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LAND USE COMMISSION

Environmental Impact Statement Preparation Notice

PROPOSED KIHEI RESIDENTIAL PROJECT (TMK Nos. 3-8-004:002(por.), 022(por.) and 030 (por.))

Prepared for:

A&B Properties, Inc.

February 2007



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Executive Summary

Project Name: Proposed Kihei Residential Project

Type of Document: Environmental Impact Statement Preparation Notice

Legal Authority: Chapter 343, Hawai'i Revised Statutes

Agency Determination: Environmental Impact Statement to be Prepared

Applicable Environmental Assessment Review "trigger": Proposed Amendment to Kihei-Makena Community Plan and Potential Use of State or County Lands

Location: Maui Island
Kihei
TMK Nos. 3-8-004:002(por.), 022(por.) and 030 (por.)

Landowner: Alexander & Baldwin, Inc.

Applicant: A&B Properties, Inc.

Accepting Authority: State Land Use Commission
P. O. Box 2359
Honolulu, Hawai'i 96804
Contact: Anthony Ching
Phone: (808) 587-3822

Consultant: Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawai'i 96793
Contact: Rochelle Ka'ula
Phone: (808) 244-2015

Project Summary: The applicant proposes to develop approximately 600 residential dwelling units on approximately 94.3 acres as part of the Kihei Residential project. The development will include single-family and multi-family housing types and will include affordable units. A small neighborhood commercial area, as well as open space and park areas with trails and bike paths, are also proposed at the project site.

I. PROJECT OVERVIEW

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A. PROJECT LOCATION, OWNERSHIP, AND CURRENT LAND USE

The subject property comprises approximately 94.3 acres and is identified by Tax Map Key (TMK) Nos. 3-8-04:002 (por.), 022 (por.) and 030 (por.). See **Figure 1** and **Figure 2**.

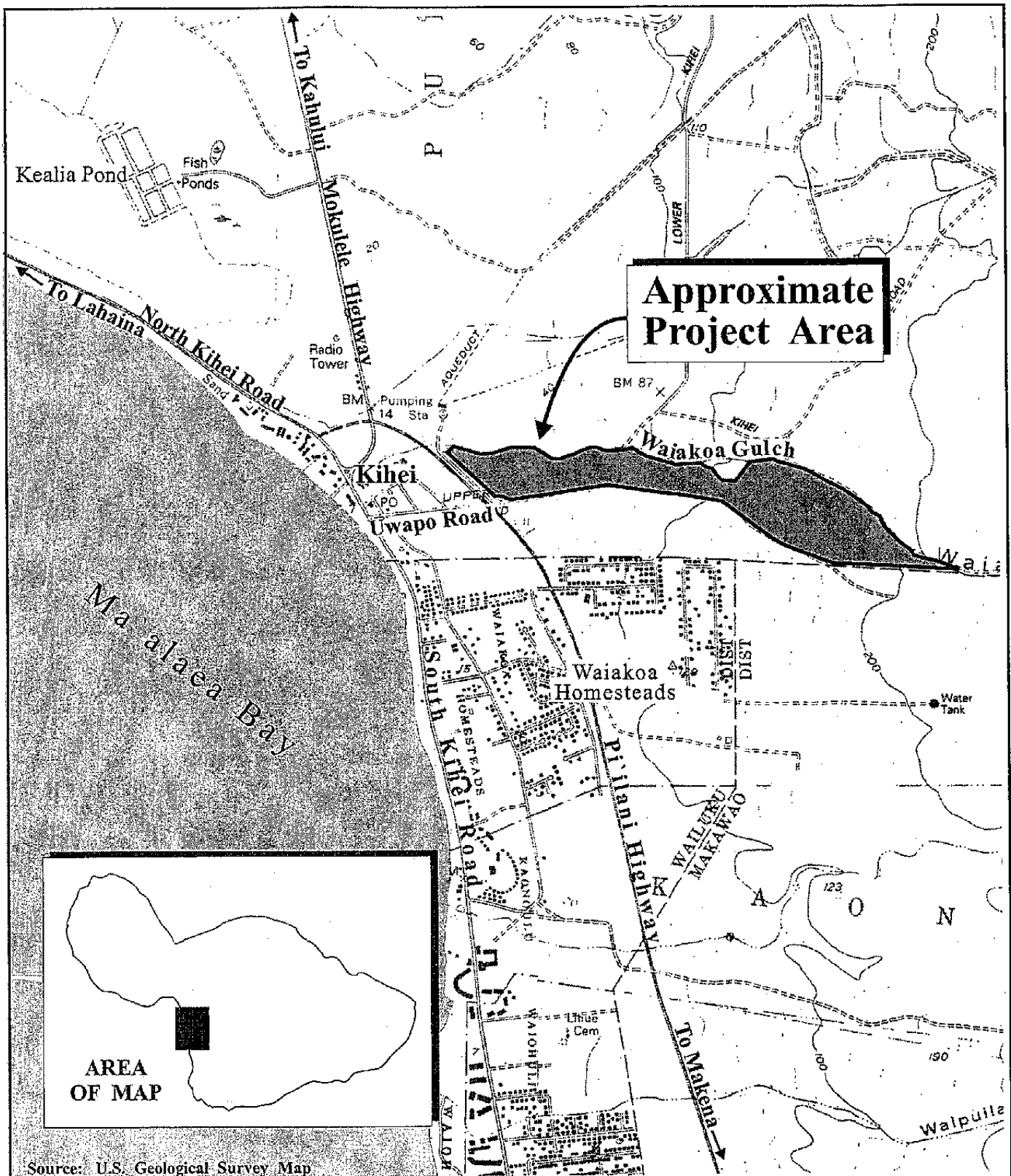
The subject property is located in Kihei, Maui on the mauka or eastern side of Pi'ilani Highway, approximately one-fourth of a mile south of the Pi'ilani Highway-Mokulele Highway intersection. The makai or western portion of the parcel is used for seed corn and truck crop cultivation, while the mauka portion of the property is vacant and unused. Single-family residential uses border the property to the immediate south, while agricultural lands also used for seed corn operations border the property to the north. Vacant and undeveloped urban lands lie to the west of the property, while unused agricultural lands occupy lands to the east. Waiakoa Gulch forms the northern boundary of the property. The property lies at the northern gateway to the Kihei area.

Current access to the property is provided off of Kaiwahine Street and Pi'ilani Highway.

The parcels are owned by Alexander & Baldwin, Inc. A&B Properties, Inc. is the authorized applicant and petitioner.

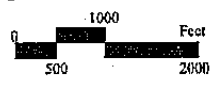
B. PROPOSED ACTION

A&B Properties, Inc. proposes to develop a master-planned residential community on approximately 94.3 acres of land situated in Kihei, Maui, Hawai'i. See **Figure 3**. The project includes a mix of single-family detached and multi-family residential units, as well as a small neighborhood commercial area. The project will meet the requirements of the Maui Residential Workforce Housing policy (MRWHP). The proposed project will provide needed housing in close proximity to existing urban development and infrastructure. The



Source: U.S. Geological Survey Map

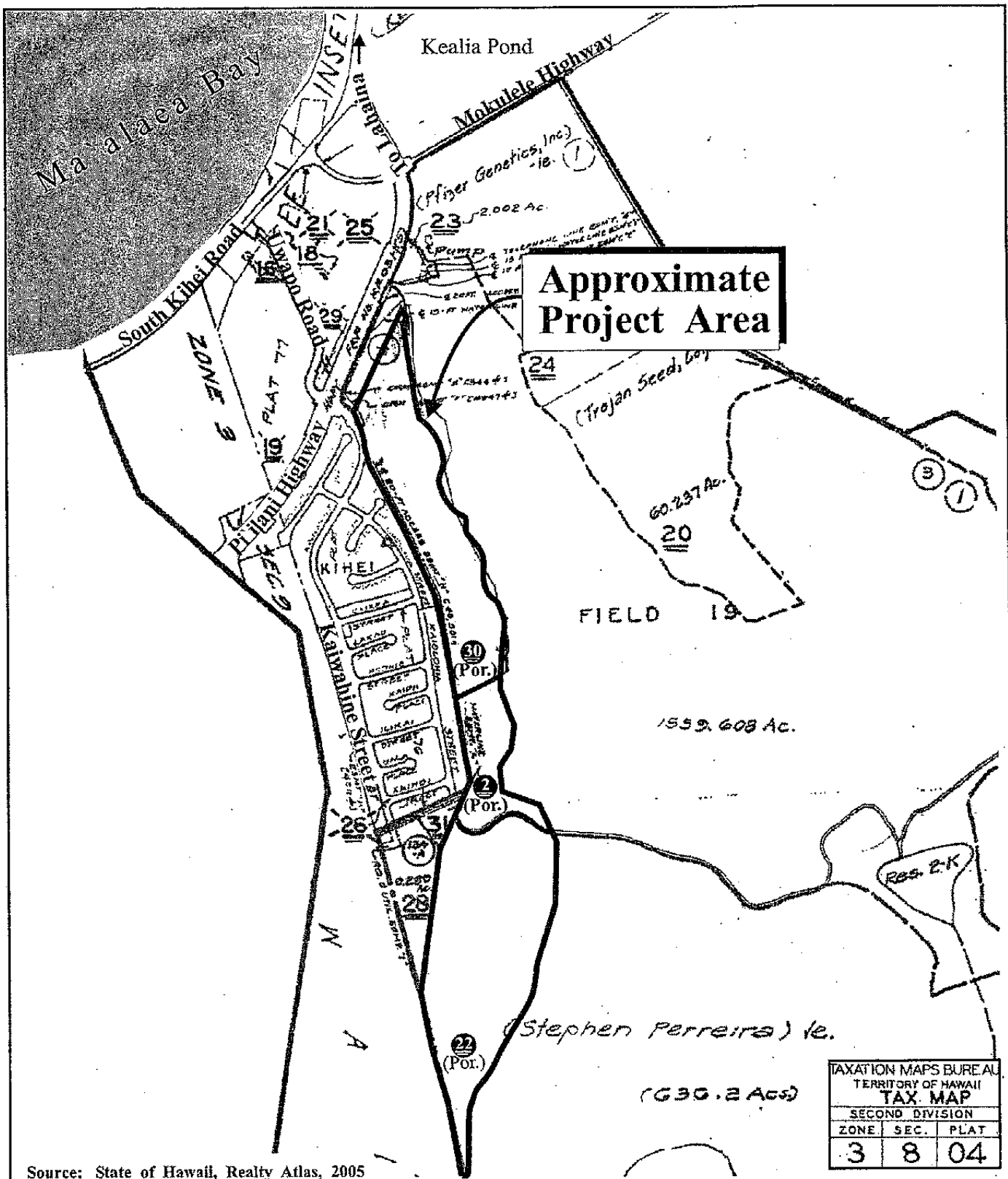
Figure 1 Proposed Kihei Residential Project
Regional Location Map



Prepared for: A&B Properties, Inc.

MUNEKIYO & HIRAGA, INC.

A&B\KiheiRes\EISP\REGIONAL






Source: State of Hawaii, Realty Atlas, 2005

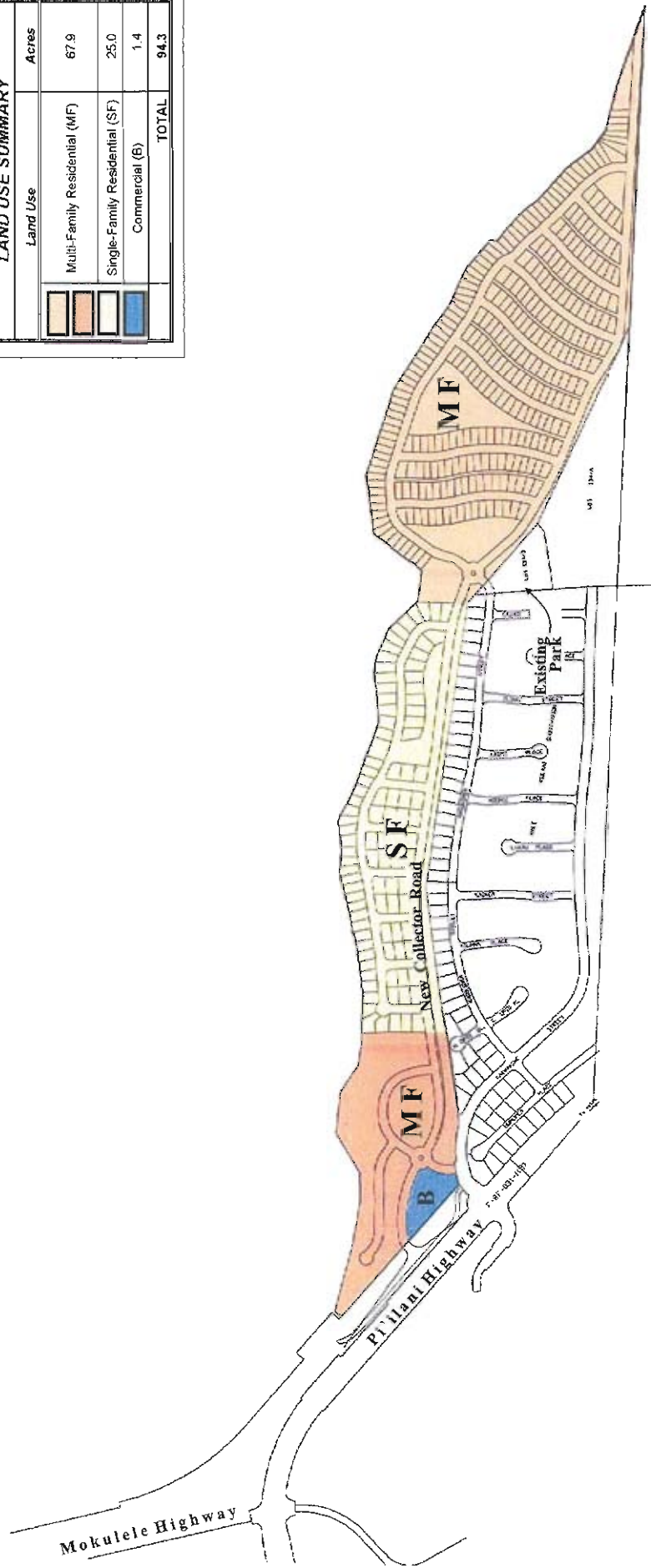
Figure 2 Proposed Kihei Residential Project
Site Location and Tax Map Key

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KEY

LAND USE SUMMARY	
Land Use	Acres
 Multi-Family Residential (MF)	67.9
 Single-Family Residential (SF)	25.0
 Commercial (B)	1.4
TOTAL	94.3



Source: Chris Hart & Partners

Figure 3



**Proposed Kihei Residential Project
Conceptual Master Plan**

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MUNEKIYO & HIRAGA, INC.
A&EPROPERTIES.COM

applicant will coordinate with the County Department of Housing and Human Concerns to develop an appropriate affordable housing program. Preliminary price ranges and income target groups for the affordable housing program are being developed and will be addressed in the Draft EIS. The estimated price range for market priced units will also be discussed in the Draft EIS.

The project will also include park and open space which will provide for a network of trails and bike paths that will connect to existing parks and open space areas.

The primary planned vehicular access points at the makai end of the project include a right-turn in and right-turn out off of Pi'ilani Highway and access off of Kaiwahine Street. Within the mauka portion of the property, several access points to adjacent properties are planned.

An approximately 1.4-acre site is proposed for commercial use. Located at the southwest corner of the property, along Pi'ilani Highway, the proposed commercial area will allow for neighborhood business uses, which will provide services for the convenience of the surrounding neighborhoods.

C. ENTITLEMENTS REQUIRED

The proposed Kihei Residential project will require several land use entitlement approvals to proceed. A summary of the current land use designations, as well as entitlements being sought for the project, is provided below.

1. State Land Use District Boundary Amendment

The current State Land Use designation for the Kihei Residential project area is "Agricultural". See Figure 4.

A State Land Use District Boundary Amendment (DBA) from "Agricultural" to "Urban" district will be required for the property. The DBA petition to the State Land Use Commission will be prepared pursuant to Hawai'i Revised Statutes (HRS), Section 205-4, the Land Use Commission Rules of the State of Hawai'i found in Title 15, Subtitle 3, Chapter 15 of the Hawai'i Administrative Rules.

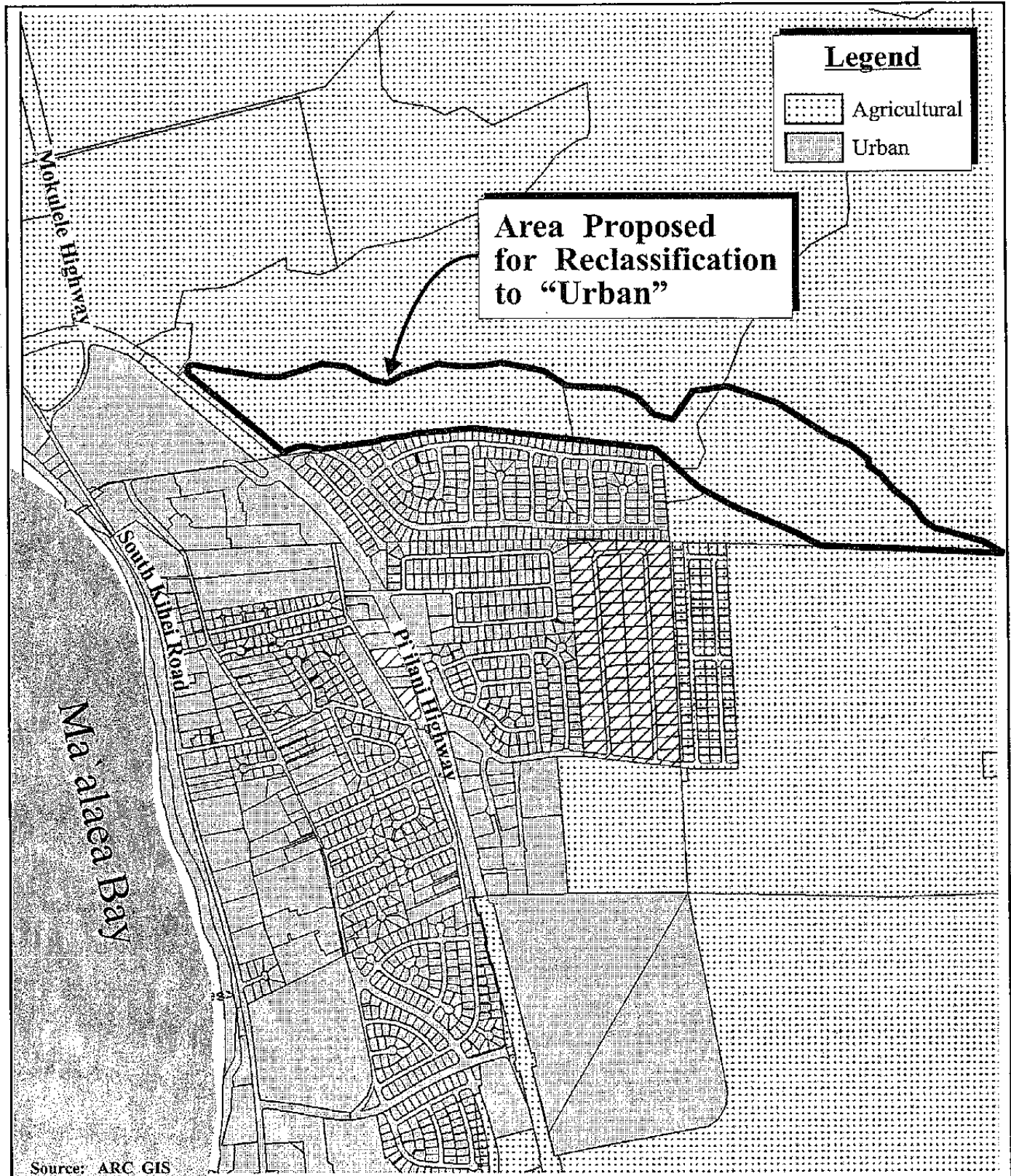


Figure 4 Proposed Kihei Residential Project
 State Land Use District Map NOT TO SCALE



2. **Kihei-Makena Community Plan**

a. **Existing Provisions of the Kihei-Makena Community Plan**

The property is currently designated as "Agriculture" by the Kihei-Makena Community Plan. See Figure 5. This use indicates areas designated for agricultural activity within the County of Maui.

b. **Proposed Amendments to the Kihei-Makena Community Plan**

A Kihei-Makena Community Plan Amendment (CPA) will be required to establish the land use categories delineated by the project's master plan.

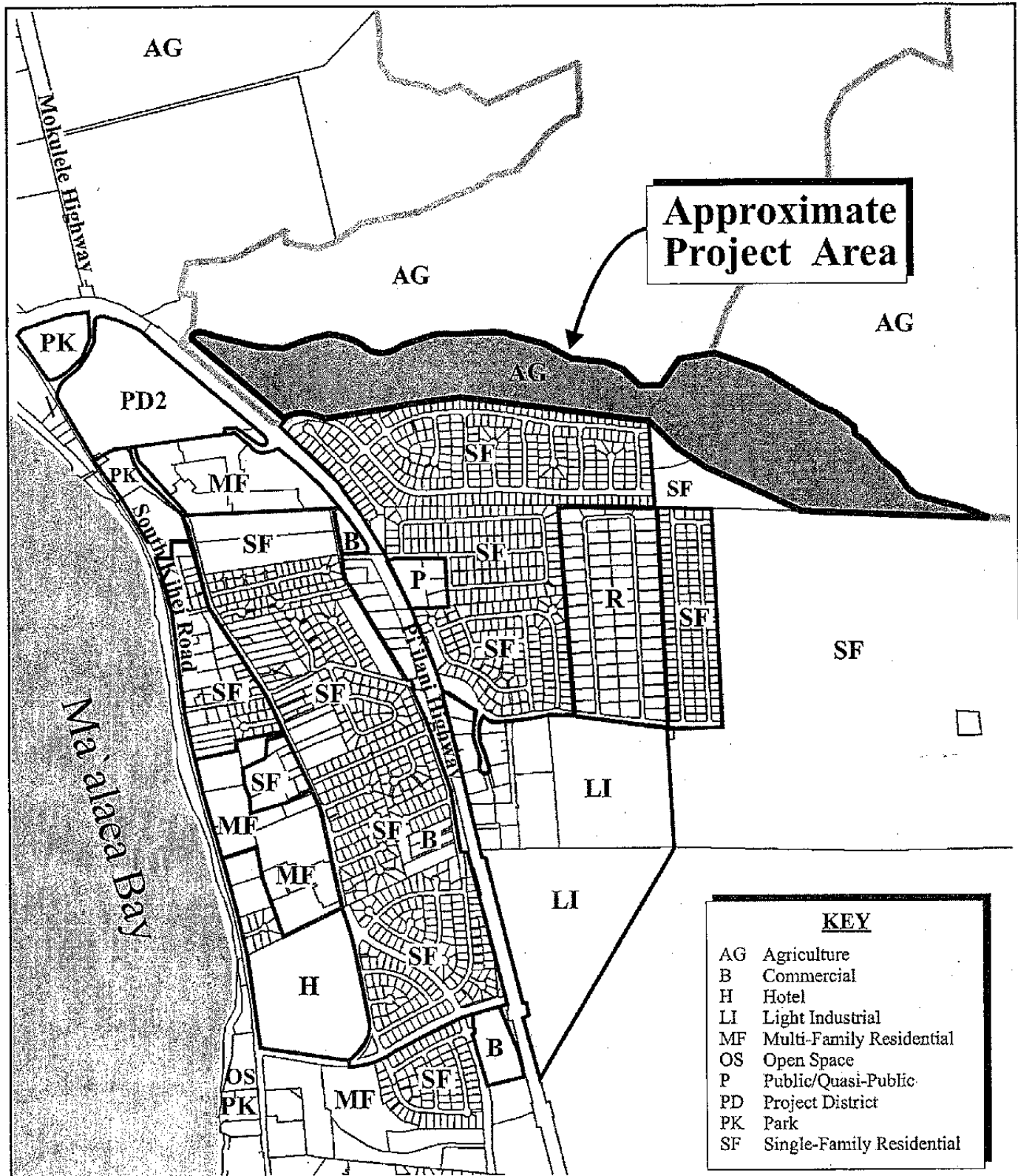
The CPA will be required to change the designation from "Agriculture" to "Multi Family" for two (2) areas totaling approximately 67.9 acres, and from "Agriculture" to "Single-Family" for an approximately 25.0-acre area. Additionally, the redesignation from "Agriculture" to "Commercial" for the approximate 1.4-acre area adjacent to Pi'ilani Highway will be required. See Figure 6.

3. **Change in Zoning**

The property is currently zoned "Agricultural" district by the County of Maui. A&B Properties, Inc. will file an application with the County of Maui for a Change in Zoning to establish the appropriate zoning for the approximate 94.4-acre plan area. See Figure 7. The proposed Change in Zoning application will include: approximately 52.8 acres to A-1, Apartment District, approximately 15.1 acres to A-2, Apartment District, approximately 25.0 acres to R-1, Residential District, and approximately 1.4 acres to B-2, Community Business District.

D. **LAND OWNERSHIP**

The subject property is owned in fee simple by Alexander & Baldwin, Inc. A&B Properties, Inc. is a wholly-owned subsidiary of Alexander & Baldwin, Inc. and is authorized to file the requisite land use applications on its behalf.

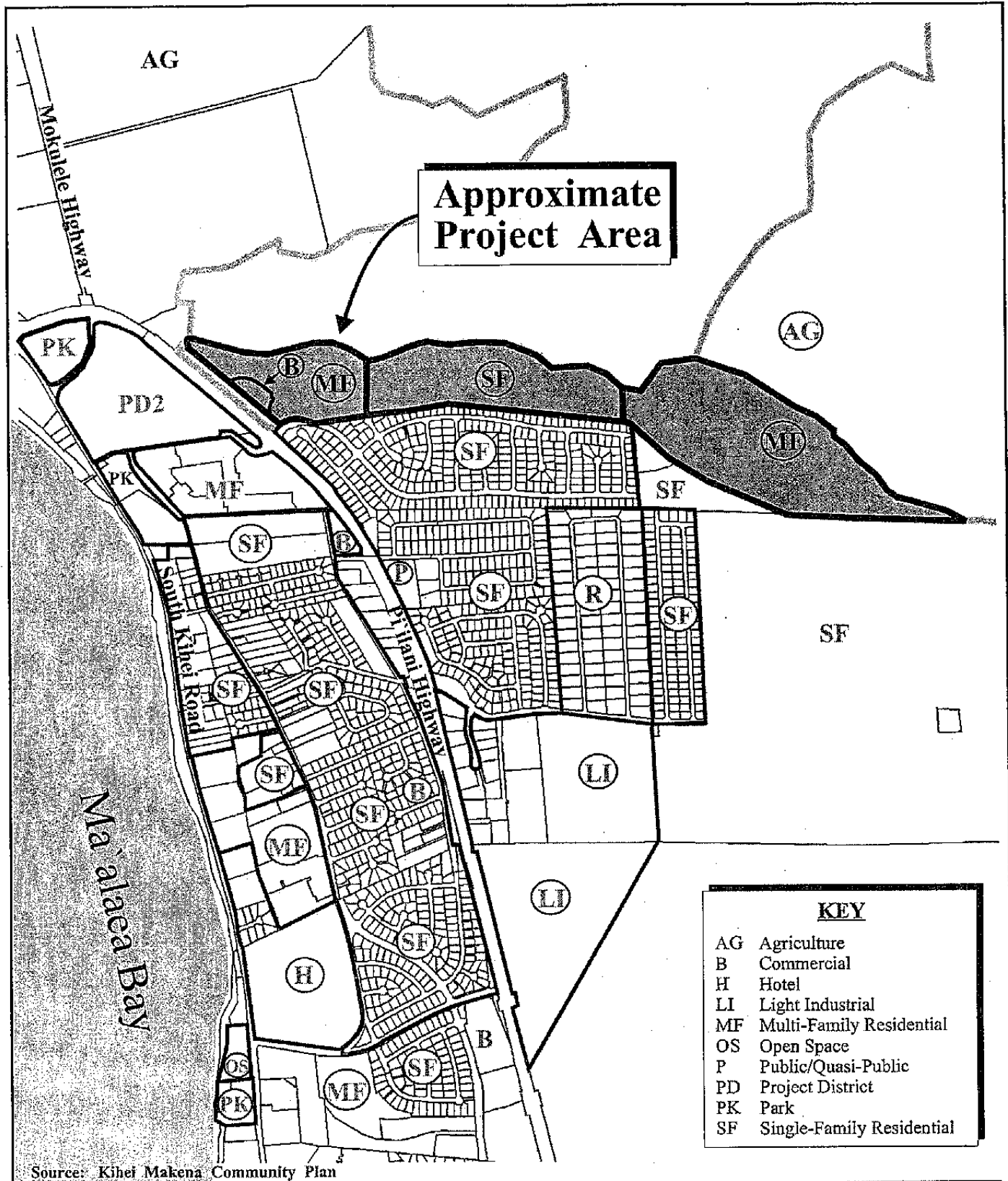


Source: Kihei Makena Community Plan

Figure 5 Proposed Kihei Residential Project
Existing Community Plan Land Use Designations



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KEY





AG	Agriculture
B	Commercial
H	Hotel
LI	Light Industrial
MF	Multi-Family Residential
OS	Open Space
P	Public/Quasi-Public
PD	Project District
PK	Park
SF	Single-Family Residential

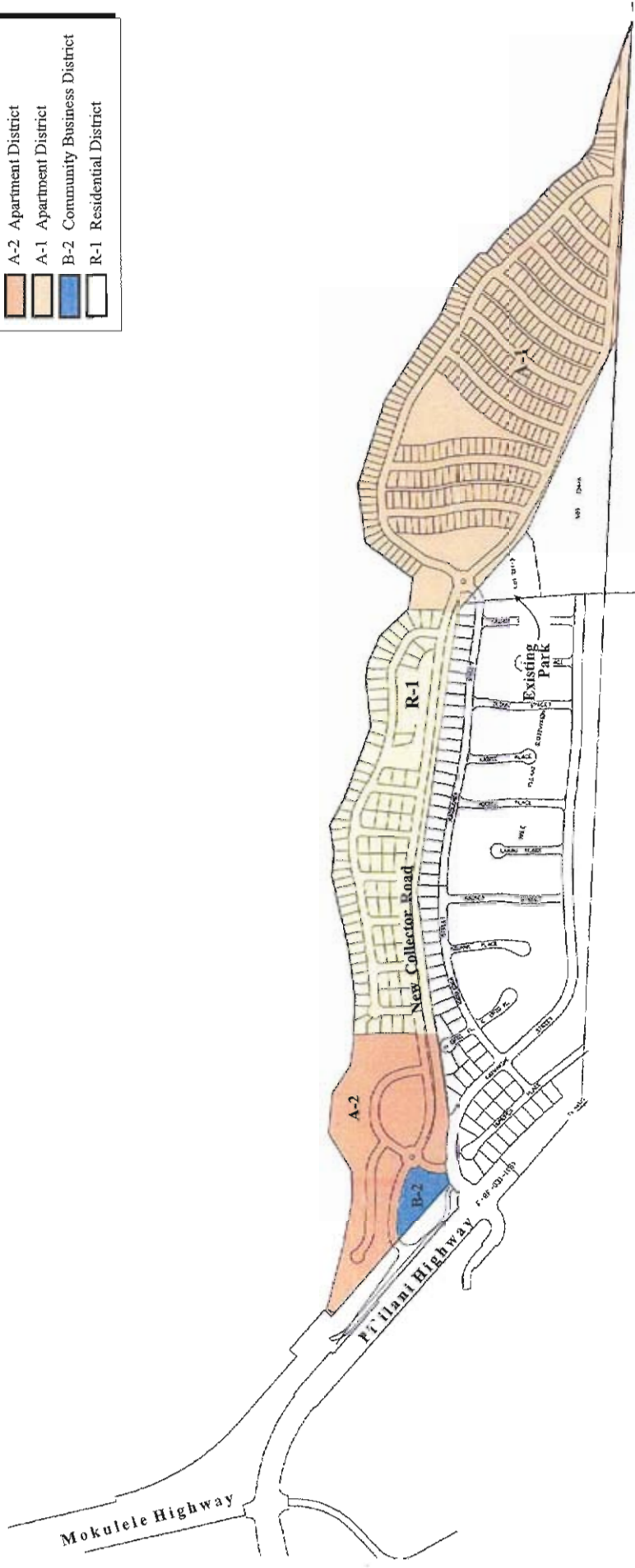
Source: Kihei Makena Community Plan

**Figure 6 Proposed Kihei Residential Project
Proposed Community Plan Amendments**



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KEY	
PROPOSED ZONING	
	A-2 Apartment District
	A-1 Apartment District
	B-2 Community Business District
	R-1 Residential District



Source: Chris Hart & Partners

Figure 7



Proposed Kihei Residential Project
Proposed County Zoning Designations

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Prepared for: A&B Properties, Inc.



ADMINISTRATIVE

E. IMPLEMENTATION TIME FRAME

The implementation of the Kihei Residential Project land use plan sought by this application will commence upon receipt of all land entitlements, regulatory permits, and approvals. It is estimated that the entitlement process will take approximately two (2) years to complete, followed by approximately two (2) years for design and the approval of construction plans. Site construction is estimated to be initiated in about 2011, with build-out of the project estimated over an approximately five (5) year period.

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

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

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

a. Existing Conditions

The project area is located at the northern gateway to the Kihei-Makena region. The project area is bordered by Waiakoa Gulch and agricultural lands to the north and residential uses to the south. Pi'ilani Highway borders the project area on the west. The Kihei Heights single-family subdivision is located to the immediate south, while the Kihei Villages multi-family residential project lies to the southwest. The Kihei Gateway commercial center is located further south, beyond the single-family residential areas mauka of Pi'ilani Highway. The Kihei Research and Technology Park is also located south of the project site, adjacent to the Elleair Golf Club and the nearby Kihei Wastewater Reclamation Facility.

The coastal area of Kihei, southwest of the project site includes resort-oriented condominiums along South Kihei Road, as well as commercial centers, such as Azeka Shopping Center Mauka, Azeka Shopping Center Makai, and Kihei Kalama Village. Approximately 2.5 miles to the southwest of the project site are the Kihei Elementary School and Lokelani Elementary School. The County's Kihei Community Center and Aquatic Center are located along Lipoa Street, across from the Kihei Elementary School. The County's Kalama Park and Kalepolepo Park and Kamoale Parks I, II and III are among the other recreational facilities found in the Kihei area, southwest of the project site.

b. Potential Impacts and Mitigation Measures

The proposed action is intended to provide a master-planned neighborhood addressing the need for increased housing inventory for Maui's residents.

The property is located adjacent to existing urban areas and has ready access to supporting infrastructure systems. The Draft EIS will examine land use compatibility issues in further detail, as well as infrastructure support systems needed for project implementation. In addition, the Draft EIS will evaluate policies drawn from land use plans, policies and controls to provide the necessary analysis for land use decision-making.

2. Climate

a. Existing Conditions

Maui is characterized by a semi-tropical climate containing a multitude of individual microclimates. The mean annual temperature of the island is about 75 degrees Fahrenheit at all locations near sea level. A high proportion of the rainfall that Maui receives each year falls on the northeast facing shores leaving the south and southwest coastal areas relatively dry. The project site is located within one of these drier areas of the southwest coast.

The Kihei coast is generally sunny, warm and dry throughout the entire year. Annual temperatures in the region average in the mid to high 70's (Maui County Data Book, December 2005). June through August are historically the warmer months of the year, while the cooler months are January through March. During the summer months, average daily temperatures in Kihei typically range from the low 70's to the high 80's.

Average rainfall distribution in the Kihei-Makena region varies from under 10 inches per year along the coastline to more than 20 inches per year in the higher elevations. Rainfall in the Kihei-Makena region is highly seasonal, with most of the precipitation occurring in the winter months (Maui County Data Book, December 2005).

Northeast trade winds prevail approximately 80 to 85 percent of the time. Trade winds originating from the northeast winds average 10 to 15 miles per hour during afternoons, with slightly lighter winds during mornings and nights. Between October and April, the southerly winds of Kona storms may be experienced.

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

The proposed action is not anticipated to alter local micro-climates.

3. **Topography and Soils**

a. **Existing Conditions**

Underlying the project site are soils belonging to the Pulehu-Ewa-Jaucas association. See **Figure 8**. The Soil Survey of the islands of Kaua'i, O'ahu, Maui, Moloka'i, and Lana'i, State of Hawai'i characterizes the soils of this association as deep and well drained and located on alluvial fans and in basins.

The Pulehu-Ewa-Jaucas association consists of well-drained and excessively drained, medium-textured, moderately fine-textured, and coarse-textured soils on alluvial fans and in basins on the island of Maui, mainly in Central Maui. These soils are nearly level to moderately sloping. The association makes up about 4 percent of the island.












Pulehu soils make up about 40 percent of the association, Ewa soils about 15 percent, and Jaucas soils 10 percent. The natural vegetation is bermuda grass, bristly foxtail grass, kiawe, and lantana.

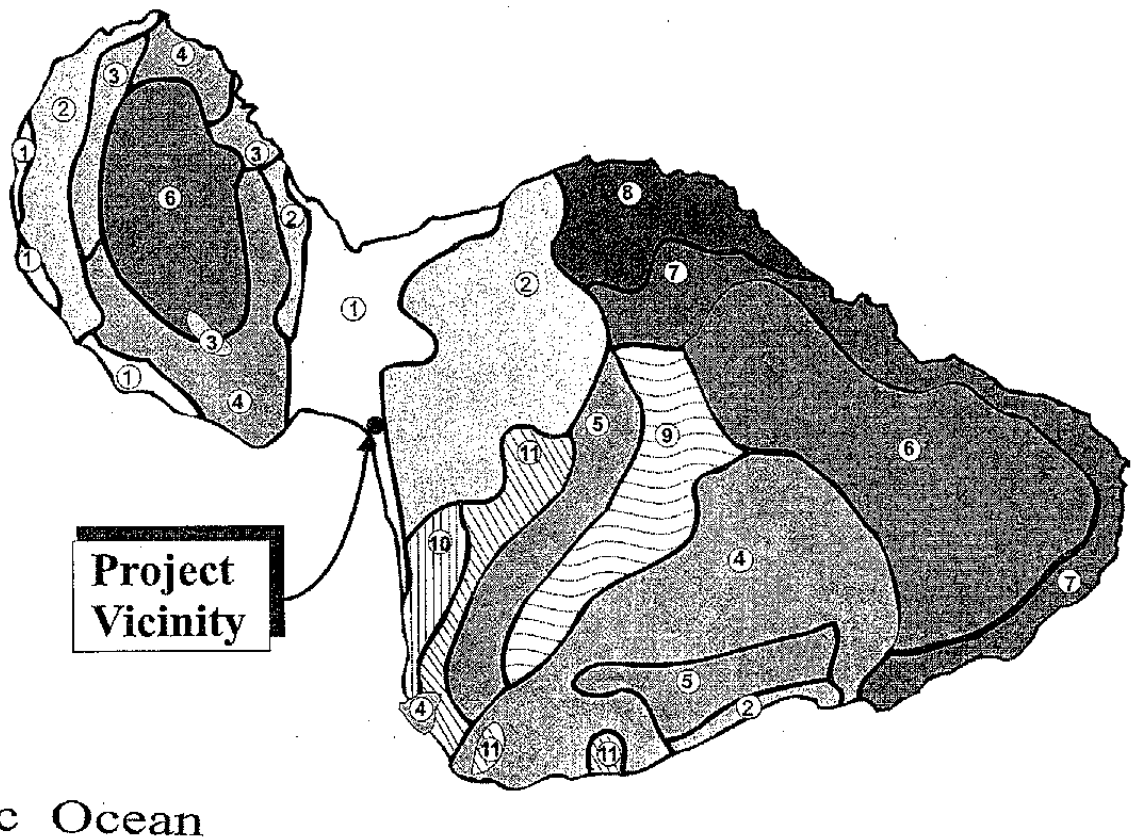
Pulehu soils have a surface layer of dark-brown, friable silt loam. Their substratum is dark-brown and dark yellowish-brown alluvium weathered from basic igneous rock. Ewa soils have a surface layer and subsoil of dark reddish-brown, friable silty clay loam. Jaucas soils have a pale-brown calcareous sand surface layer. Their substratum is yellowish-brown sand weathered from coral and seashells.

The specific soil types underlying the project site are Pulehu Silt Loam (PpA), Alae Sandy Loam (AaB), Waiakoa Very Stony Silty Clay Loam (WgB) and Waiakoa Very Stony Silty Clay Loam (WID2). See **Figure 9**.

Pulehu Silt Loam (PpA) has 0 to 3 percent slopes. This soil was historically used for sugar cane. Small acreages are used for homesites.

LEGEND

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



Source: USDA Soil Conservation Service

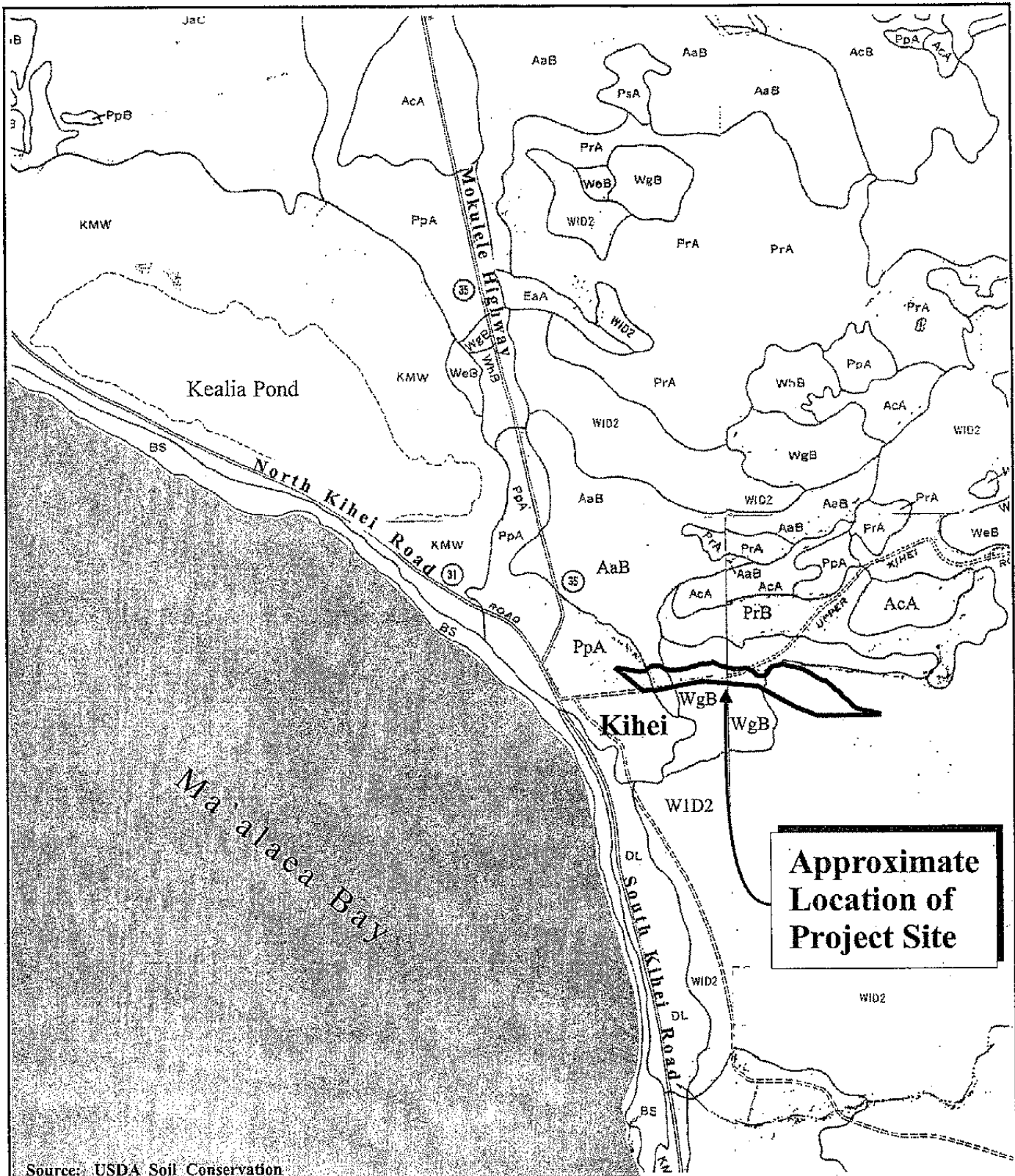
Figure 8 Proposed Kihei Residential Project
Soil Association Map



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Prepared for: A&B Properties, Inc.

MUNEKIYO & HIRAGA, INC.



Source: USDA Soil Conservation

Figure 9 Proposed Kihei Residential Project
Soil Classification Map



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Prepared for: A&B Properties, Inc.

MUNEKIYO & HIRAGA, INC.

A&B\KiheiRes\ETSPN\SoilClass

Alae Sandy Loam (AaB) has no cobblestones on the surface with 3 to 7 percent slopes. Runoff is slow, and the erosion hazard is slight. There can be a few to many pebble-size rock fragments in the surface layer. Most of this soil is used for sugar cane and pasture. A small acreage is used for truck crops.

Waiakoa Very Stony Silty Clay Loam (WgB) is found on smooth, low uplands. In a representative profile, the surface layer is dark reddish-brown silty clay loam about 2 inches thick. The subsoil, about 23 inches thick, is dark reddish-brown and very dark grayish-brown silty clay loam that has prismatic structure or is massive. The substratum is very dark brown silty clay loam and hard, basic igneous rock. The soil is neutral in the surface layer and slightly acid to neutral in the subsoil. Permeability is moderately slow. Runoff is slow, and the erosion hazard is slight. The available water capacity is about 1.5 inches per foot of soil. In places roots penetrate to bedrock. This soil is used for sugar cane, pasture, and wildlife habitat.

Waiakoa Extremely Stony Silty Clay Loam (WID2) erodes and has stones covering 3 to 15 percent of the surface. In most areas, about 50 percent of the surface layer has been removed by erosion. Runoff is medium and the erosion hazard is severe.

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

The master-planned residential neighborhood proposed for the subject property is compatible with the property's underlying soil characteristics. There are no geologic or soil hazard limitations associated with the subject property.

4. **Agriculture**

a. **Existing Conditions**

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", 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" agricultural lands include those that have not been rated as "Prime" or "Unique".

As reflected by the ALISH map for the project region, a portion on the northern end of the project site has been defined as "Prime" agricultural lands while the remainder of the property is "Other". See Figure 10.

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 project site is located on lands designated E77. These lands have the lowest productivity rating by the LSB. Machine tillability is very poorly suited, thus grazing is the typical use for this type of soil. The soil is moderately fine and well-drained with complex nonstony, stony and rocky lands.

b. Potential Impacts and Proposed Mitigation Measures

As previously noted, the subject property lies within the State Agricultural district and is designated for agricultural uses by the Kihei-Makena Community Plan and Maui County zoning. The proposed project will involve the use of approximately 94.3 acres of land, which represents approximately 0.03 percent of the roughly 246,000 acres of State Agricultural district lands on the island of Maui. A more detailed assessment of the agricultural impact will be included in the Draft EIS.

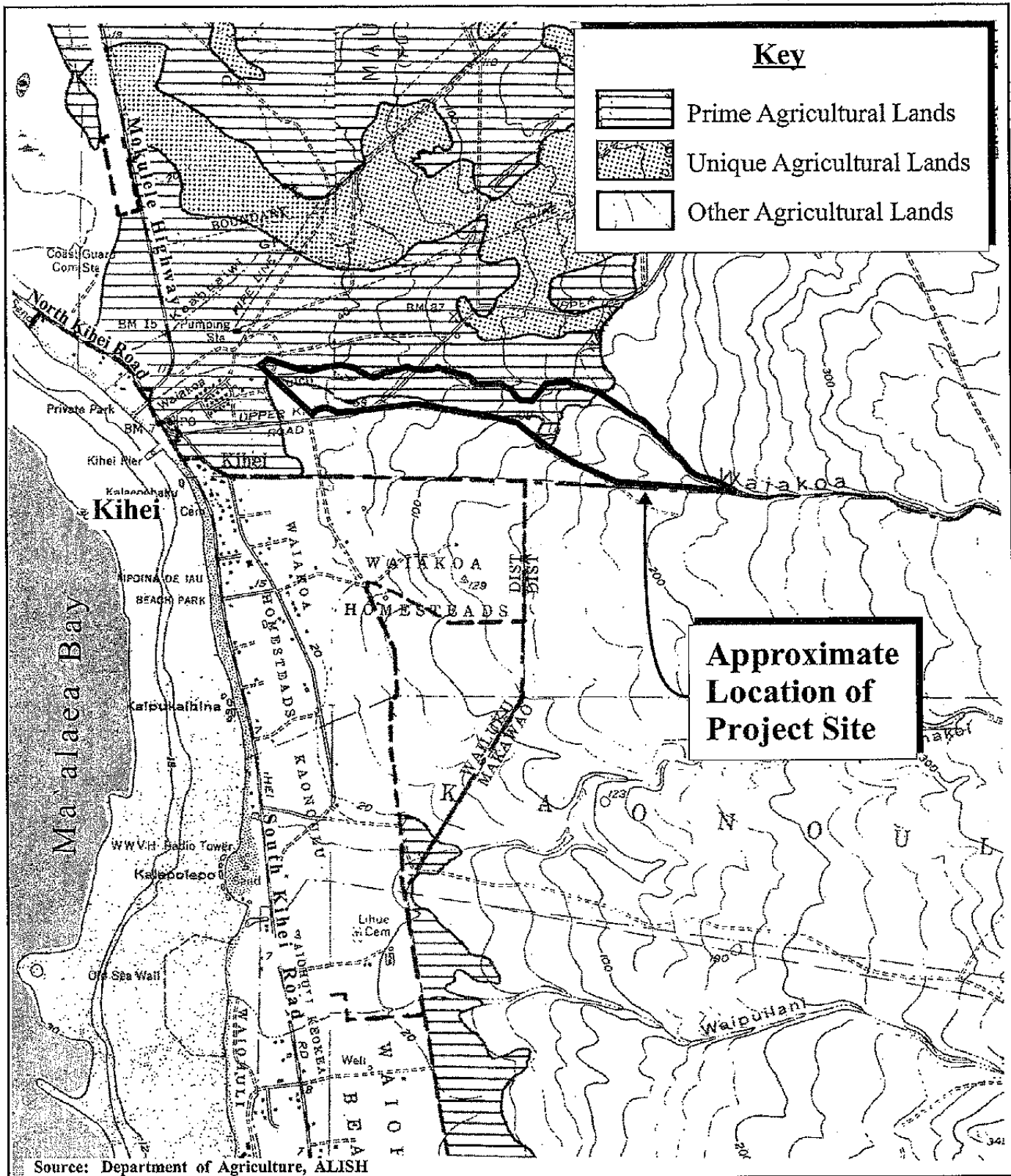


Figure 10 Proposed Kihei Residential Project
 Agricultural Lands of Importance
 to the State of Hawai'i Map

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5. **Flood and Tsunami Hazards**

a. **Existing Conditions**

The Flood Insurance Rate Map (FIRM) for this area of Maui designates the majority of the project site as being located within Zone C, areas of minimal flooding, although small portions of the site occupy Zone AO, or areas of 100-year shallow flooding where depths are between one (1) and three (3) feet. See Figure 11.

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

The project site is bordered to the north by the Waiakoa Gulch, a mauka-makai drainageway originating upslope on the western face of Haleakala. A floodway delineation study has been completed to define the limits of the 100-year flood inundation area. The project has been situated outside of the 100-year floodway. Results of the flood study will be incorporated in the Draft EIS.

6. **Flora and Fauna**

a. **Existing Conditions**

A Botanical and Fauna Survey was conducted by Robert Hobdy, Environmental Consultant. During this survey, the lower half of the subject property was plowed and was bare soil except for along the field margins and roads. The middle portion of the property had a diverse array of vegetable crops, with the upper portion of the property populated with near-monotypic buffelgrass savannah, with scattered kiawe trees and koa haole shrubs. Buffelgrass was the only species listed as abundant and best defined the character of the property. Three (3) native plants, 'ilima, 'uhaloa and koali awahia, however, were found on the property, but all are common indigenous plants that are widespread in the tropics. The vegetation throughout the property was dominated by non-native species. No other endangered or threatened plant species were identified on the property. The proposed project is not expected to have a significant negative impact on botanical resources.

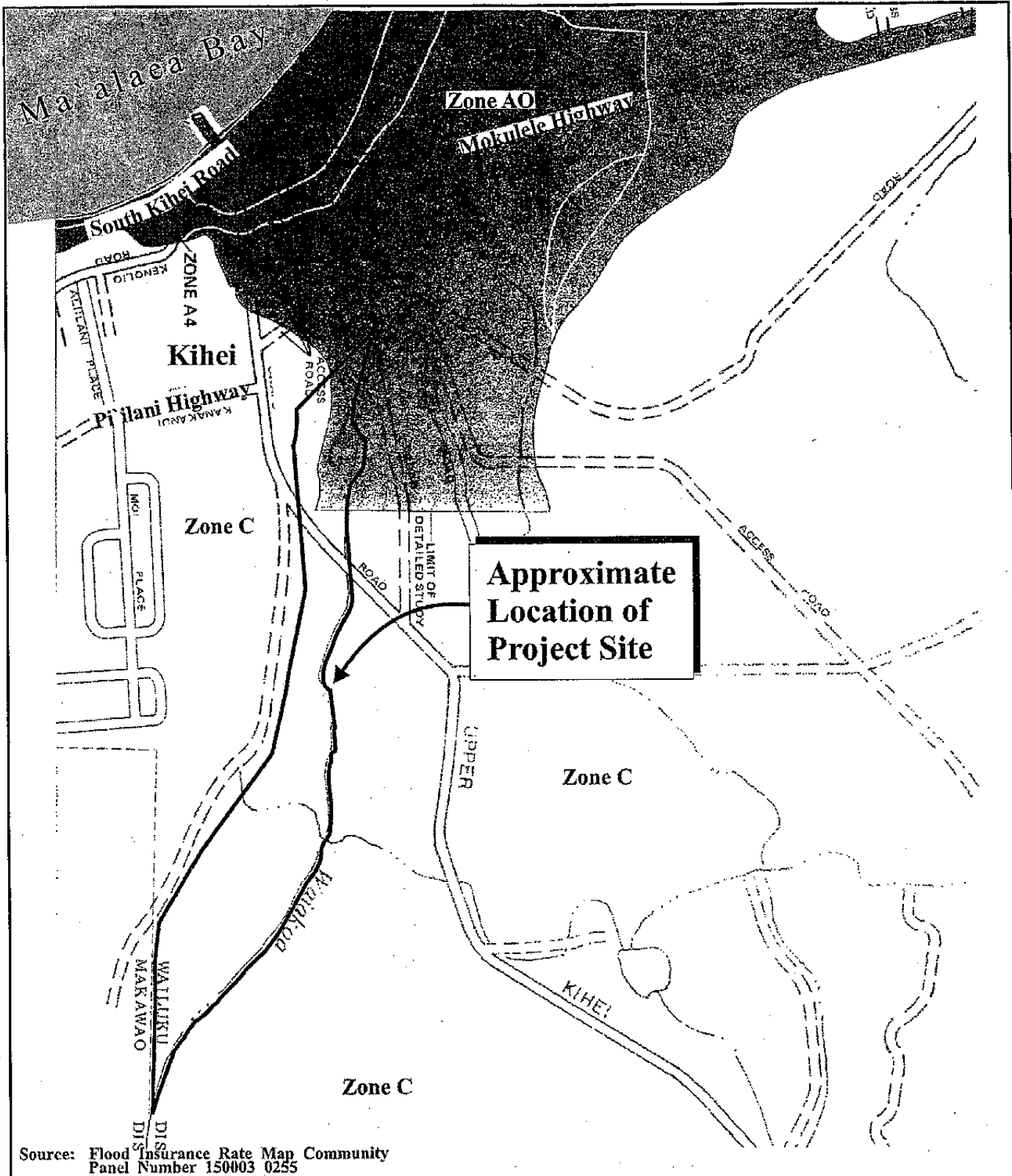


Figure 11 Proposed Kihei Residential Project
Flood Insurance Rate Map



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Avifauna and mammals common to the project site and surrounding areas are also typical of species found in other developed areas in Kihei. Feral mammals found within the project site included dogs, cats, and mongoose. There were evidence of axis deer on the upper part of the property, however, no deer were actually seen. Non-native birds were observed and very active in this area due to the insect population and its dry conditions. There were no known endangered mammal, bird or insect species identified throughout the course of the survey.

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

The proposed changes in land use should have no significant negative impact on the native botanical and fauna in this part of Maui. No recommendations were deemed necessary regarding the flora and fauna resources on the proposed project area.

7. **Streams, Wetlands and Reservoirs**

a. **Existing Conditions**

The Waiakoa Gulch channel forms the northern boundary of the project site. A flood study of Waiakoa Gulch has been completed to define the limits of the 100-year flood. The proposed project will be situated outside of the 100-year floodway. The nearest wetland area is the Kealia Pond National Wildlife Refuge, which is located approximately 1.5 miles to the west of the subject property.

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

The natural drainage characteristics of the Waiakoa Stream will not be altered. The land plan for the project provides an open space buffer along the gulch to enable uninterrupted natural flows to occur. The Draft EIS will include a preliminary drainage report to describe the proposed drainage system for the project. Mitigation measures, such as Best Management Practices (BMPs) for erosion and sedimentation control, will be addressed in the preliminary drainage report.

8. Archaeological and Historical Resources

a. Existing Conditions

An archaeological inventory for the project site has been completed by Cultural Surveys Hawai'i. The inventory survey indicates that the subject parcel was heavily impacted by agricultural activities. Two (2) sites associated with these agricultural activities were identified. These sites were significant for their information content, which was documented by the archaeological inventory survey. Findings of the archaeological inventory survey will be further detailed in the Draft EIS.

b. Potential Impacts and Proposed Mitigation Measures

The archaeological inventory survey report was submitted to the State Historic Preservation Division (SHPD) for review. The SHPD concurred with the findings and recommendations of the archaeological inventory survey report and accepted the report in June, 2006. The archaeological inventory survey report and SHPD acceptance letter will be included in the Draft EIS.

9. Cultural Resources

A cultural impact assessment was conducted for the subject property. The assessment found that there are no existing cultural practices occurring within the immediate vicinity of the project area. The assessment concluded that the proposed action should not have an impact upon Native Hawaiian cultural resources. The cultural impact assessment report will be included in the Draft EIS.

10. Air and Noise Quality

a. Existing Conditions

The air quality of the Kihei area is considered good with existing airborne pollutants attributed primarily to automobile exhaust from the region's roadways. There are no point sources of airborne emissions in the immediate vicinity of the project site. Other sources of airborne emissions may include construction activities around Kihei and smoke produced from sugarcane burning which takes place in the Central Maui isthmus. These

sources are intermittent, however, and prevailing trade winds quickly disperse any particulates which are generated.

There are no significant noise generators in the vicinity of the project site. The predominant background noise source in the area is attributed to vehicle traffic along Pi'ilani Highway and surrounding roadways.

b. Potential Impacts and Proposed Mitigation Measures

Air quality impacts attributed to the project will include dust generated by short-term construction-related activities. Site work such as clearing, grubbing and grading, and roadwork and construction will generate airborne particulates. Dust control measures, such as regular watering and sprinkling, will be implemented to minimize wind-blown emissions.

Graded and grubbed areas will be vegetated to mitigate dust-generated impacts. In the long term, the proposed project is not expected to adversely impact local and regional ambient air quality.

Ambient noise conditions will be temporarily impacted by construction activities. Heavy construction equipment, such as bulldozers, front-end loaders, and material-transport vehicles, will likely be the dominant source of noise during the construction period. The overall long-term impact of the proposed project on ambient noise levels is not anticipated to be significant given the predominantly residential character of the proposed project.

11. Scenic and Open Space Resources

a. Existing Conditions

The subject property is located mauka of Pi'ilani Highway at the northern portion of the Kihei urban area. The slopes of Haleakala are visible from the project site, with the West Maui Mountains visible to the west. The project site is not located within a scenic view corridor, nor is it a part of a valuable open space resource area.

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

The proposed residential community will be developed as an architecturally integrated master planned area with low-rise residential structures. Landscaping will be installed as part of the development improvements to ensure visual buffering and softening of the built landscape. Adverse impacts to scenic or open space resources resulting from the project are not anticipated.

B. SOCIO-ECONOMIC ENVIRONMENT

1. **Regional Setting**

a. **Existing Conditions**

From a regional standpoint, the project site is located within the Kihei-Makena Community Plan region, which stretches from Ma'alaea in the north down to La Perouse Bay in the south. The region contains a diverse range of physical and socio-economic environments. With its dry and mild climate and proximity to recreation-oriented shoreline resources, the visitor-based economy has grown steadily over the years. The town of Kihei serves as the commercial and residential center of the region with the master-planned communities of Wailea and Makena serving as the focal point for the majority of visitor activities. A number of internationally recognized luxury hotels and golf courses are located along the coastline at Wailea and Makena.

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

The proposed project is considered compatible with surrounding land uses. The proposed residential units will help to meet a portion of the demand for housing by Maui residents. Further consideration of potential impacts to the regional setting and community character surrounding the project site will be addressed in the Draft EIS.

2. Population and Demography

a. Existing Conditions

The population of the County of Maui has exhibited relatively strong growth over the past decade. The resident population for the County of Maui in 2005 was estimated at 139,995 (State of Hawai'i Data Book, 2005) and is projected to increase to approximately 151,300 in 2010 (SMS, June 2006).

The subject property is located along the southwest coast of Maui, within the Kihei-Makena Community Plan region. Just as the County's population has grown, the resident population of the Kihei-Makena region has also increased. The estimated population of Kihei in 2000 was 22,870 (Socio-Economic Forecast Report, June 2006) which comprises 19.4 percent of the island's population. A projection of the resident population for this region in 2010 is estimated to be at 28,114 (SMS, June 2006).

b. Potential Impacts and Proposed Mitigation Measures

The proposed action is intended to meet a portion of the resident demand for housing. The potential impact of the proposed Kihei residential project on population and demographics will be further analyzed in the Draft EIS.

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 the Kihei-Makena region, which is one of the State's major resort destination areas. The foundation for the region's visitor strength lies in the availability of vacation rentals, world-class resorts, and recreational facilities throughout Kihei, Wailea and Makena. Service support for the visitor industry is also found in Kihei, where numerous retail commercial centers are located.

The State's overall economic growth rate remains high and its unemployment rate continues to be the lowest in the nation at 2.8 percent. Maui County is exhibiting similar trends with a seasonally unadjusted

unemployment rate for the same period of 2.7 percent (State Department of Labor and Industrial Relations, May 2006).

b. Potential Impacts and Proposed Mitigation Measures

On a short-term basis, the project will support construction and construction-related employment. Accordingly, the project will have a beneficial impact on the local economy during the period of construction. An analysis to address tax, income and property valuation parameters will be undertaken during the Draft EIS process.

4. Housing

a. Existing Conditions

The project site is located in Kihei, the commercial and residential center of South Maui. A range of housing types and conditions exists within these areas, from owner-occupied homes to luxury condominiums for part-time residents.

Maui is presently experiencing an acute shortage of housing and record high prices, with the median sales price of a single-family home exceeding \$600,000.00. At the same time, interest rates nationwide have fallen to record lows and a variety of new financing options (such as interest-only loans) is making it easier for more people previously unable to afford the cost of a down payment to enter the market as buyers. Low unemployment rates on Maui are also increasing resident's prospects of owning a home. Consequently, demand for home ownership exceeds the supply on Maui.

b. Potential Impacts and Proposed Mitigation Measures

The proposed Kihei Residential project would add approximately 600 residential units, including affordable units, to the supply of housing on Maui. The proposed project would assist in providing relief to the current overall shortage of housing. Moreover, the subject property's central location suggests that its impact will be very beneficial to Maui's residential and commercial sectors. No significant negative impacts on housing conditions are anticipated. The Draft EIS will include a more thorough discussion of the proposed project's potential impacts on housing.

C. PUBLIC SERVICES

1. Police and Fire Protection

a. Existing Conditions

The headquarters of the County of Maui Police Department (MPD) are located at its Wailuku Station. The department consists of several patrol, support, administrative, and investigative divisions that service the Hana, Lanai, Lahaina, Molokai, and Wailuku regions.

The MPD's Kihei Patrol, which covers the Kihei-Makena region, operates from a substation located at the Kihei Town Center, about 1.0 mile south of the project site.

Fire prevention, protection, and suppression services are provided by the County of Maui, Department of Fire and Public Safety. The Kihei Fire Station, which services the Kihei-Makena region, is situated on South Kihei Road near Kalama Park, approximately 0.8 mile south of the project site.

The Wailea Fire Station is located about 2.0 miles to the south of the project site. The Wailea Station services the area from Kamaole Beach Park II to Makena and provides back-up support for the Kihei Station when required.

b. Potential Impacts and Proposed Mitigation Measures

An assessment of the impacts to police and fire protection services will be carried out in the EIS preparation process. The EISPN will be circulated to the Police Department and Department of Fire and Public Safety to solicit comments on the proposed action.

2. Medical Facilities

a. Existing Conditions

The only major medical facility on the island is Maui Memorial Medical Center, which is located in Kahului about eight (8) miles from the project

area. The 196-bed facility provides general, acute, and emergency care services.

Clinics and offices are situated throughout the Kihei and Wailea areas, however, these offer medical services on a lesser scale. Such clinics include Kihei Clinic and Wailea Medical Services, Kihei Pediatric Clinic, Kihei Physicians and the Kihei-Wailea Medical Center.

b. Potential Impacts and Proposed Mitigation Measures

An assessment of the impacts to medical treatment and care services will be carried out in the Draft EIS process. The EISPN will be circulated to the Maui Memorial Medical Center for review and comment.

3. Educational Facilities

a. Existing Conditions

The State Department of Education (DOE) operates three (3) schools in the Kihei area. Kihei Elementary School and Kamalii Elementary School covers grades K to 5, each with enrollments of approximately 800 students. Lokelani Intermediate School includes grades 6 to 8, with similar approximate enrollment. The Kihei Charter High School is also located in the region with an approximate enrollment of 150 students (Department of Education). The majority of public school students in grades 9 through 12 attend Maui High School located in Kahului. Maui Community College, a branch of the University of Hawai'i system, is the primary higher education institution serving the County.

b. Potential Impacts and Proposed Mitigation Measures

Coordination will be undertaken with the State Department of Education to assess the impact of the proposed project upon educational facilities. As part of the coordination process, a copy of the EISPN will be sent to the Department of Education for review and comment. Results of this coordination will be incorporated in the Draft EIS.

4. **Recreational Facilities**

a. **Existing Conditions**

Diverse recreational opportunities are available in the Kihei-Makena Community Plan region. Shoreline activities, such as fishing, surfing, jogging, camping, picnicking, snorkeling, swimming, and windsurfing, are by far the predominant form of recreation in the area. Numerous public park facilities exist within a relatively short driving distance of the project site, including Waipu'ilani, Kalama, and Kama'ole I/II/III Beach Parks. Additionally, recreational resources available in Kihei, Wailea and Makena include the Kihei Community Center and Aquatic Center, as well as resort-affiliated, world-class golf courses and tennis centers.

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

The proposed project will include approximately 10 acres of park and open space. The applicant will coordinate with the County Department of Parks and Recreation to assess the impact of the proposed project upon recreational facilities. A copy of the EISPN will be transmitted to the Department of Parks and Recreation in this regard.

5. **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 of at the County's Central Maui Landfill facility, located 4.0 miles southeast of the Kahului Airport. In addition to County-collected refuse, the Central Maui Landfill also accepts commercial waste from private collection companies. A new expansion to the Central Maui solid-waste landfill facility was recently opened. 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 junctions with North Kihei Road and the Ku'ihelani Highway. A County supported green waste recycling facility is located at the Central Maui Landfill.

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

The single family residential units located in the completed subdivision will be served by the County of Maui's solid waste disposal facilities. Other project components will be served by private waste collection companies. Further coordination will be carried out with the County's Department of Public Works and Environmental Management during the Draft EIS preparation phase of work to identify project implications to solid waste facilities. The findings will be incorporated into the Draft EIS document.

D. **INFRASTRUCTURE**

1. **Roadways**

a. **Existing Conditions**

The project site is served directly by the adjacent Pi'ilani Highway, the primary arterial highway for South Maui. This four-lane, two-way State Highway runs parallel to and mauka of South Kihei Road. In addition to paved shoulders, Pi'ilani Highway has traffic signals and right- and left-turn lanes at major intersections. The property is currently accessed via Kaiwahine Street, which intersects Pi'ilani Highway at its makai boundary. The intersection at Pi'ilani Highway and Kaiwahine Street is signalized, with turning lanes. Two (2) primary access points to the project are proposed on the makai portion of the property: (1) from Pi'ilani Highway (right-turn in and out only); and (2) from Kaiwahine Street. Within the mauka portion of the property, several access points to adjacent properties are planned.

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

A Traffic Impact Analysis Report (TIAR) for the proposed project will be prepared and included in the Draft EIS. The TIAR will address the impacts of traffic generated from the proposed action and identify measures required to mitigate the impacts, as well as identify cumulative traffic impacts. Coordination with the State Department of Transportation and County Department of Public Works and Environmental Management will be undertaken in the preparation of the TIAR.

2. **Water System**

a. **Existing Conditions**

The Kihei area is served by the Department of Water Supply (DWS) of the County of Maui. The existing water mains in the project vicinity include: a 12-inch ductile iron (DI) main along Kaiwahine Street, an 8-inch DI main along Kaiolohia Street, an 18-inch cast iron (CI) main adjacent to and crossing Pi'ilani Highway and a 36-inch concrete main (Central Maui Transmission System) crossing the subject property in a north/south direction approximately midway through the site. The 2.0 million gallon Makai Heights Reservoir provides storage for the north Kihei area.

According to DWS Design Standards and based on the project's conceptual land use plan, the projected average water use daily demand will be 0.53 million gallons per day (mgd) with a maximum daily demand of 0.80 mgd. Preliminarily, water storage requirements for the project is estimated at 900,000 gallons.

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

A Preliminary Engineering Report (PER) addressing water system infrastructure requirements will be included in the Draft EIS.

3. **Wastewater System**

a. **Existing Conditions**

The Kihei area is currently serviced by a wastewater collection, treatment and disposal system owned and operated by the County of Maui. The system consists of a number of pump stations and force mains which convey wastewater through the County's transmission lines. Pump Station Nos. 2 to 5 convey flows from North Kihei to Pump Station No. 6 which is located adjacent to the Kihei Fire Station and Kalama Park. The combined flows are transported to the Kihei Wastewater Reclamation Facility ("KWRF") which is located mauka of Pi'ilani Highway and south of the Elleair Maui Golf Club. Wastewater from the existing residential area adjacent to the property is transported via a 12-inch line across Pi'ilani

Highway and along Uwapo Road to the County's Pump Station No. 1 located on Kihei Road.

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

The PER to be included in the Draft EIS will further detail wastewater generation flows and attendant infrastructural improvements needed to meet collection, transmission and treatment requirements.

4. **Drainage System**

a. **Existing Conditions**

The Waiakoa Gulch, which borders the project site to the north, is a primary mauka-makai drainage way capturing runoff from the slopes of Haleakala for conveyance to the ocean. Dual 48-inch culverts carry stormwater flows beneath Pi'ilani Highway. A flood study of Waiakoa Gulch has been completed to define the limits of the 100-year flood. The proposed project will be situated outside of the 100-year floodway.

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

A preliminary drainage report prepared by a licensed civil engineer will be included in the Draft EIS. The report will analyze pre-development and post-development runoff volumes and recommend mitigation measures needed to ensure that downstream and adjacent properties are not adversely impacted.

5. **Electrical, Telephone, and Cable Television Services**

a. **Existing Conditions**

Electrical power, telephone, and CATV services to the region are provided by Maui Electric Company, Hawaiian Telcom, and Oceanic Time Warner Cable of Hawai'i, respectively. Electrical facilities and cable poles are all located along Pi'ilani Highway.

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

Electrical, telephone and cable service providers are anticipated to have the needed capacities to serve the proposed project. Coordination with Maui Electric Company, Hawaiian Telcom and Oceanic Time Warner Cable of Hawai'i will be initiated to ensure that systems planning and design can be programmed in concert with the project's development schedule.

E. CUMULATIVE AND SECONDARY IMPACTS

Cumulative impacts are defined as the impact on the environment which results from the incremental impact of an action when added to other past, present, and reasonably foreseeable future actions, regardless of what agency or person undertakes such other actions.

The proposed project is not part of a larger action, nor would it occur within the context of such actions. However, the proposed action will be reviewed together with other major residential development projects in the region to address cumulative impact considerations.

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 of the impediments to growth-transportation access.

Secondary impacts will be examined in further detail in the Draft EIS.

**III. RELATIONSHIP TO
LAND USE PLANS,
POLICIES AND
CONTROLS**

III. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS

A. STATE LAND USE DISTRICT

Chapter 205, Hawai'i Revised Statutes, relating to the Land Use Commission, establishes four (4) major land use districts in which all lands in the state are placed. These districts are designated as "Urban", "Rural", "Agricultural", and "Conservation". The subject property is located within the "Agricultural" district. Refer to **Figure 4**.

A State Land Use District Boundary Amendment for those portions of the project area located within the "Agricultural" district for reclassification to the "Urban" district will be requested as part of the entitlement application to enable implementation of the proposed project. Criteria considered in the reclassification of lands are set forth in the State Land Use Commission Rules (Chapter 15-15, Hawai'i Administrative Rules). Further coordination with State agencies will be carried out in the Draft EIS phase and the proposed reclassification will be analyzed with respect to the appropriate land use district criteria.

B. 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. Examples of State objectives and policies relevant to the proposed project are as follows:

1. **Section 226-05, Objectives and policies for population. To achieve this objective, it shall be the State policy to:**
 - a. Promote increased opportunities for Hawai'i's people to pursue their socio-economic aspirations throughout the islands.
 - b. Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area.

2. **Section 226-19, Objectives and policies for socio-cultural advancement-housing.**
To achieve the housing objectives, it shall be the policy of the State to:

- a. Effectively accommodate the housing needs of Hawai'i's people.
- b. Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households.
- c. Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.

The Draft EIS will include a full review of applicable State Plan objectives and policies, as well as priority guidelines. In addition, the Draft EIS will examine the project's relationship to applicable State Functional Plans.

C. MAUI COUNTY GENERAL PLAN

The Maui County General Plan (1990 Update) sets forth broad objectives and policies to help guide the long-range development of the County. As stated in the Maui County Charter, the General Plan shall:

"...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 the opportunities and the social, economic, and environmental consequences related to potential developments; and shall set forth the desired sequence, patterns, and characteristics of future developments. The General Plan shall identify objectives to be achieved, and priorities, policies, and implementing actions to be pursued with respect to population density, land use maps, land use regulations, transportation systems, public and community facility locations, water and sewage systems, visitor destinations, urban design, and other matters related to development."

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

Theme Number 2 Prepare a Directed and Managed Growth Plan

Amendments to the General Plan will preserve a desired quality of life where areas of urban settlement must be managed and directed within a framework that consistently and

concurrently balances growth demands against human service needs and physical infrastructure supply.

Theme Number 5 Provide for Needed Resident Housing

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

The proposed action is in keeping with the following General Plan objectives and policies:

POPULATION

Objective

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

Policy

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

LAND USE

Objectives

1. To preserve for present and future generations existing geographic, cultural and traditional community lifestyles by limiting and managing growth through environmentally sensitive and effective use of land in accordance with the individual character of the various communities and regions of the County.
2. To use the land within the County for the social and economic benefit of all the County's residents.

Policies

1. Provide and maintain a range of land use districts sufficient to meet the social, physical, environmental and economic needs of the community.
2. Encourage land use methods that will provide a continuous balanced inventory of housing types in all price ranges.
3. Encourage programs to stabilize affordable land and housing prices.

HOUSING

Objective

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

Policies

1. Encourage the construction of housing in a variety of price ranges and geographic locations.
2. Ensure that each community plan region contains its fair share of affordable housing.

URBAN DESIGN

Objective

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

Policy

Encourage community design which establishes a cohesive identity.

RECREATION AND OPEN SPACE

Objective

To provide high-quality recreational facilities to meet the present and future needs of our residents of all ages and physical ability.

Policy

Develop facilities that will meet the different recreational needs of the various communities.

D. KIHEI-MAKENA COMMUNITY PLAN

Within Maui County, there are nine (9) community plan regions. From a General Plan implementation standpoint, each region is governed by a community plan which sets forth desired land use patterns, as well as goals, objectives, policies, and implementing actions for a number of functional areas including infrastructure-related parameters. The proposed Kihei Residential project is located within the Kihei-Makena Community Plan region. The existing land use designations for the project area under the Community Plan are set forth in the Kihei-Makena Community Plan Land Use Map. As shown in **Figure 5**, the lands underlying the subject property are designated "Agriculture" on the Kihei-Makena Community Plan Map.

The applicant will file a community plan amendment application to change the designation from "Agriculture" to "Multi-Family", "Single-Family", and "Commercial" to correspond to the land use designations reflected on the project master plan.

The proposed project is also in conformance with the following, more general, goals, objectives, and policies of the Kihei-Makena Community Plan.

LAND USE

Goal

A well-planned community with land use and development patterns designed to achieve the efficient and timely provision of infrastructural and community needs while preserving and enhancing the unique character of Ma'alaea, Kihei, Wailea and

Makena, as well as the region's natural environment, marine resources and traditional shoreline uses.

Objectives and Policies

1. Identify priority growth areas to focus public and private efforts on the provision of infrastructure and amenities to serve existing residents and to accommodate new growth.
2. Provide for limited residential expansion in Kihei which complements the existing natural and built environment.

HOUSING AND URBAN DESIGN

Goal

A variety of attractive, sanitary, safe and affordable homes for Kihei's residents, especially for families earning less than the median income for families within the County. Also, a built environment which provides complementary and aesthetically pleasing physical and visual linkages with the natural environment.

Objectives and Policies

1. Provide an adequate variety of housing choices and range of prices for the needs of Kihei's residents, especially for families earning less than the median income for families within the County, through the project district approach and other related programs. Choices can be increased through public/private sector cooperation and coordinated development of necessary support facilities and services.
2. Require a mix of affordable and market-priced housing in all major residential projects, unless the project is to be developed exclusively as an affordable housing project.

PHYSICAL AND SOCIAL INFRASTRUCTURE

Goal

Provision of facility systems, public services and capital improvement projects in an efficient, reliable, cost effective, and environmentally sensitive manner which accommodates the needs of the Kihei-Makena community, and fully support present and planned land uses, especially in the case of project district implementation.

Allow no development for which infrastructure may not be available concurrent with the development's impacts.

Objective and Policy (Recreation)

Provide for a range of park sizes and types at neighborhood, community and regional scales. New residential developments shall provide recreational facilities on-site to meet the immediate needs of project residents.

E. COUNTY ZONING

The subject parcel is currently zoned "Agricultural" by the County. As with the State Land Use designation, a change in zoning application will be filed as part of the entitlement applications process to enable implementation of the proposed project. The zoning application will seek the following designations:

- A-1, Apartment District;
- A-2, Apartment District;
- B-2, Community Business District; and
- R-1, Residential District.

Refer to **Figure 7**. Further coordination with County of Maui agencies will be carried out in the Draft EIS phase to solicit input on the proposed zoning requests.

F. COASTAL ZONE MANAGEMENT

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

1. Recreational Resources

Objective

Provide coastal recreational opportunities accessible to the public.

Policies

- (A) Improve coordination and funding of coastal recreational planning and management; and
- (B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
 - (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
 - (ii) Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;
 - (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - (v) Ensuring public recreational use of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;
 - (vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
 - (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and
 - (viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions; and crediting such dedication against the requirements of Section 46-6, HRS.

Response The proposed action, based on its location and development parameters, is not anticipated to adversely impact coastal recreational resources, including shoreline access conditions. Recreational opportunities will be provided through additional park and open space included as part of the proposed project.

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 An archaeological inventory survey was prepared for the project area. The SHPD concluded that the proposed action will have "no effect" on historic sites. The archaeological inventory survey report and SHPD's review and acceptance letter will be included in the Draft EIS.

3. **Scenic and Open Space Resources**

Objective

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

Policies

- (A) Identify valued scenic resources in the coastal zone management area;
- (B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;

- (C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and
- (D) Encourage those developments which are not coastal dependent to locate in inland areas.

Response The subject property is located along the slopes of Haleakala, above Pi'ilani Highway. The land use elements proposed by the master plan are not expected to create adverse view impacts from both mauka and makai vantage points. Views to and along the shoreline will not be affected.

4. **Coastal Ecosystems**

Objective

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

Policies

- (A) Improve the technical basis for natural resource management;
- (B) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
- (C) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
- (D) Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards.

Response Drainage patterns and characteristics of Waiakoa Gulch will not be impacted by the proposed project. The project will be situated outside of the 100-year floodway limits of the Waiakoa Gulch. Additionally, project-related drainage system improvements will be designed in accordance with applicable regulatory standards to ensure that there is no adverse effect on downstream properties. Appropriate Best Management Practices and erosion control measures will also be implemented to minimize the effects of stormwater runoff during construction of the

project and to ensure that coastal ecosystems are not adversely impacted. Engineering assessments pertaining to drainage systems will be included in the Draft EIS.

5. **Economic Uses**

Objective

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

Policies

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

Response The proposed project is not a coastal dependent development. The proposed project will stimulate the economy through the generation of market and affordable housing to help meet existing demand, related expenditures and creation of construction-related job opportunities. The proposed project is consistent with the objective and policy for economic use. Fiscal impact considerations will be addressed in the Draft EIS.

6. **Coastal Hazards**

Objective

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

Policies

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

Response The project site falls within Zone C, an area of minimal flooding. As previously noted, the 100-year flood limits of the Waiakoa Gulch will be respected. Drainage improvements will be designed in accordance with applicable regulatory standards to ensure that the project will not adversely affect downstream properties from the effects of flooding and erosion. The property is not situated within a designated tsunami inundation area.

7. **Managing Development**

Objective

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

Policies

- (A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;
- (B) Facilitate timely processing of applications for development permits and resolve overlapping of conflicting permit requirements; and

- (C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life-cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

Response Public comment will be solicited in coordination with the processing of the EIS, pursuant to the Chapter 343, HRS, environmental review process. The district boundary amendment, Community Plan Amendment and Change in Zoning application processes involve review by various governmental agencies, including the State Land Use Commission, the Maui Planning Commission and the Maui County Council. The public is afforded the opportunity to participate in hearings on these processes. Coordination with other organizations and individuals will be undertaken in conjunction with the foregoing processes.

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

8. **Public Participation**

Objective

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

Policies

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

Response The project will meet County public awareness, education and participation objectives. Opportunities for agency and public review will be provided as part of the notification, review and comment process required for the EIS.

9. **Beach Protection**

Objective

Protect beaches for public use and recreation.

Policies

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

Response The proposed project is located inland, away from the shoreline and as a result, no adverse effect on beach processes is anticipated. As previously stated, appropriate Best Management Practices and erosion control measures will be utilized to mitigate stormwater runoff associated with the proposed project and ensure that beaches are not diversely impacted.

10. **Marine Resources**

Objective

Implement the State's ocean resources management plan.

Policies

- (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (B) Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- (C) Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;

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

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

In addition to the aforementioned objectives and policies, SMA permit review criteria, pursuant to Act 224 (2005) provides that:

No special management areas use permit or special management area minor permit shall be granted for structures that allow artificial light from floodlights, uplights or spotlights used for decorative or aesthetic purposes when the light:

- (1) Directly illuminates the shoreline and ocean waters; or
- (2) Is directed to travel across property boundaries toward the shoreline and ocean waters.

Response

The proposed project is located inland and away from the ocean. Placement and designs of lighting fixtures in common and public areas will address the need to minimize light "spillage" across project boundary lines.

**IV. ALTERNATIVES TO
THE PROPOSED ACTION**

IV. ALTERNATIVES TO THE PROPOSED ACTION

Alternatives to the proposed action will be discussed in the Draft EIS. These alternatives will include the no action alternative, as well as alternative site development concepts. As information is received for the preparation of the Draft EIS, alternatives for infrastructure and environmental impact mitigation may also be identified. As applicable, these alternatives will be addressed in the Draft EIS, as well.

**V. LIST OF PERMITS
AND APPROVALS**

V. LIST OF PERMITS AND APPROVALS

The following is a list of permits and approvals that are anticipated for project implementation:

State of Hawai'i

1. State Land Use District Boundary Amendment
2. National Pollutant Discharge Elimination System (NPDES) permits, as applicable

County of Maui

1. Amendment to the Kihei-Makena Community Plan
2. Change in Zoning
3. Subdivision Approval
4. Construction Permits.

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

VI. ANTICIPATED DETERMINATION AND FINDINGS AND REASONS SUPPORTING THE DETERMINATION

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

1. **Involves an irrevocable commitment to loss or destruction of any natural or cultural resource.**

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

2. **Curtails the range of beneficial uses of the environment.**

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

3. **Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders.**

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

4. **Substantially affects the economic welfare, social welfare, and cultural practices of the community or State.**

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

5. **Substantially affects public health.**

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

6. **Involves substantial secondary impacts, such as population changes or effects on public facilities:**

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

7. **Involves a substantial degradation of environmental quality.**

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

8. **Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions.**

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

9. **Substantially affects a rare, threatened, or endangered species, or its habitat.**

A biological resources inventory has been prepared and will be incorporated in the Draft EIS to address this criterion.

10. **Detrimentially affects air or water quality or ambient noise levels.**

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

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

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

The project is not located within and would not affect environmentally sensitive areas. The project site is not subject to tsunami inundation. Drainage characteristics of the Waiakoa Gulch will not be affected by the proposed action. Soils of the project site are not prone to erosion. There are no geologically hazardous lands, estuaries, or coastal waters within or adjacent to the project site. The Draft EIS will include findings from a preliminary drainage report, and identify required project-related drainage mitigation measures.

12. **Substantially affects scenic vistas and viewplanes identified in county or state plans or studies.**

The project site is not identified as a scenic vista or viewplane. The proposed project is not anticipated to adversely impact public scenic view corridors or coastal scenic and open space resources.

13. **Requires substantial energy consumption.**

The proposed project will involve the short-term commitment of fuel for equipment, vehicles, and machinery during construction activities. However, this use is not anticipated to result in a substantial consumption of energy resources.

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

Given the preceding preliminary analysis, an EIS will be prepared in accordance with Chapter 343, Hawai'i Revised Statutes.

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

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

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

FEDERAL AGENCIES

1. Ranae Ganske-Cerizo, Soil Conservationist
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2. George Young
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3. Ed Texeira, Vice Director
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4. Russ Saito, State Comptroller
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5. Sandra Lee Kunimoto
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6. Theodore Liu, Director
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7. Patricia Hamamoto, Superintendent
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8. Genevieve Salmonson, Director
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2. Barry Fukunaga, Director of Transportation
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9. Haunani Apoliona, Chairman
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10. Micah Kane, Chairman
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11. Melanie Chinen, Administrator
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12. Peter Young, Chairperson
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16. Herbert Matsubayashi
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17. Wes Lo, CEO
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18. Jo-Ann Ridao, Housing Commissioner
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19. Gen Inuma, Administrator
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20. Carl Kaupalolo, Chief
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21. Vanessa Medeiros, Director
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33. Thomas Phillips, Chief
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35. Don Medeiros, Director
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39. **Oceanic Time Warner Cable**
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40. **Kihei Community Association**
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VIII. REFERENCES

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

County of Maui, Kihei-Makena Community Plan, March 1998.

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