and beaches by preserving waterfront land as open space wherever possible. This protection shall be based on a study and analysis of the rate of shoreline retreat plus a coastal hazard buffer zone. Where new major waterfront structures or developments are to be approved, preservation should be assured for 50-100 years by employing a shoreline setback based on the rate established by the appropriate study.*

ECONOMIC ACTIVITY

Goal:

A diversified economy that provides a range of stable employment opportunities for residents, allows for desired commercial services for the community, and supports the existing visitor and agricultural industries, all

in a manner that will enhance both the community's quality of life and the environment.

Objectives and Policies:

1. *Promote a diversified economic base which offers long term employment to West Maui residents, and maintains overall stability in economic activity in the areas of:*
 - a. *Visitor accommodations*
 - b. *Visitor-related service/commercial services*

4. *Maintain a stable and viable visitor industry.*
 - a. *Limit visitor facilities to the existing planned resorts of Kaanapali and Kapalua as designated on the land use map and coordinate future growth with development of adequate infrastructure capacity and housing for employees.*
 - b. *Encourage the renovation and improvement of existing visitor facilities without a substantial increase in the room count. Promote activities and industries that compliment and support the use of existing visitor industry facilities, such as sporting events, eco-tourism and conferences.*

URBAN DESIGN

Goal:

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

Objectives and Policies for the West Maui Region in General

2. *Maintain a high level of design quality for West Maui resort destination areas.*

HOUSING

Goal:

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

Objectives and Policies:

1. *Plan, design and construct off-site public infrastructure improvements (i.e., water, roads, sewer, drainage, police and fire protection, and solid waste) in anticipation of residential developments defined in the Community Plan and consistent with the directed and managed growth plan required by the County General Plan.*
2. *Formulate a unified landscape planting scheme for major public highways and roads in the region.*

INFRASTRUCTURE

Goal:

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 efficient transportation systems which meets the needs of the community.

Transportation

Objectives and Policies:

1. *Support ridesharing, programs to promote safe bicycle and pedestrian travel, alternative work schedules, traffic signal synchronization, and other transportation demand management strategies.*
2. *Promote residential communities that provide convenient pedestrian and bicycle access between residences and neighborhood commercial areas, parks and public facilities, in order to minimize use of the automobile.*

Water and Utilities

Objectives and Policies:

1. *Protect ground water resources in the region.*
2. *Improve the quality of domestic water.*
3. *Coordinate the construction of all water and public utility improvements to minimize construction impacts.*
4. *Improve and expand the West Maui water development program projected by the County to meet future residential expansion needs and establish water treatment facilities where necessary.*
5. *Coordinate expansion of and improvements to water system to coincide with the development of residential expansion areas.*
6. *Promote conservation of potable water through the use of treated wastewater effluent for irrigation.*

7. *Encourage the installation of underground electrical, telephone and cable television lines.*

Liquid and Solid Waste

Objectives and Policies:

1. *Improve sewage treatment services for Lahaina and provide services to residential expansion areas in the following manner:*
 - a. *Recycle wastewater*

Drainage System

Objectives and Policies:

1. *Insure that new developments will not result in adverse flooding conditions for downstream properties by requiring onsite retention facilities for stormwater run-off generated by the development.*

F. COUNTY ZONING

The Project Area includes portions of two (2) existing Kā'anapali Golf Courses, driving range, clubhouse/restaurant, parking, and a standalone restaurant. The underlying zoning of the Project Area includes "PK-4, Park (Golf Course)"; "H-1, Hotel"; "A-2, Apartment"; "B-R, Resort Commercial"; "R-3, Residential"; and "A-2, Apartment" districts. In order to effectuate the proposed action, a change in zoning application will be required for a number of existing TMK parcels and portion of TMK parcels upon which specific actions are proposed. A breakdown of the existing zoning districts and the proposed zoning for each of the five (5) Plan Areas (which include multiple TMKs and portions of TMKs) is presented in **Table 8**, below. The relationship between the existing underlying zoning district and change in zoning requirement underlying the proposed improvements with each of the five (5) Plan Areas will be further addressed in the DEIS.

Table 8. Existing and Proposed Zoning Designations by Plan Area

Planning Area	Description of Proposed Development	Acres (approx.)	Existing Designation	Proposed Designation
1	Resort Condominiums, up to 5 stories	6.1	A-2, Apartment	No change
	Golf Holes	13.0	A-2, Apartment	GC (Golf Course)
	Restaurant and Beach Club	1.8	A-2, Apartment	B-R, Resort Commercial
2	Boutique Hotel, 5 stories (Portion)	1.6	H-1, Hotel	H-M, Hotel
	Boutique Hotel, 5 stories (Portion)	1.6	A-2, Apartment	H-M, Hotel
	Golf Holes	33.3	A-2, Apartment	GC (Golf Course)
	Retail Parcel (Portion)	6.0	H-1, Hotel	B-R, Resort Commercial
	Retail Parcel (Portion)	11.0	A-2, Apartment	B-R, Resort Commercial
3	Par 3 Golf Course	33.7	R-3, Residential	GC (Golf Course)
	Family Restaurant	1.2	PK-4, Park (Golf Course)	B-R, Resort Commercial
4	South Residential Condominiums, 3 stories	11.1	Agricultural	A-2, Apartment
5	Quarry Site (Portion)	3.5	R-3, Residential	M-1, Light Industrial
	Golf Clubhouse Facilities	7.3	R-3, Residential	B-R, Resort Commercial

G. COASTAL ZONE MANAGEMENT

The Hawai'i Coastal Zone Management Program (HCZMP), as formalized in Chapter 205A, HRS, establishes objectives and policies for the preservation, protection, and restoration of natural resources of Hawai'i's coastal zone. Portions of the Project Area makai of Honoapi'ilani Highway lie within the County of Maui's Special Management Area (SMA). As such, an SMA Use permit for coastal zone management is required for proposed actions lying within the SMA area. Project implementation will be phased over time and accordingly, as site specific planning and design for each project component is initiated, an assessment of the applicability of the SMA permitting requirements will be undertaken, and either an SMA Assessment Application or an SMA Use Permit Application will be prepared and processed.

It is noted that although only the portion of the proposed action lying within the SMA boundary is subject to SMA permitting, this section also addresses all actions within the Project Area to ensure a comprehensive analysis of the project with respect to the HCZMP objectives and policies which encompass the entire State of Hawai'i. The following provides a discussion of the proposed project's relationship with HCZMP objectives and policies.

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, and county authorities; and crediting such dedication against the requirements of Section 46-6.*

Response: The proposed action involves reconfiguring two (2) existing underutilized golf courses with a total of 36 holes at the Kā'anapali Resort into a 27-hole golf course configuration which can be flexibly arranged into a 18-hole and 9-hole par 3 golf course. The remaining lands within the existing golf courses will be repurposed into restaurant, hotel, resort residential, and other resort related uses which will provide additional amenities for the Kā'anapali Resort. The relationship of the proposed action to coastal and land based recreational opportunities will be further assessed in the DEIS.

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 action will be confined to the existing improved areas of the Kā'anapali golf courses and other existing improved areas of the Kā'anapali Resort. While ground altering activity associated with the proposed project will generally be constrained to alteration of previously improved areas, an Archaeological Assessment will be prepared for the Project Area. Applicable archaeological documentation will be incorporated in the DEIS.

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 action will involve improvements which will involve new vertical construction. Factors which may affect open space parameters and scenic resources such as building heights, building massing, and view corridors will be further addressed in the DEIS.

4. Coastal Ecosystems

Objective:

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

Policies:

- a. Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;*
- b. Improve the technical basis for natural resource management;*
- c. Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;*
- d. 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*
- e. Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.*

Response: The relationship of the proposed action to coastal ecosystems will be further assessed in the DEIS. Preliminary drainage analysis and project infrastructure design elements will be assessed in the DEIS. Additionally, Best Management Practices (BMPs), as appropriate, will be identified and discussed in the DEIS.

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 industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and*
- 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: Changing trends in the visitor industry have resulted in a greater demand for family oriented experiences and amenities. Changing demographics towards younger families and lower growth in the golf industry have resulted in reducing the demand for golf and golf courses. Repurposing portions of the existing golf courses would enable reconfiguration of the golf courses to operate more efficiently. Additionally, repositioning of lands within the golf courses provides opportunities for additional resort facilities and amenities to support the viability of the Kā'anapali Resort. Additional discussion relating to the fiscal and economic impacts of the project will be included in the DEIS.

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 source pollution hazards;*
- c. *Ensure that developments comply with requirements of the Federal Flood Insurance Program; and*
- d. *Prevent coastal flooding from inland projects.*

Response: The majority of the Project Area falls within Zone X, areas of minimal flooding with no development restrictions. A small section of the western portion of Planning Area 1 lies in Zone VE, a coastal flood zone. A small portion of Planning Area 3 in the vicinity of Hahakea Gulch lies in a floodway area in Zone AE. Refer to **Figure 17**. Construction of habitable structures is not anticipated within flood hazard areas. Portions of the Project Area are also located within the tsunami evacuation zone. The proposed action is not anticipated to increase adverse impacts with respect to coastal hazards.

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 or 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: In accordance with Maui County Code Section 19.510.010, governing the administration procedures for applications for a Community Plan Amendment (CPA) and a Change in Zoning (CIZ), and in accordance with the Rules of Practice and Procedures for the Maui Planning Commission, the

proposed action will undergo public hearing and decision-making by the County Council on the CPA and CIZ applications. The Chapter 343, Hawai'i Revised Statutes process as well, will allow for public comment on the proposed action. In addition, all aspects of the development will be conducted in accordance with applicable Federal, State, and County standards.

8. **Public Participation**

Objective:

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

Policies:

- a. *Promote public involvement in coastal zone management processes;*
- b. *Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and*
- c. *Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.*

Response: LEI has initiated and will continue to implement a community outreach program designed to educate and receive input on the proposed revitalization project for the Kā'anapali Golf Courses. A summary of the outreach program is presented in Chapter VIII. Results of the outreach effort will be included in the DEIS.

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, minimize interference with natural shoreline processes, and 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 action will occur within the existing developed areas of the golf courses and the Kā'anapali Resort. The DEIS will address shoreline-related issues as they pertain to project actions which may affect beach processes.

10. Marine Resources

Objective:

Promote the protection, use, and development of marine and coastal resources to assure their sustainability.

Policies:

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

Response: Low impact design considerations and Best Management Practices (BMPs) during construction will be identified in the DEIS to support the policies of effective management to protect marine and coastal resources.

In this regard, the DEIS will also examine marine resources and marine water quality parameters in key locations of the Kā'anapali Resort area.

**ALTERNATIVES TO THE
PROPOSED ACTION**

IV

IV. ALTERNATIVES TO THE PROPOSED ACTION

A. FORMULATION OF THE PREFERRED ALTERNATIVE

The preferred alternative described in Chapter I of this document was developed through an extensive review process intended to ensure that the proposed development plan addressed the following fundamental planning principles:

- Reconfigure the two (2) golf courses to meet trends in golf course play and operational efficiencies, as well as provide opportunities to convert excess golf course lands to market-relevant uses
- Provide a mix of resort related land uses to meet future land demand and provide amenities to strengthen Kā'anapali Resort as a premier visitor destination
- Provide cost effective and timely infrastructure services to the Kā'anapali Resort
- Respect local culture and environment
- Encourage community and stakeholder collaboration

Through the planning process, the Applicant developed various iterations of the land plan, with the preferred concepts described in Chapter I being deemed most appropriate in terms of the foregoing criteria and in terms of adaptability to the land zoning code proposed for the Project Area.

B. NO-ACTION ALTERNATIVE AND DEFERRAL OF ACTION ALTERNATIVE

The no-action and deferred action alternatives would leave the Project Area in its current two (2) golf course configuration with 36 holes. These no-action and deferral of action alternatives would involve neither a commitment of resources, nor short- and long-term environmental effects related to the implementation of the project. The context for the no-action and deferred action alternatives, however, must be viewed in terms of broader needs to bring long-term operational efficiencies to the golf courses. In this regard, the opportunity to strengthen the position of the Kā'anapali Resort in the visitor destination marketplace will not be realized under the no-action and deferred action scenarios.

C. OTHER ALTERNATIVES

Planning concepts may be refined to address comments received during the review of the Environmental Impact Statement Preparation Notice (EISPN). As applicable, alternative planning concepts will be discussed in the DEIS.

In addition, as technical studies for the DEIS are completed, alternative infrastructure systems for servicing the project may be identified. As applicable, such alternatives will be discussed in the DEIS.

**SUMMARY OF ADVERSE
ENVIRONMENTAL EFFECTS
WHICH CANNOT BE AVOIDED**



V. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

The development of the proposed project will result in certain unavoidable construction-related impacts as outlined in Chapter II.

Potential effects include short-term noise, air and water quality impacts occurring during site preparation and construction phases of the revitalization program. These impacts will arise as a direct result of construction activities, such as the generation of noise from construction equipment, the generation of dust and other airborne pollutants, and erosion from wind and stormwater runoff during grading and other construction activity. Appropriate Best Management Practices (BMPs), such as use of sound attenuating construction equipment, will be used, where practicable, to mitigate noise impacts caused by construction; as well as installation of dust fences and watering of exposed areas to mitigate air quality impacts, and temporary drainage measures to handle water quality impacts from stormwater runoff.

Assessment of the proposed project will be carried out during preparation of the Draft Environmental Impact Statement (DEIS), which will identify other potential impacts and mitigation measures. The DEIS will include technical studies relating to archaeology, cultural impacts, biological surveys, traffic impact and management, marine environment, coastal erosion, air quality, noise, fiscal and economic impact, and preliminary engineering. The DEIS will include the results of these studies and potential mitigation measures to minimize any adverse impacts resulting from the project.

Implementation of the proposed project is expected to result in the irreversible and irretrievable commitment of land and fiscal resources. Other commitment of resources include those related to energy, labor, and materials. These commitments, however, are considered appropriate in the context of the project's goals to meet changing trends in the visitor industry, develop efficiency in golf course operations to meet trends in the golf course industry and to enhance Kā'anapali's status as a world-class visitor destination.

**LIST OF PERMITS
AND APPROVALS**

VI

VI. LIST OF PERMITS AND APPROVALS

The following permits and approvals have been preliminarily identified to be required prior to the implementation of the project. Consultation with governmental agencies will be undertaken during the preparation of the Draft Environmental Impact Statement (DEIS). Additional permits and approvals identified through the consultation process will be included in the DEIS.

State of Hawai'i

1. Community Noise Permit, as applicable
2. National Pollutant Discharge Elimination System (NPDES) Permit

County of Maui

1. Amendment to the West Maui Community Plan
2. Change of Zoning to establish land use consistency
3. Special Management Area (SMA) Permits for project components located within the SMA
4. Construction Permits, as applicable (e.g., Grading Permit, Building Permit, etc.)
5. Special Flood Hazard Area Development Permit, as applicable

**OTHER ELEMENTS TO BE
ADDRESSED IN THE DRAFT
ENVIRONMENTAL IMPACT
STATEMENT**

VII

VII. OTHER ELEMENTS TO BE ADDRESSED IN THE DRAFT ENVIRONMENTAL IMPACT STATEMENT

The Draft Environmental Impact Statement (DEIS) will address all elements of Section 11-200-17 of the Hawai'i Administrative Rules (HAR) relating to Environmental Impact Statements (EIS). This section of the rules provides that the DEIS address specific content requirements for EIS documents. Information to complete these sections of the EIS document will be gathered through the technical studies to be completed, as well as comments received in the review of this Environmental Impact Statement Preparation Notice (EISPN) document. In this regard, the DEIS will also address the following topics:

- Relationship Between the Short-term Uses of the Environment and the Maintenance and Enhancement of Long-term Productivity
- Unresolved Issues

**EARLY CONSULTATION
WITH AGENCIES AND
ORGANIZATIONS IN THE
PREPARATION OF THE
ENVIRONMENTAL IMPACT
STATEMENT PREPARATION
NOTICE**

VIII

VIII. EARLY CONSULTATION WITH AGENCIES AND ORGANIZATIONS IN THE PREPARATION OF THE ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

Prior to the filing of the Environmental Impact Statement Preparation Notice (EISPN), ongoing coordination and consultation was undertaken with State and County agencies, as well as community organizations. The purpose of the meetings was to ensure an open and continuing dialogue relative to the project scope, and to ensure project coordination with agency plans, policies, and programs. This coordination process will continue through the preparation of the Draft Environmental Impact Statement (DEIS).

Initial consultation has been undertaken with the County of Maui's Department of Planning, Department of Public Works, Department of Environmental Management, Department of Housing and Human Concerns, and the Department of Fire and Public Safety. Coordination has also been undertaken with the State Department of Transportation and the Kaanapali Operations Association. The outreach process will also include industry and homeowners groups, as well as individuals expressing interest in the proposed action. Results of the outreach process will be incorporated in the DEIS.

**AGENCIES AND ORGANIZATIONS
TO BE CONSULTED DURING
THE PREPARATION OF THE
DRAFT ENVIRONMENTAL
IMPACT STATEMENT**

IX

IX. AGENCIES AND ORGANIZATIONS TO BE CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT

The following agencies, organizations, and individuals will be consulted during preparation of the Draft Environmental Impact Statement (EIS). Written comments received from agencies, organizations, and individuals, as well as responses to substantive comments will be included in the DEIS.

FEDERAL AGENCIES

- | | |
|---|---|
| <p>1. Lt. Furyisa Miller
Department of Homeland Security
U.S. Coast Guard
Commander Fourteenth Coast Guard District
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Honolulu, Hawai'i 96850-4982</p> <p>2. Larry Yamamoto, State Conservationist
Natural Resources Conservation Service
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P.O. Box 50004
Honolulu, Hawai'i 96850-0001</p> <p>3. Ranae Ganske-Cerizo, Soil Conservationist
Natural Resources Conservation Service
U.S. Department of Agriculture
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U.S. Department of the Army
U.S. Army Engineer District, Honolulu
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NOAA Inouye Regional Center
NMFS/PIRO
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Pacific Islands Water Science Center
677 Ala Moana Boulevard, Ste. 415
Honolulu, Hawai'i 96813</p> <p>10. Department of the Interior
National Parks Service
Pacific Islands Support Office
300 Ala Moana Boulevard, Room 6-226
Honolulu, Hawai'i 96850</p> <p>11. Department of Agriculture
Natural Resources Conservation Service
Pacific Islands Area Office
P.O. Box 50004
Honolulu, Hawai'i 96850</p> <p>12. Department of Transportation
Federal Aviation Administration
300 Ala Moana Boulevard, Room 7-128
Honolulu, Hawai'i 96850-7128</p> <p>13. Department of Transportation
Federal Highway Administration
201 Mission Street, Suite 1700
San Francisco, California 94105</p> <p>14. Department of Transportation
Federal Transit Administration
201 Mission St. Ste. 1650
San Francisco, California 94105-1839</p> |
|---|---|

STATE AGENCIES

15. Douglas G. Murdock, Comptroller
Department of Accounting and General Services
1151 Punchbowl Street, #426
Honolulu, Hawai'i 96813
16. Scott Enright, Chair
Department of Agriculture
1428 South King Street
Honolulu, Hawai'i 96814-2512
17. Craig Hirai, Executive Director
Hawai'i Housing Finance and Development Corporation
677 Queen Street
Honolulu, Hawai'i 96813
18. Luis P. Salaveria, Director
State of Hawai'i
Department of Business, Economic Development & Tourism
P.O. Box 2359
Honolulu, Hawai'i 96804
19. Kathryn Matayoshi, Superintendent
State of Hawai'i
Department of Education
P.O. Box 2360
Honolulu, Hawai'i 96804
20. Heidi Meeker
Office of Business Services
Department of Education
c/o Kalani High School
4680 Kalaniana'ole Highway, #T-B1A
Honolulu, Hawai'i 96821
21. Virginia "Ginny" Pressler, MD, MBA,
FACS, Director
State of Hawai'i
Department of Health
919 Ala Moana Blvd., Room 300
Honolulu, Hawai'i 96814
22. Linda Chu Takayama, Director
Department of Labor and Industrial Relations
State of Hawai'i
830 Punchbowl St #321
Honolulu, Hawai'i 96813
23. Alec Wong, P.E., Chief
Department of Health
State of Hawai'i
Clean Water Branch
919 Ala Moana Blvd., Room 300
Honolulu, Hawai'i 96814
24. Patti Kittowski
State of Hawai'i
Department of Health
Maui Sanitation Branch
54 South High Street, Room 300
Wailuku, Hawai'i 96793
25. Laura McIntyre, AICP
State of Hawai'i
Environmental Planning Office
Department of Health
919 Ala Moana Blvd., Suite 312
Honolulu, Hawai'i 96814
26. Lene Ichinotsubo
State of Hawai'i
Department of Health
919 Ala Moana Blvd., Room 212
Honolulu, Hawai'i 96814
27. Suzanne Case, Chairperson
State of Hawai'i
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawai'i 96809
28. Alan Downer, Administrator
State of Hawai'i
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawai'i 96707
29. Barker Fariss, Maui Lead Archaeologist
State of Hawai'i
Department of Land and Natural Resources
State Historic Preservation Division
130 Mahalani Street
Wailuku, Hawai'i 96793
30. Nolan Espinda, Director
State of Hawai'i
Department of Public Safety
919 Ala Moana Boulevard, 4th Floor
Honolulu, Hawai'i 96814
31. Ford Fuchigami, Director
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, Hawai'i 96813
32. Brigadier General Arthur "Joe" Logan,
Adjutant General
Hawai'i State Civil Defense
3949 Diamond Head Road
Honolulu, Hawai'i 96813-4495

33. Jobie Masagatani, Chair
Hawaiian Home Lands Commission
P.O. Box 1879
Honolulu, Hawai'i 96805
34. Scott Glenn, Director
Office of Environmental Quality Control
235 S. Beretania Street, Suite 702
Honolulu, Hawai'i 96813
35. Dr. Kamana'opono Crabbe, Chief Executive Officer
Office of Hawaiian Affairs
560 N. Nimitz Highway, Suite 200
Honolulu, Hawai'i 96817
36. Leo R. Asuncion, Jr., AICP, Director
State of Hawai'i
Office of Planning
P. O. Box 2359
Honolulu, Hawai'i 96804
37. Dan Orodener, Executive Officer
State of Hawai'i
State Land Use Commission
P.O. Box 2359
Honolulu, Hawai'i 96804
38. University of Hawai'i at Manoa
Environmental Center
2500 Dole Street, Krauss Annex 19
Honolulu, Hawai'i 96822
39. Senator Gil Keith-Agaran
Hawai'i State Senate
Hawai'i State Capitol, Room 221
415 S. Beretania Street
Honolulu, Hawai'i 96813
40. Representative Kaniela Ing
House of Representatives
Hawai'i State Capitol, Room 311
415 S. Beretania Street
Honolulu, Hawai'i 96813
41. Representative Justin Woodson
House of Representatives
Hawai'i State Capitol, Room 304
415 S. Beretania Street
Honolulu, Hawai'i 96813
42. Representative Kyle T. Yamashita
House of Representatives
Hawai'i State Capitol, Room 422
415 S. Beretania Street
Honolulu, Hawai'i 96813
43. Senator Rosalyn H. Baker
Hawai'i State Senate
Hawai'i State Capitol, Room 230
415 S. Beretania Street
Honolulu, Hawai'i 96813
44. Senator J. Kalani English
Hawai'i State Senate
Hawai'i State Capitol, Room 205
415 S. Beretania Street
Honolulu, Hawai'i 96813
45. Representative Lynn DeCoite
House of Representatives
Hawai'i State Capitol, Room 405
415 S. Beretania Street
Honolulu, Hawai'i 96813
46. Representative Angus L.K. McKelvey
House of Representatives
Hawai'i State Capitol, Room 320
415 S. Beretania Street
Honolulu, Hawai'i 96813
47. Representative Joseph Souki
House of Representatives
Hawai'i State Capitol, Room 431
415 S. Beretania Street
Honolulu, Hawai'i 96813
48. Governor David Ige
State of Hawai'i
Executive Chambers, State Capitol
Honolulu, Hawai'i 96813
49. Lieutenant Governor Shan Tsutsui
State of Hawai'i
Executive Chambers, State Capitol
Honolulu, Hawai'i 96813
50. State of Hawai'i
**Department of Business, Economic Development and Tourism
Research Division Library**
No. 1 Capitol District Bldg.
250 S. Hotel Street, Ste 435
Honolulu, Hawai'i 96813
51. State of Hawai'i
**Department of Business, Economic Development and Tourism
Strategic Industries Division**
235 S. Beretania St., 5th Flr.
Honolulu, Hawai'i 96813
52. **Legislative Reference Bureau Library**
State Capitol
415 S. Beretania St. Rm. 005
Honolulu, Hawai'i 96813

STATE LIBRARIES

- 53. State of Hawai'i
Department of Education
Hawai'i State Library
Hawai'i Documents Center
478 S. King Street
Honolulu, Hawai'i 96813

- 54. State of Hawai'i
Department of Education
Hawai'i State Library
Kahului Regional Library
90 School Street
Kahului, Hawai'i 96732

- 55. State of Hawai'i
Department of Education
Hawai'i State Library
Lāhainā Public Library
680 Wharf Street
Lāhainā, Hawai'i 96761

- 56. State of Hawai'i
Department of Education
Hawai'i State Library
Wailuku Public Library
251 High Street
Wailuku, Hawai'i 96793

- 57. State of Hawai'i
Department of Education
Hawai'i State Library
Kīhei Public Library
35 Waimahaihai Street
Kīhei, Hawai'i 96753

- 58. **University of Hawai'i**
Maui College
310 W. Ka'ahumanu Avenue
Kahului, Hawai'i 96732

- 59. University of Hawai'i at Mānoa Library
Thomas H. Hamilton
2550 McCarthy Mall
Honolulu, Hawai'i 96822

- 60. University of Hawai'i
Edwin H. Mookini Library
200 W Kawili Street
Hilo, Hawai'i 96720

- 61. University of Hawai'i
Kauai Community College
3-1901 Kaumualii Highway
Lihue, Hawai'i 96766

- 62. University of Hawai'i
Water Resources Research Center
2540 Dole Street, Room 283
Honolulu, Hawai'i 96822

COUNTY AGENCIES

- 63. Mayor Alan Arakawa
County of Maui
200 South High Street
Wailuku, Hawai'i 96793

- 64. Teena Rasmussen
County of Maui
Office of Economic Development
2200 Main Street, Suite 305
Wailuku, Hawai'i 96793

- 65. Frederick Redell, Energy Commissioner
County of Maui
Office of Economic Development
2200 Main Street, Suite 305
Wailuku, Hawai'i 96793

- 66. Anna Foust
Maui Civil Defense Agency
200 South High Street
Wailuku, Hawai'i 96793

- 67. Stewart Stant, Director
County of Maui
Department of Environmental Management
2050 Main Street, Suite 2B
Wailuku, Hawai'i 96793

- 68. Jeffrey A. Murray, Chief
County of Maui
Department of Fire and Public Safety
200 Dairy Road
Kahului, Hawai'i 96732

- 69. Carol Reimann, Director
County of Maui
Department of Housing and Human Concerns
One Main Plaza
2200 Main Street, Suite 546
Wailuku, Hawai'i 96793

- 70. Ka'ala Buenconsejo, Director
County of Maui
Department of Parks and Recreation
700 Halia Nakoia Street, Unit 2F
Wailuku, Hawai'i 96793

- 71. William Spence, Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

- 72. Tivoli Faaumu, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawai'i 96793

73. David Goode, Director
County of Maui
Department of Public Works
200 South High Street
Wailuku, Hawai'i 96793
74. Don Medeiros, Director
County of Maui
Department of Transportation
200 South High Street
Wailuku, Hawai'i 96793
75. David Taylor, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawai'i 96793
76. Honorable Michael White, Council Chair
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793
77. Honorable Robert Carroll, Council Vice
Chair
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793
78. Honorable Don Guzman
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793
79. Honorable Yuki Lei Sugimura
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793
80. Honorable Elle Cochran
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793
81. Honorable Kelly King
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793
82. Honorable Stacy Crivello
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793
83. Honorable Riki Hokama
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793
84. Honorable Alika Atay
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793
- OTHERS**
85. **Oceanic Time Warner Cable**
158 Ma'a Street
Kahului, Hawai'i 96732
86. **Hawaiian Telcom**
60 South Church Street
Wailuku, Hawai'i 96793
87. Albert Perez, Executive Director
Maui Tomorrow
55 North Chuch Street, Suite A4
Wailuku, Hawai'i 96793
88. **Sierra Club**
P.O. Box 791180
Paia, Hawai'i 96779
89. Pamela Tumpap, Executive Director
Maui Chamber of Commerce
95 Mahalani Street, Suite 22A
Wailuku, Hawai'i 96793
90. Lisa Paulson, Executive Director
Maui Hotel & Lodging Association
1727 Wili Pa Loop, Suite B
Wailuku, Hawai'i 96793
91. Joe Pluta, President
West Maui Improvement Foundation
P. O. Box 10338
Lāhainā, Hawai'i 96761
92. Rick Nava, President
West Maui Taxpayers Association
P. O. Box 10338
Lāhainā, Hawai'i 96761
93. Governor David Ige
State of Hawai'i
Executive Chambers, State Capitol
Honolulu, Hawai'i 96813
94. Steve Lovelette, Executive Vice
President
Kaanapali Land Management
Corporation
275 Lahainaluna Road
Lāhainā, Hawai'i 96761
95. Scott Crockford, Vice President
CBRE
33 Lono Avenue, Suite 295
Kahului, Hawai'i 96732

96. Mike Sands, General Manager
Maui Eldorado
2661 Kekaa Drive
Lāhainā, Hawai'i 96761
97. Bob Pure
Kaanapali Royal
2560 Kekaa Drive, Unit C-303
Lāhainā, Hawai'i 96761
98. Ed Kageyama, General Manager
Kā'anapali Golf Courses
2290 Kā'anapali Parkway
Lāhainā, Hawai'i 96761
99. Mila Salvador, General Manager
The Whaler at Kaanapali Beach
Association of Apartment Owners
2481 Kā'anapali Parkway
Lāhainā, Hawai'i 96761
100. Wayne Hedani, President
Kaanapali Operations Association
P.O. Box 11135
Lāhainā, Hawai'i 96761
101. Ute Finch, General Manager
Kaanapali Golf Estates Community
Association
727 Waine'e Street, Suite 209
Lāhainā, Hawai'i 96761
102. Jeff Halpin, President
Classic Resorts
180 Dickenson Street, Suite 201
Lāhainā, Hawai'i 96761
103. Tets Suzuki, General Manager
Sheraton Maui Resort & Spa
2605 Kā'anapali Parkway
Lāhainā, Hawai'i 96761
104. Fred Findlen, General Manager
Hyatt Regency
200 Nohea Kai Drive
Lāhainā, Hawai'i 96761
105. Tony Bruno, General Manager
Westin Maui Resort & Spa
2365 Kā'anapali Parkway
Lāhainā, Hawai'i 96761
106. Vintage at Kaanapali
Attention: General Manager
175 Kualapa Place
Lāhainā, Hawai'i 96761
107. Teri Freitas Gorman, President
Maui Native Hawaiian Chamber of
Commerce
P.O. Box 350
Kahului, Hawai'i 96733-0350
108. Sherry Duong, Executive Director
Maui Visitors and Convention Bureau
1727 Wili Pa Loop
Wailuku, Hawai'i 96793
109. Barry Shitamoto, MD
Chief Executive Officer
Maui Memorial Medical Center
221 Mahalani Street #4
Wailuku, Hawai'i 96793
110. Maui Medical Group
Attention: Administrator
2180 Main Street
Wailuku, Hawai'i 96793
111. Mr. Darren Kasai
Kaiser Permanente
80 Mahalani Street
Wailuku, Hawai'i 96793
112. Hugh O'Reilly
Royal Kaanapali Golf Club
10 Halawi Drive, Suite A-3
Lāhainā, Hawai'i 96761
113. Donna Clayton
West Maui Greenway Alliance
255 Kaulani Drive
Pukalani, Hawai'i 96788
114. Stanford Carr Development
1100 Alakea Street, 27th Floor
Honolulu, Hawai'i 96813
115. Dowling Company, Inc.
2005 Main Street
Wailuku, Hawai'i 96793
116. Russell Napihaa
Laborers' International Union of North
America – Local 368
781-E Kolu Street
Wailuku, Hawai'i 96793
117. Jeffrey Ornellas, Business Agent
Bricklayers and Allied Craftworkers,
Local 1 HI
2551 North School Street
Honolulu, Hawai'i 96819
118. John Gervacio, Business Agent
Operative Plasterers' and Cement
Masons, Local #630
2551 North School Street
Honolulu, Hawai'i 96819
119. Corbett Kalama
Harry and Jeanette Weinberg
Foundation
3660 Waialae Avenue, Suite 400
Honolulu, Hawai'i 96816

120. Ray Shimabuku
IBEW
864 Alua Street
Wailuku, Hawai'i 96793
121. Hawaii Carpenters Union
330 Hookahi Street
Wailuku, Hawai'i 96793
122. Jim Neely
Starwood Vacation Ownership
9002 San Marco Court
Orlando, Florida 32819
123. Paul D. Brown, Director
Kapalua Resort Association
200 Village Road
Lāhainā, Hawai'i 96761
124. Howard Kihune
Landtec, Inc.
2010 Honoapi'ilani Highway, Suite C-1
Lāhainā, Hawai'i 96761
125. Tyler Dos Santos-Tam, Executive
Director
Hawaii Construction Alliance
Post Office Box 179441
Honolulu, Hawai'i 96817
126. Dickie Moon
TS Restaurants
40 Kupuohi Street, Suite 206
Lāhainā, Hawai'i 96761
127. Corinne Arquero, General Manager
Whalers Village
2435 Kaanapali Parkway, Suite H-6
Lāhainā, Hawai'i 96761
132. **Maui News**
100 Mahalani Street
Wailuku, Hawai'i 96793
133. **Moloka'i Dispatch**
P.O. Box 482219
Kaunakakai, Hawai'i 96748
134. **Lahaina News**
143 Dickenson Street, #203
P.O. Box 10427
Lāhainā, Hawai'i 96761

MEDIA

128. **Honolulu Star Advertiser**
Restaurant Row 7
Waterfront Plaza, Suite 210
500 Ala Moana Boulevard
Honolulu, Hawai'i 96813
129. **Hawai'i Tribune Herald**
P.O. Box 767
Hilo, Hawai'i 96721
130. **West Hawaii Today**
P.O. Box 789
Kailua-Kona, Hawai'i 96745-0789
131. **The Garden Island**
P.O. Box 231
Lihue, Hawai'i 96766

REFERENCES

X

X. REFERENCES

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