Draft Environmental Impact Statement

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STATE OF HAWAII
LAND USE COMMISSION

Hoʻonani Village Mixed-Use Development

Volume I of III

Prepared for:
Hoʻonani Development, LLC.

Accepting Authority:
State of Hawaiʻi Land Use Commission

March 2026

Prepared by:
Pioneer Design Group – Hawaiʻi, LLC.

PIONEER DESIGN GROUP-HAWAIʻI

Draft Environmental Impact Statement

Ho‘onani Village
Mixed-Use Development

Volume I of III

Prepared for:
Ho‘onani Development, LLC.

This document and all ancillary documents were prepared under my direction and to the best of my knowledge fully addresses the document content requirements as set forth in Subchapter 10 of Chapter 11-200.1, Hawai‘i Administrative Rules.

03/11/2026

Greg Sado, Managing Member
Ho‘onani Development, LLC

Date

Accepting Authority:
State of Hawai‘i Land Use Commission

March 2026

Prepared by:
Pioneer Design Group – Hawai‘i, LLC.

Contents Checklist

Pursuant to §11-200.1-24, Hawai'i Administrative Rules (HAR), the Draft EIS, at a minimum, shall contain the following information:

HAR §11-200.1-24 Draft EIS Content Requirements		Draft EIS Compliance
(d)	The draft EIS shall contain a summary that concisely discusses the following: (1) Brief description of the action; (2) Significant beneficial and adverse impacts; (3) Proposed mitigation measures; (4) Alternatives considered; (5) Unresolved issues; (6) Compatibility with land use plans and policies, and a list of permits or approvals; and (7) A list of relevant EAs and EISs considered in the analysis of the preparation of the EIS.	Concise Project Summary
(e)	The draft EIS shall contain table of contents	Table of Contents
(f)	The draft EIS shall contain a separate and distinct section that includes the purpose and need for the proposed action.	Ch. I.C
(g)	The draft EIS shall contain a description of the action that shall include the following information, but need not supply extensive detail beyond that needed for evaluation and review of the environmental impact: (1) A detailed map (such as a United States Geological Survey topographic map, Flood Insurance Rate Maps, Floodway Boundary Maps, or state sea level rise exposure area maps, as applicable) and a related regional map; (2) Objectives of the proposed action; (3) General description of the action's technical, economic, social, cultural, and environmental characteristics; (4) Use of state or county funds or lands for the action; (5) Phasing and timing of the action; (6) Summary technical data, diagrams, and other information necessary to enable an evaluation of potential environmental impact by commenting agencies and the public; and (7) Historic perspective.	Ch. I.D Figures Ch. I.C Ch. I.B, D Ch. I.F Ch. I.D Ch. I.E Ch. I.B, D

HAR §11-200.1-24 Draft EIS Content Requirements		Draft EIS Compliance
(h)	The draft EIS shall describe in a separate and distinct section discussion of the alternative of no action as well as reasonable alternatives that could attain the objectives of the action. The section shall include a rigorous exploration and objective evaluation of the environmental impacts of all such alternative actions. Particular attention shall be given to alternatives that might enhance environmental quality or avoid, reduce, or minimize some or all of the adverse environmental effects, costs, and risks of the action. Examples of alternatives include: (1) Alternatives requiring actions of a significantly different nature that would provide similar benefits with different environmental impacts; (2) Alternatives related to different designs or details of the proposed action that would present different environmental impacts; and (3) Alternative locations for the proposed action. In each case, the analysis shall be sufficiently detailed to allow the comparative evaluation of the environmental benefits, costs, and risks of the proposed action and each reasonable alternative. For alternatives that were eliminated from detailed study, the section shall contain a brief discussion of the reasons for not studying those alternatives in detail. For any agency actions, the discussion of alternatives shall include, where relevant, those alternatives not within the existing authority of the agency.	Chapter IV
(i)	The draft EIS shall include a description of the environmental setting, including a description of the environment in the vicinity of the action, as it exists before commencement of the action, from both a local and regional perspective. Special emphasis shall be placed on environmental resources that are rare or unique to the region and the action site (including natural or human-made resources of historic, cultural, archaeological, or aesthetic significance); specific reference to related actions, public and private, existent or planned in the region shall also be included for purposes of examining the possible overall cumulative impacts of such actions. Proposing agencies and applicants shall also identify, where appropriate, population and growth characteristics of the affected area, any population and growth assumptions used to justify the proposed action, and any secondary population and growth impacts resulting from the proposed action and its alternatives.	Ch.I.A-B Ch. II.A Ch. II.E1-2

HAR §11-200.1-24 Draft EIS Content Requirements		Draft EIS Compliance
	The draft EIS shall expressly note the sources of data used to identify, qualify, or evaluate any and all environmental consequences.	
(j)	The draft EIS shall include a description of the relationship of the proposed action to land use and natural or cultural resource plans, policies, and controls for the affected area. Discussion of how the proposed action may conform or conflict with objectives and specific terms of approved or proposed land use and resource plans, policies, and controls, if any, for the affected area shall be included. Where a conflict or inconsistency exists, the draft EIS shall describe the extent to which the agency or applicant has reconciled its proposed action with the plan, policy, or control, and the reasons why the agency or applicant has decided to proceed, notwithstanding the absence of full reconciliation.	Ch. III
(k)	The draft EIS shall also contain a list of necessary approvals required for the action from governmental agencies, boards, or commissions or other similar groups having jurisdiction. The status of each identified approval shall also be described.	Ch. I.H
(l)	The draft EIS shall include an analysis of the probable impact of the proposed action on the environment, and impacts of the natural or human environment on the action. This analysis shall include consideration of all phases of the action and consideration of all consequences on the environment, including direct and indirect effects. The interrelationships and cumulative environmental impacts of the proposed action and other related actions shall be discussed in the draft EIS. The draft EIS should recognize that several actions, in particular those that involve the construction of public facilities or structures (e.g., highways, airports, sewer systems, water resource actions, etc.) may well stimulate or induce secondary effects. These secondary effects may be equally important as, or more important than, primary effects, and shall be thoroughly discussed to fully describe the probable impact of the proposed action on the environment. The population and growth impacts of an action shall be estimated if expected to be significant, and an evaluation shall be made of the effects of any possible change in population patterns or growth upon the resource base, including but not limited to land use, water, and public services, of the area in question. Also, if the proposed action constitutes a direct or indirect source of pollution as	Ch.II.E1-2

HAR §11-200.1-24 Draft EIS Content Requirements		Draft EIS Compliance
	determined by any governmental agency, necessary data regarding these impacts shall be incorporated into the EIS. The significance of the impacts shall be discussed in terms of subsections (m), (n), (o), and (p).	
(m)	The draft EIS shall include in a separate and distinct section a description of the relationship between local short-term uses of humanity's environment and the maintenance and enhancement of long-term productivity. The extent to which the proposed action involves trade-offs among short-term and long-term gains and losses shall be discussed. The discussion shall include the extent to which the proposed action forecloses future options, narrows the range of beneficial uses of the environment, or poses long-term risks to health or safety. In this context, short-term and long-term do not necessarily refer to any fixed time periods, but shall be viewed in terms of the environmentally significant consequences of the proposed action.	Ch. II.E3
(n)	The draft EIS shall include in a separate and distinct section a description of all irreversible and irretrievable commitments of resources that would be involved in the proposed action should it be implemented. Identification of unavoidable impacts and the extent to which the action makes use of non-renewable resources during the phases of the action, or irreversibly curtails the range of potential uses of the environment, shall also be included. The possibility of environmental accidents resulting from any phase of the action shall also be considered.	Ch. II.E4
(o)	The draft EIS shall address all probable adverse environmental effects that cannot be avoided. Any adverse effects such as water or air pollution, urban congestion, threats to public health, or other consequences adverse to environmental goals and guidelines established by environmental response laws, coastal zone management laws, pollution control and abatement laws, and environmental policy including those found in chapters 128D (Environmental Response Law), 205A (Coastal Zone Management), 342B (Air Pollution Control), 342C (Ozone Layer Protection), 342D (Water Pollution), 342E (Nonpoint Source Pollution Management and Control), 342F (Noise Pollution), 342G (Integrated Solid Waste Management), 342H (Solid Waste Recycling), 3421 (Special Wastes	Ch. II.E5

HAR §11-200.1-24 Draft EIS Content Requirements		Draft EIS Compliance
(p)	The draft EIS shall consider mitigation measures proposed to avoid, minimize, rectify, or reduce impacts, including provision for compensation for losses of cultural, community, historical, archaeological, and fish and wildlife resources, including the acquisition of land, waters, and interests therein. Description of any mitigation measures included in the action plan to reduce significant, unavoidable, adverse impacts to insignificant levels, and the basis for considering these levels acceptable shall be included. Where a particular mitigation measure has been chosen from among several alternatives, the measures shall be discussed and reasons given for the choice made. The draft EIS shall include, where possible, specific reference to the timing of each step proposed to be taken in any mitigation process, what performance bonds, if any, may be posted, and what other provisions are proposed to ensure that the mitigation measures will in fact be taken in the event the action is implemented.	Ch. II
(q)	The draft EIS shall include a separate and distinct section that summarizes unresolved issues and contains either a discussion of how such issues will be resolved prior to commencement of the action, or what overriding reasons there are for proceeding without resolving the issues.	Ch. VI
(r)	The draft EIS shall include a separate and distinct section that contains a list identifying all governmental agencies, other organizations and private individuals consulted in preparing the draft EIS, and shall disclose the identity of the persons, firms, or agency preparing the draft EIS, by contract or other authorization.	Ch. V
(s)	The draft EIS shall include a separate and distinct section that contains: (1) Reproductions of all written comments submitted during the consultation period required in section 11-200.1-23; (2) Responses to all substantive written comments made during the consultation period required in section 11-200.1-23. (3) For comments that are form letters or petitions, that contain identical or near-identical language, and that raise the same issues on the same topic: (A) The response may be grouped	Ch. V

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APPENDIX Z – Maui Planning Commission Comment Letters and Responses

List of Acronyms

ACS	American Community Survey
AIA	Agricultural Impact Assessment
ALISH	Agricultural Lands of Importance to the State of Hawai‘i
AMI	Area Median Income
AMSL	Above Mean Sea Level
BMP	Best Management Practices
CFS	Cubic Feet per Second
CIA	Cultural Impact Assessment
CIZ	Change of Zoning
CPA	Community Plan Amendment
CZM	Coastal Zone Management
CWPP	Community Wildfire Protection Plan
CWRM	Commission on Water Resource Management
DA	Department of the Army
DBA	District Boundary Amendment
DBEDT	Department of Business Economic Development & Tourism
DLNR	Department of Land and Natural Resources
DOE	Department of Education
DOH	Department of Health
DWS	Department of Water Supply
EaA	Ewa Silty Clay Loam, 0 to 3 percent slopes
EIS	Environmental Impact Statement
EISPN	Environmental Impact Statement Preparation Notice

ERP	Environmental Review Program
FAA	Federal Aviation Administration
FTA	Federal Transit Authority
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
GHG	Greenhouse Gases
GPD	Gallons Per Day
HAR	Hawai‘i Administrative Rules
HUD	U.S. Department of Housing & Urban Development
HCZMP	Hawai‘i Coastal Zone Management Program
HHFDC	Hawai‘i Housing Finance & Development Corporation
HRS	Hawai‘i Revised Statutes
IAL	Important Agricultural Lands
Ldn	Day-Night Average Sound Level
Leq	Equivalent Continuous Sound Level
LOS	Level of Service
LSB	Land Study Bureau
LUC	Land Use Commission
MCC	Maui County Code
MIP	Maui Island Plan
MGD	Million gallons per day
MPD	Maui Police Department
MPH	Miles per Hour
MuB	Molokai Silty Clay Loam, 3 to 7 percent Slopes
NPDES	National Pollutant Discharge Elimination System
NRCS	National Resources Conservation Service
OHA	Office of Hawaiian Affairs
PER	Preliminary Engineering Report
SHPD	State Historic Preservation Division
SLUC	State Land Use Commission
SMA	Special Management Area
TIAR	Transportation Impact Analysis Report
TMK	Tax Map Key
UGB	Urban Growth Boundary
UHERO	University of Hawai‘i Economic Research Organization
UHMC	University of Hawai‘i Maui College
USACE	U.S. Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
WKCP	Wailuku-Kahului Community Plan
WWTP	Wastewater Treatment Plant
WWRF	Wastewater Reclamation Facility

Table 1. List of Document Preparers

Document Name	Author	Appendix
Flora and Fauna Surveys	Starr Environmental; Maya LeGrande	A
Phase 1 Environmental Site Assessments	Malama Environmental	B
Cultural Impact Assessment	Honua Consulting	C
Economic & Fiscal Impact Study	CBRE	D
Retail Demand Report	Street Sense	E
Analysis of the Maui Housing Market for Affordable Multi-Family Units	Paul Cassiday	F
Geotechnical Report	Hawaii Geotechnical Consulting, Inc.	J
Agricultural Impact Report	Plasch Econ Pacific, LLC.	K
Water Resource Assessment	Tom Nance Water Resource Engineering	L
Preliminary Engineering Report	Pioneer Design Group – Hawai'i, LLC.	M
Landscape Master Plan	Hawaii Land Design	O
Air Quality and Climate Change Study	Terry A. Hayes Associates Inc.	P
Environmental Noise Assessment	D.L. Adams Associates	Q
View Analysis Images	Pioneer Design Group – Hawai'i, LLC.	R
Archaeological Literature Review and Assessment	Honua Consulting	S
Soil Sampling Report	Malama Environmental	T
Transportation Impact Analysis Report	Fehr and Peers	U

FIGURE 1

REGIONAL LOCATION MAP



SOURCE: COUNTY OF MAUI QPUBLIC GIS POWERED BY ESRI.

Project HOONANI VILLAGE **No.** H109-001	**Designed by** TCC **Date** 08/2024 **Drawn by** TCC **Date** 08/2024 **Horiz. Scale:** **Vert. Scale:** **Type** PLANNING	PIONEER DESIGN GROUP – HAWAII LLC CIVIL ENGINEERING · LAND USE PLANNING CONSTRUCTION MANAGEMENT HONOLULU, HAWAII PH: 808.400.5959 WWW.PD-GRP.COM	**Sheet** 1 of 1

FIGURE 2

PROPERTY LOCATION MAP



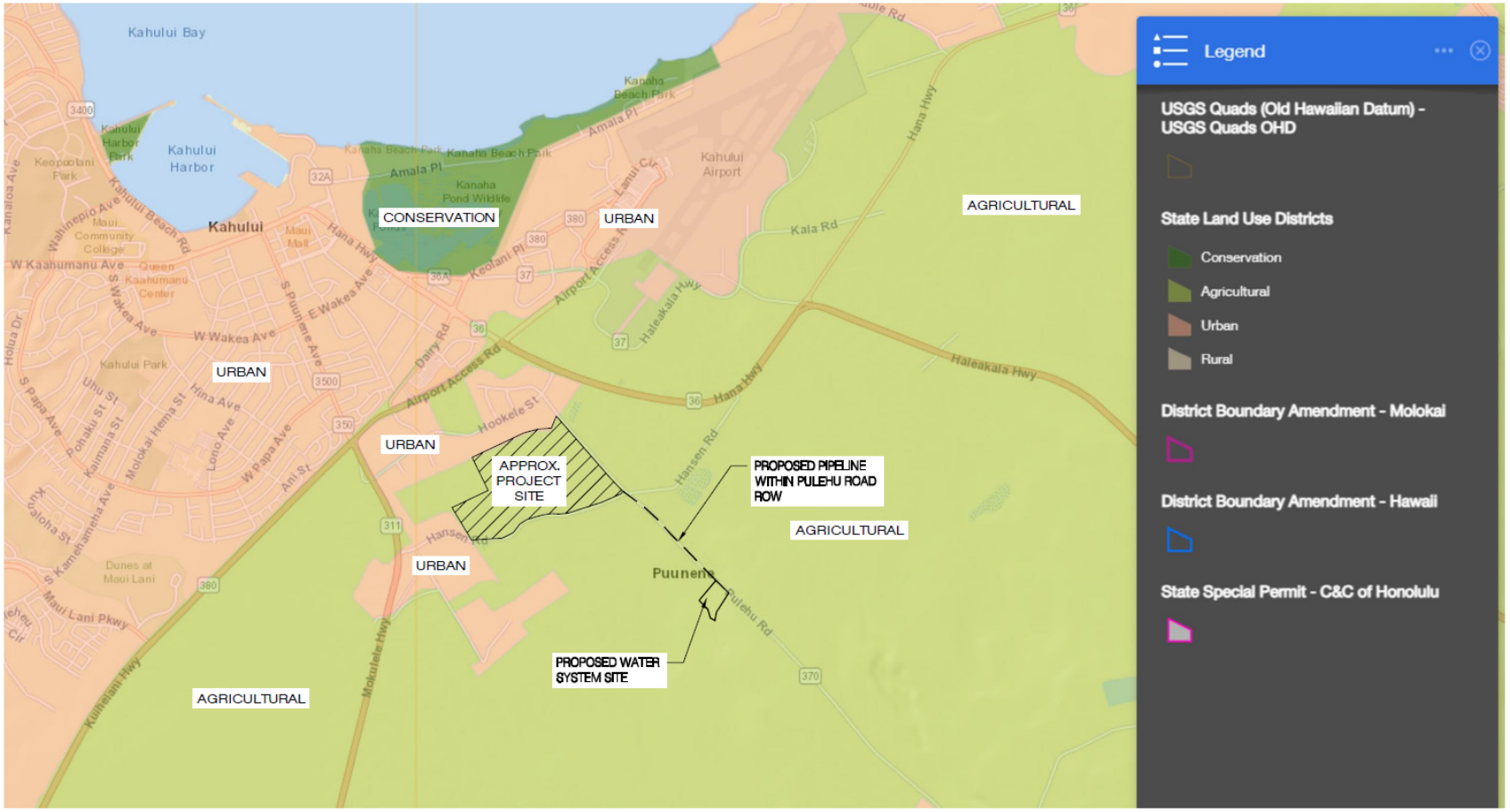
SOURCE: COUNTY OF MAUI QPUBLIC GIS POWERED BY ESRI.

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FIGURE 3

STATE LAND USE DISTRICT BOUNDARY MAP

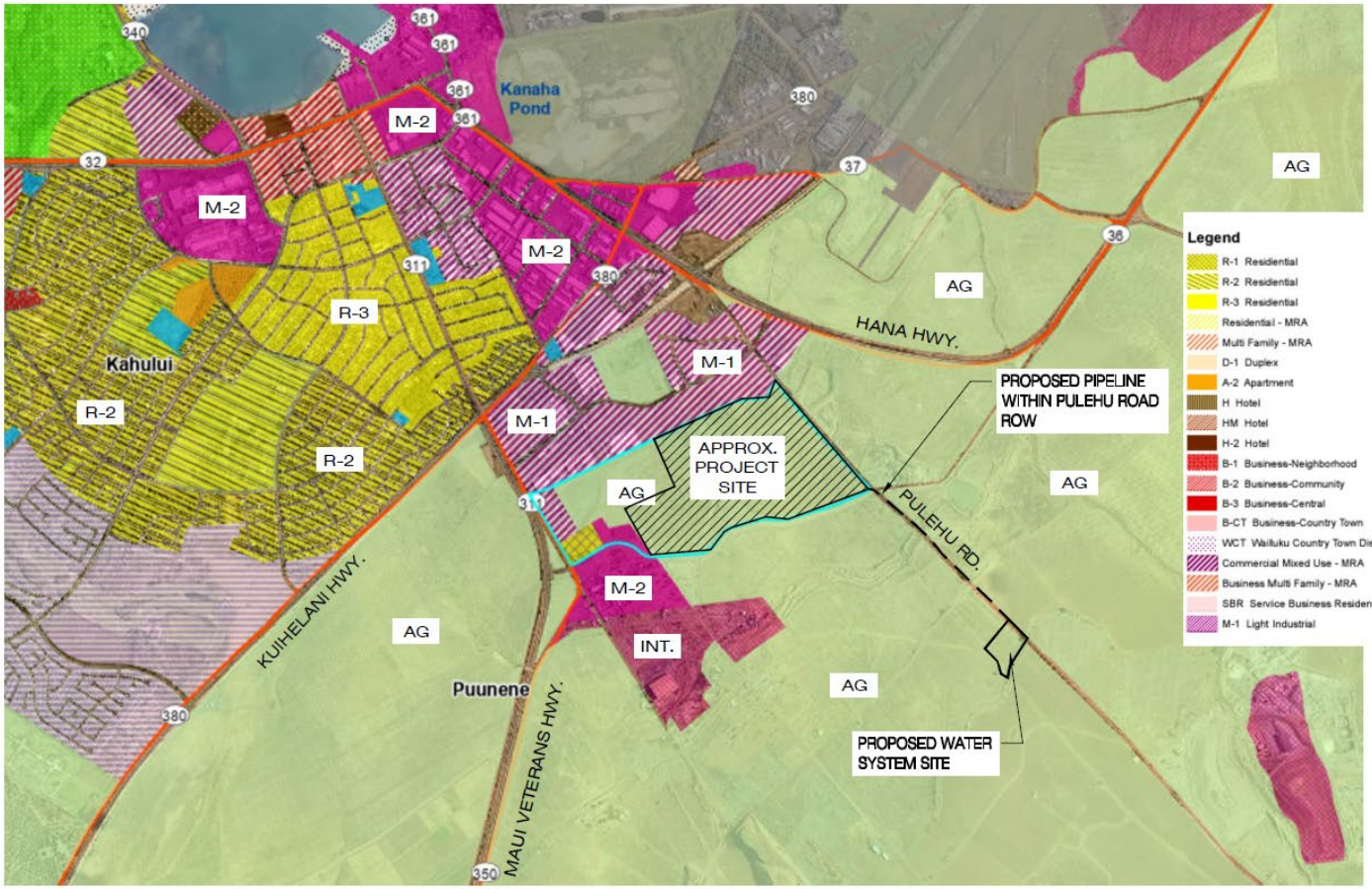


SOURCE: STATE LAND USE COMMISSION MAPS

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FIGURE 4

MAUI COUNTY ZONING MAP



SOURCE: MAUI COUNTY GIS

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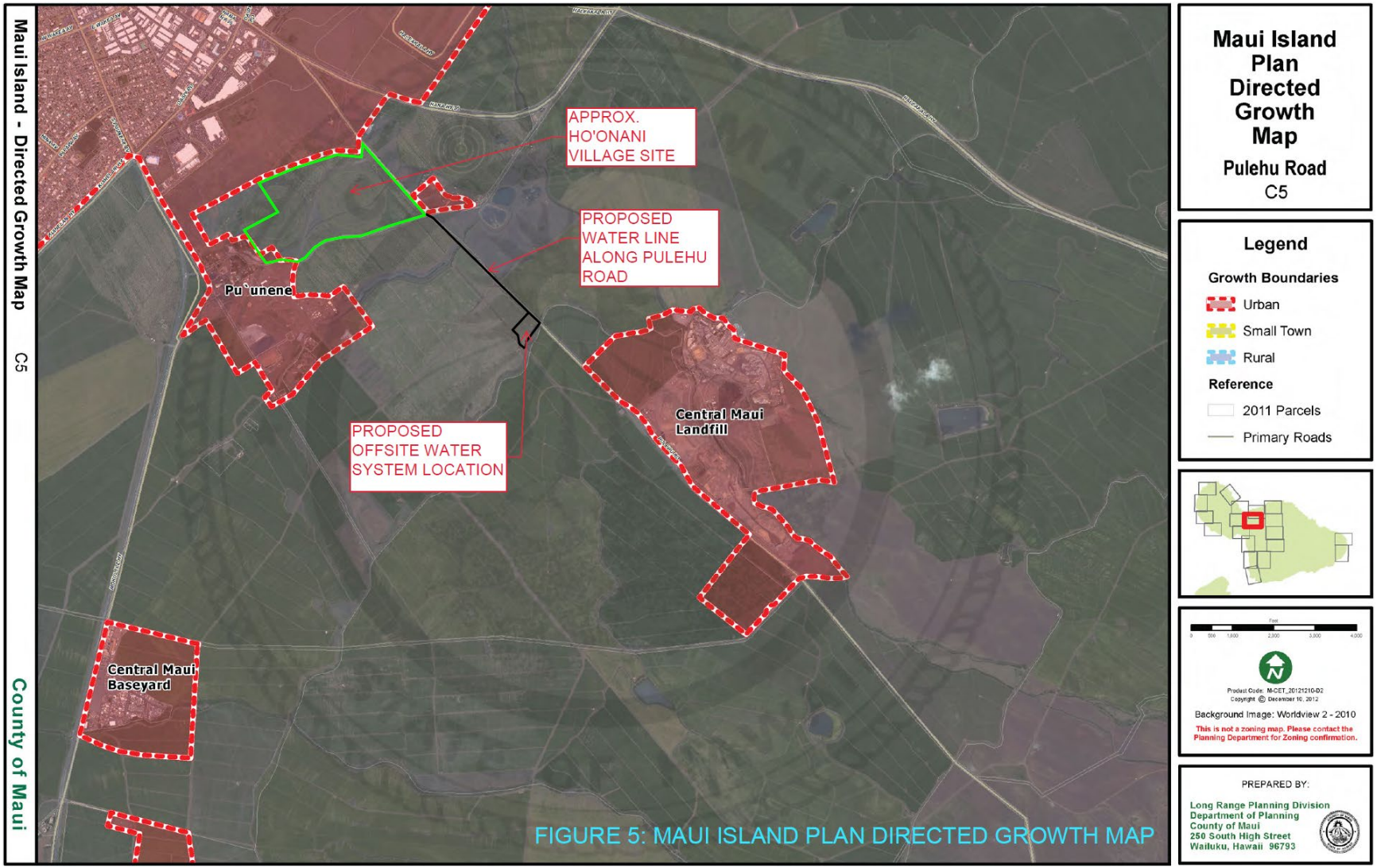
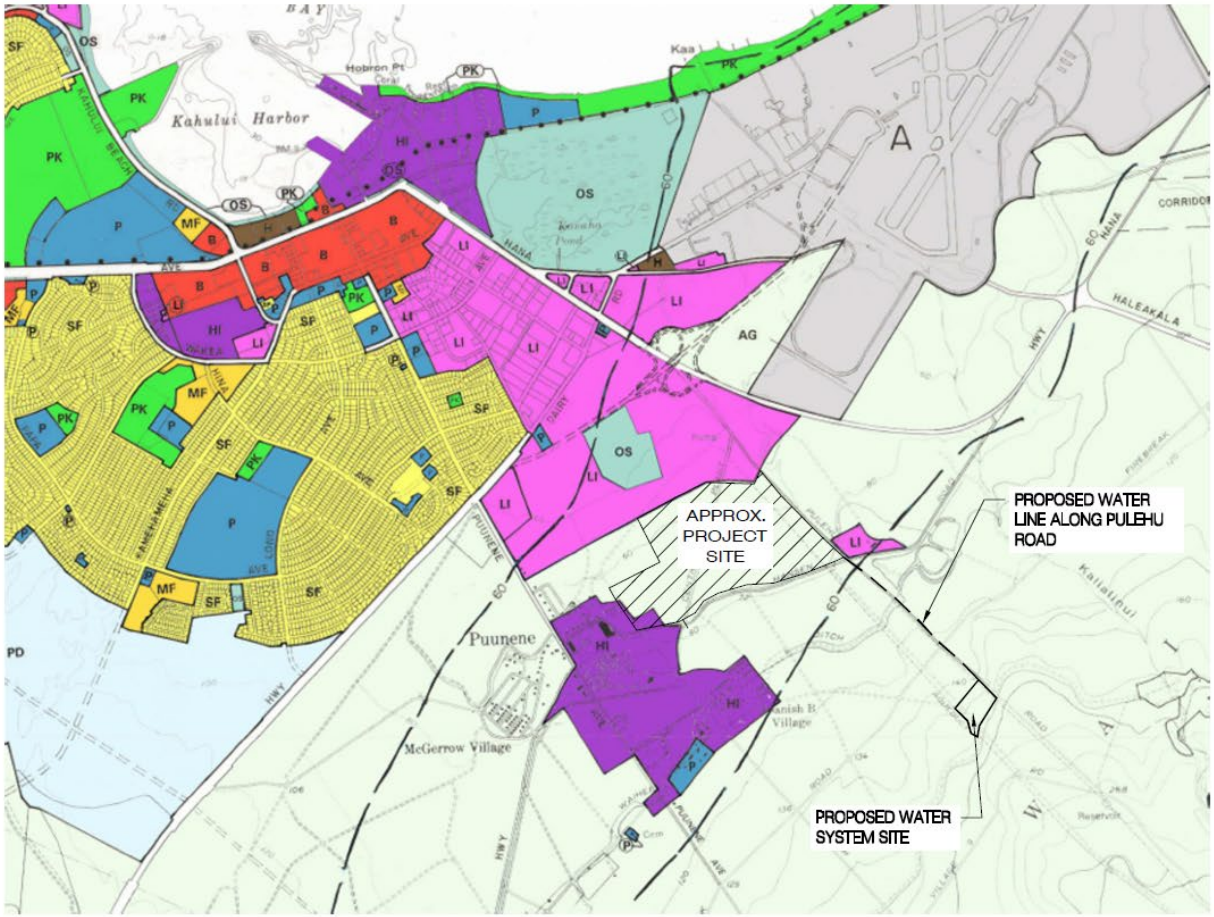
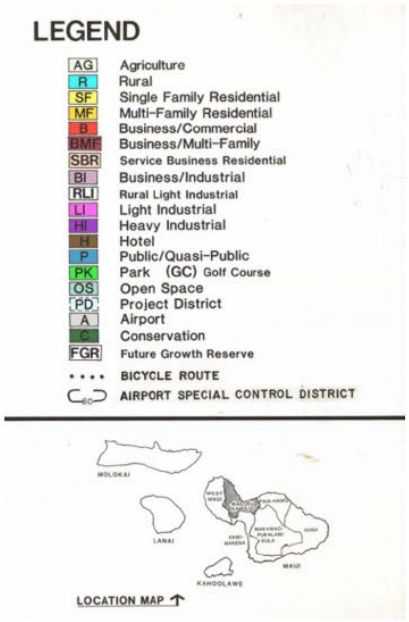


FIGURE 5: MAUI ISLAND PLAN DIRECTED GROWTH MAP

FIGURE 6

WAILUKU-KAHULUI COMMUNITY PLAN MAP (2002)





SOURCE: COUNTY OF MAUI, COMMUNITY PLAN MAPS

Project HOONANI VILLAGE **No.** H109-001	**Designed by** TCC **Date** 08/2024 **Drawn by** TCC **Date** 08/2024 **Horiz. Scale:** NTS **Vert. Scale:** NTS **Type** PLANNING	PIONEER DESIGN GROUP – HAWAII LLC CIVIL ENGINEERING · LAND USE PLANNING CONSTRUCTION MANAGEMENT HONOLULU, HAWAII PH. 808.400.5959 WWW.PD-GRP.COM	**Sheet** 1 of 1

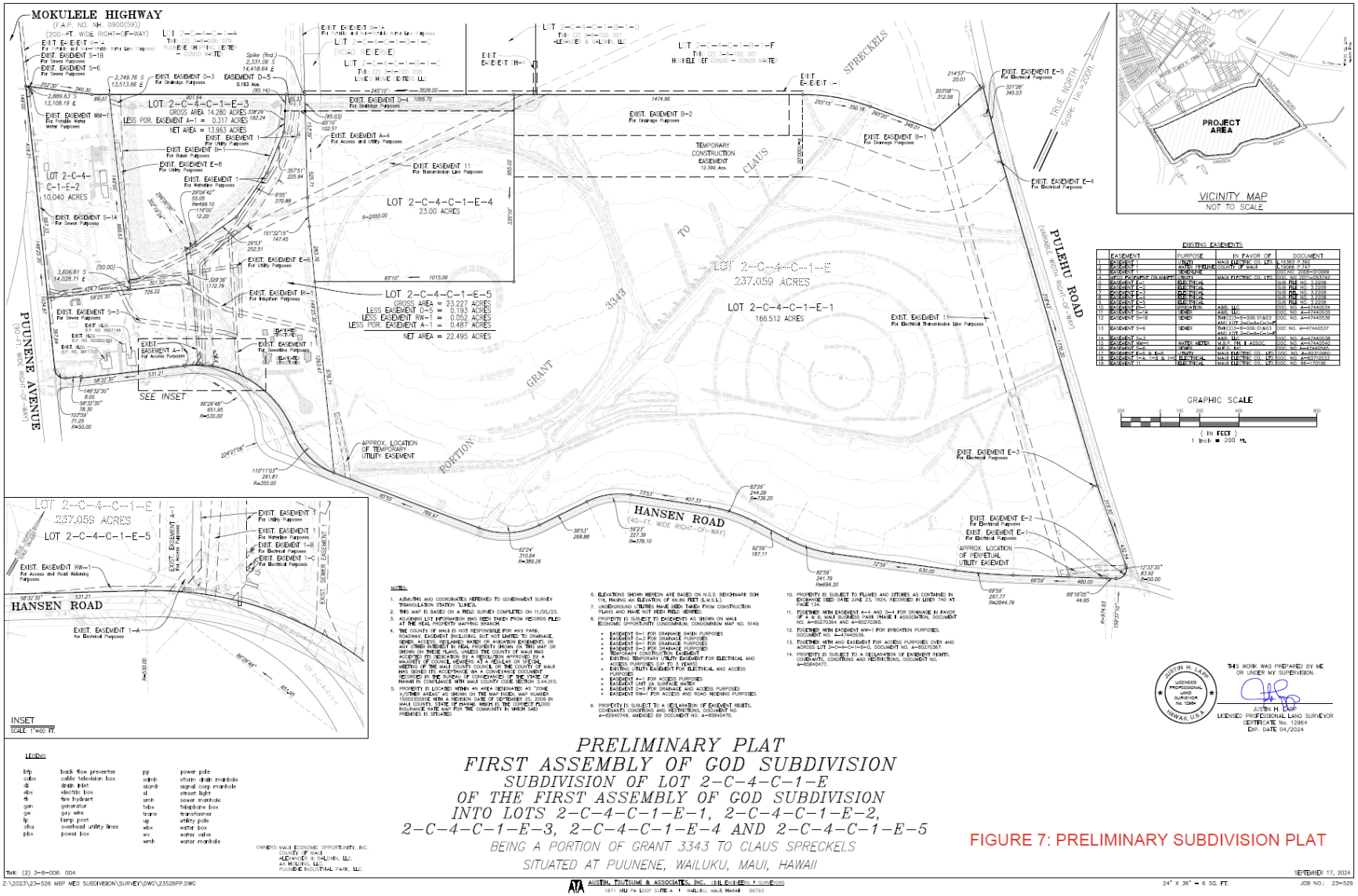
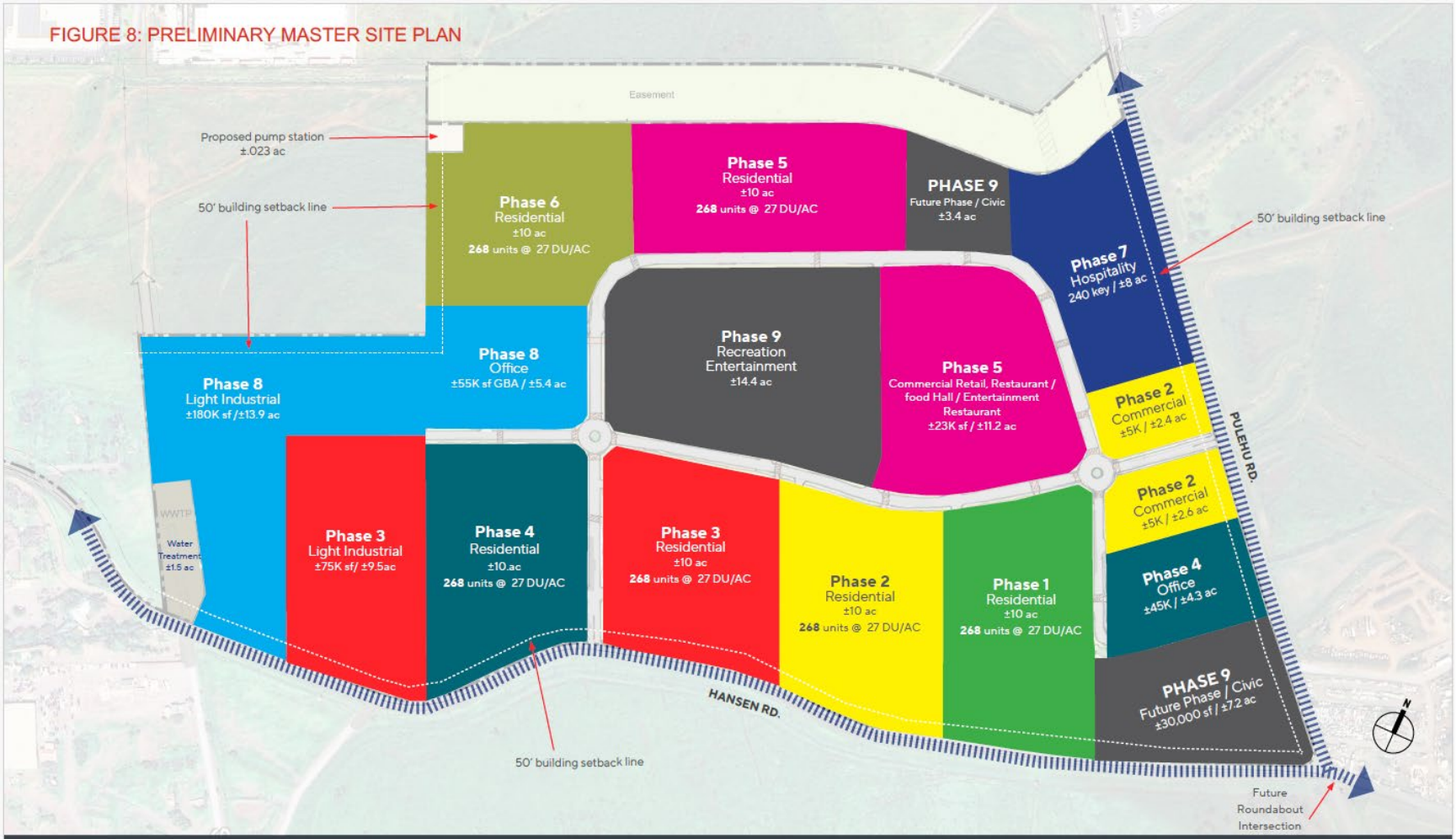


FIGURE 7: PRELIMINARY SUBDIVISION PLAT

FIGURE 8: PRELIMINARY MASTER SITE PLAN



Ho'onani Development

PROPOSED MASTER SITE PLAN

Kahului, Maui, Hawaii

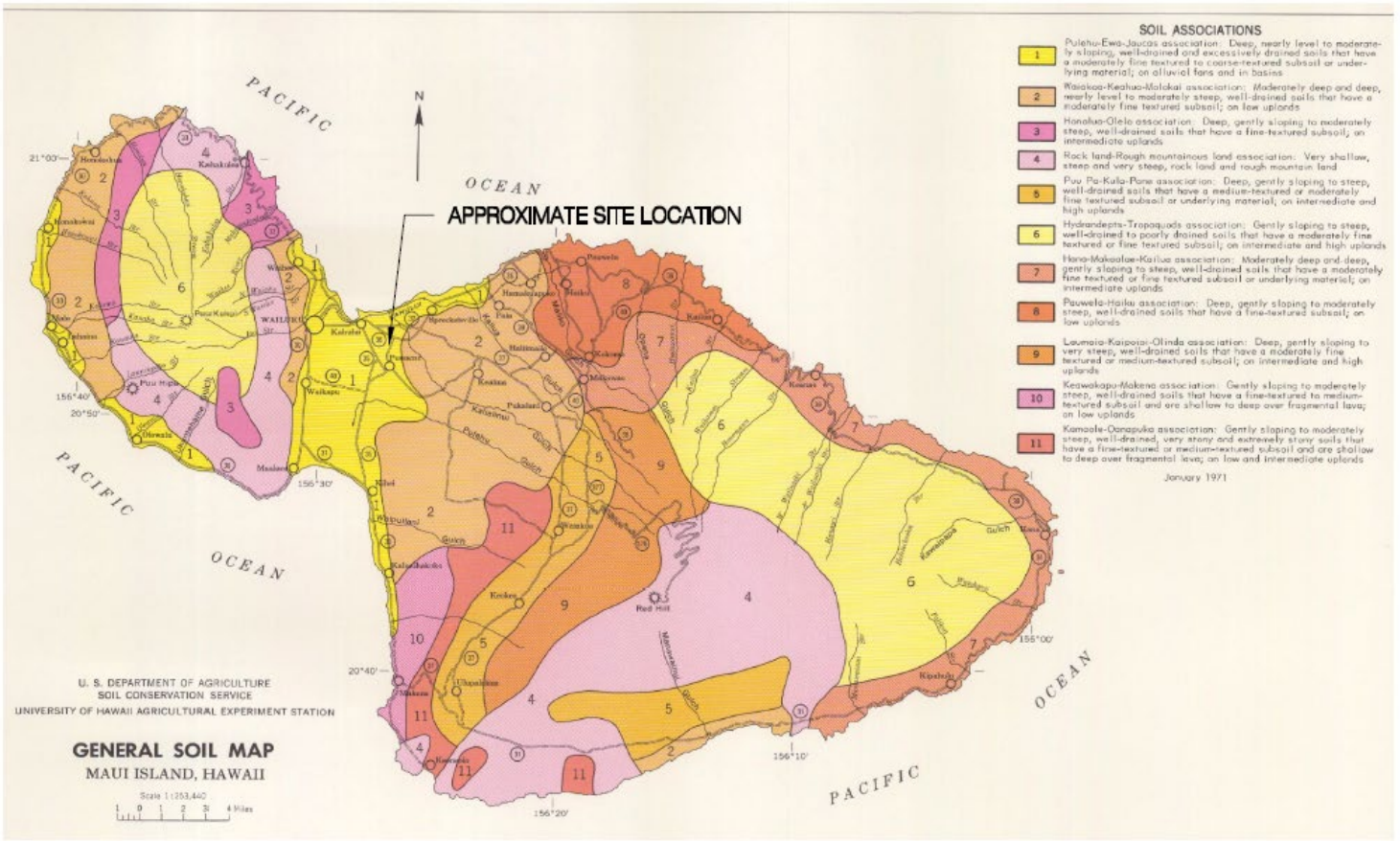
Concept Site Plan Study
Land Use Diagram

Architecture. Design. Relationships.

2

FIGURE 9

SOIL ASSOCIATION MAP



SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, GENERAL SOIL MAP

Project HOONANI VILLAGE **No.** H109-001	**Designed by** TCC **Date** 08/2024 **Drawn by** TCC **Date** 08/2024 **Horiz. Scale:** NTS **Vert. Scale:** NTS **Type** PLANNING	PIONEER DESIGN GROUP – HAWAII LLC CIVIL ENGINEERING - LAND USE PLANNING CONSTRUCTION MANAGEMENT HONOLULU, HAWAII PH: 808.400.5305 WWW.PD-GRP.COM	**Sheet** 1 of 1

FIGURE 10

HYDROLOGIC SOIL GROUP CLASSIFICATION MAP



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EaA	Ewa silty clay loam, 0 to 3 percent slopes, MLRA 158	191.8	85.1%
MuA	Molokai silty clay loam, 0 to 3 percent slopes, MLRA 158	4.3	1.9%
MuB	Molokai silty clay loam, 3 to 7 percent slopes, MLRA 158	6.4	2.8%
MuC	Molokai silty clay loam, 7 to 15 percent slopes, MLRA 158	9.3	4.1%
WaB	Waialua silty clay loam, 3 to 7 percent slopes	8.2	3.6%
WeC	Waialua silty clay loam, 7 to 15 percent slopes	3.6	1.6%
WrB	Waialua cobbly silty clay loam, 3 to 7 percent slopes	1.7	0.7%
Totals for Area of Interest		225.2	100.0%

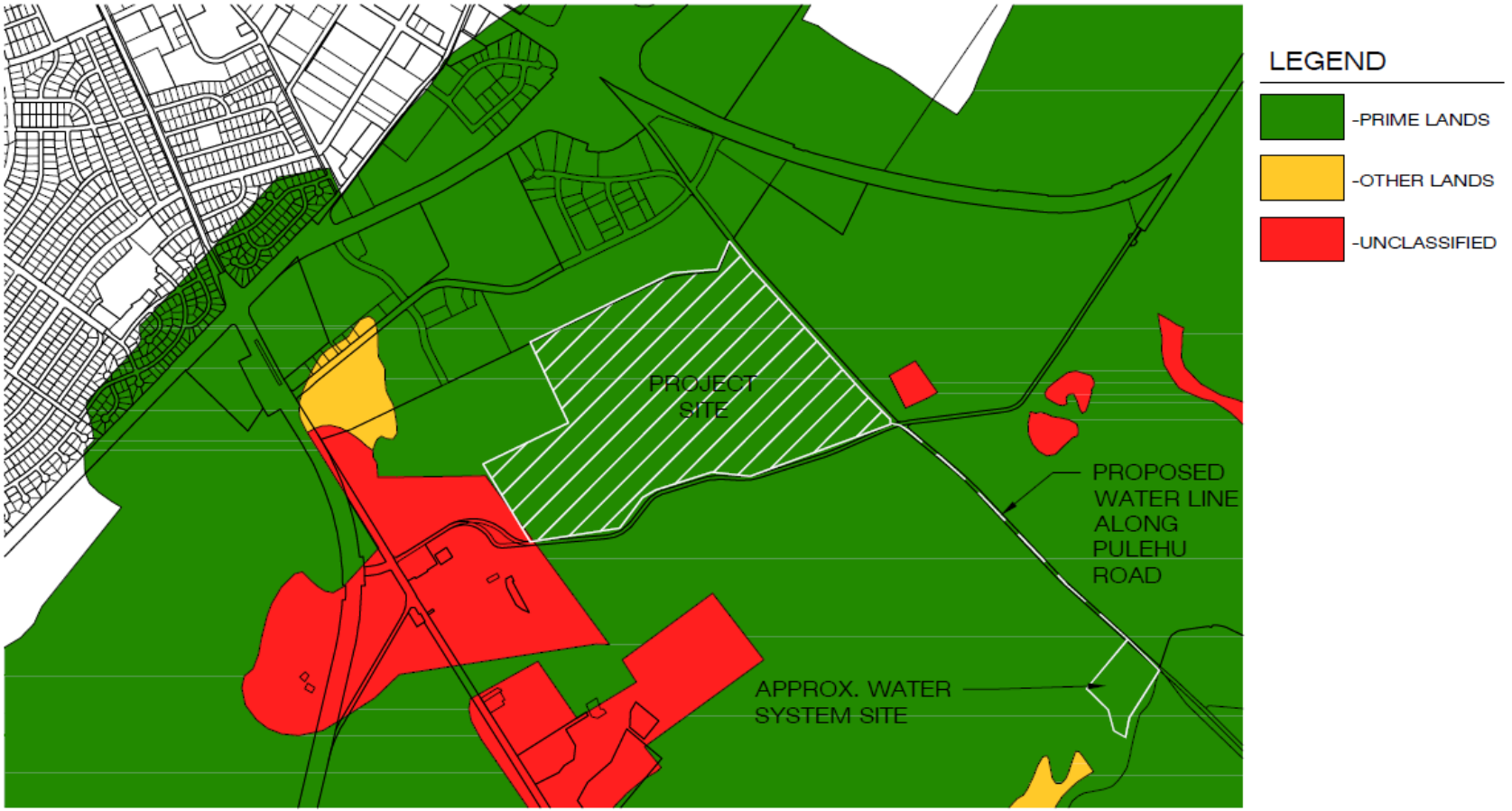
SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, SOIL MAP

Project HOONANI VILLAGE	Designed by TCC	Date 08/2024	Sheet 1 of 1
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CONSTRUCTION MANAGEMENT
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FIGURE 11

AGRICULTURAL LANDS OF INTEREST OF THE STATE OF HAWAII (ALISH) MAP



SOURCE: STATE OF HAWAII GIS (POWERED BY GEOPORTAL)

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FIGURE 12

LAND STUDY BUREAU MAP



SOURCE: STATE OF HAWAII GIS PROGRAM, LAND STUDY BUREAU'S CLASS LOCATOR

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Important Agricultural Lands



11/3/2025, 5:07:17 PM

Tax Map Key

Important Agricultural Lands (IAL)

FIGURE 13: IMPORTANT AGRICULTURAL LANDS

1:18,056

0 0.13 0.25 0.5 mi

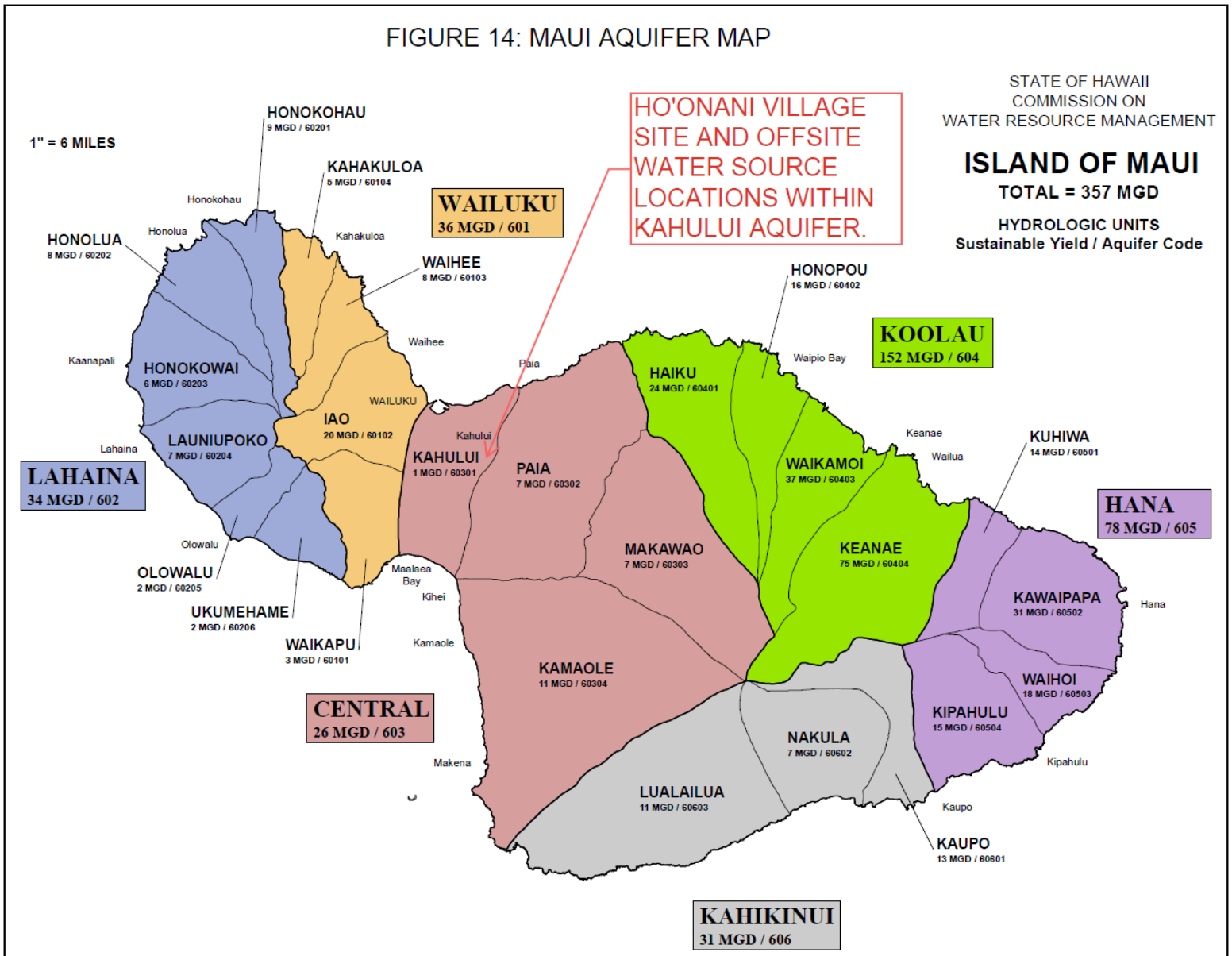
0 0.23 0.45 0.9 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Resource Mapping Hawaii, Vantor

ArcGIS Web AppBuilder

Resource Mapping Hawaii, Vantor | Tetra Tech, Inc. for The State of Hawai'i 2018 Hazard Mitigation Plan, Hawaii Emergency Management Agency | Federal Emergency Management Agency (FEMA) | Hawaii State Land Use Commission; Hawaii Statewide GIS Program | Counties of Hawaii,

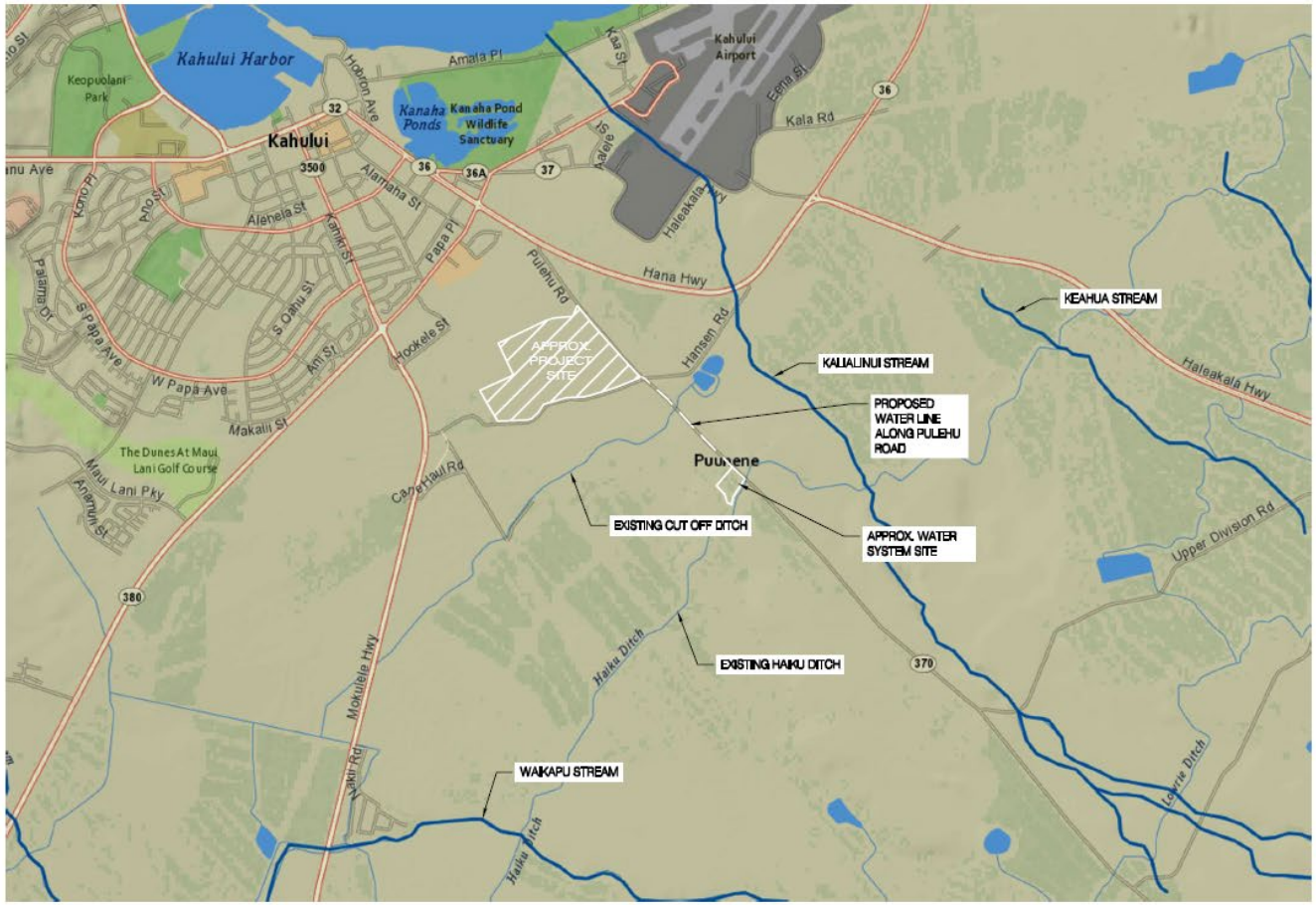
FIGURE 14: MAUI AQUIFER MAP



06/20/2018

Map Projection: Universal Transverse Mercator

FIGURE 15
EXISTING STREAMS MAP

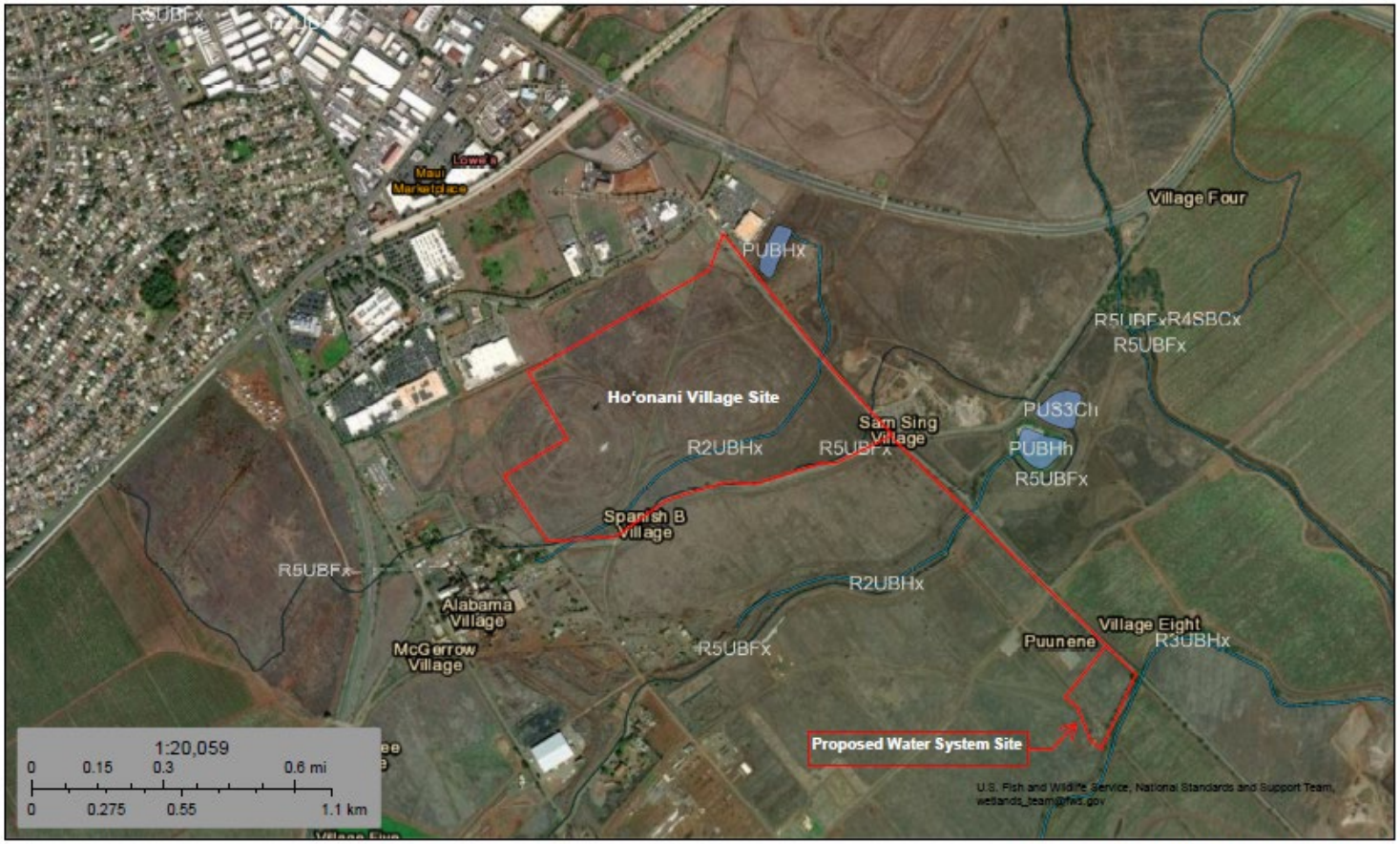


SOURCE: STATE OF HAWAII GIS PROGRAM, HAWAII STREAMS FROM DLNR, DIVISION OF AQUATIC RESOURCES, 2008.

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U.S. Fish and Wildlife Service
National Wetlands Inventory

FIGURE 16
Hoonani USFWS Wetlands



December 4, 2025

Wetlands

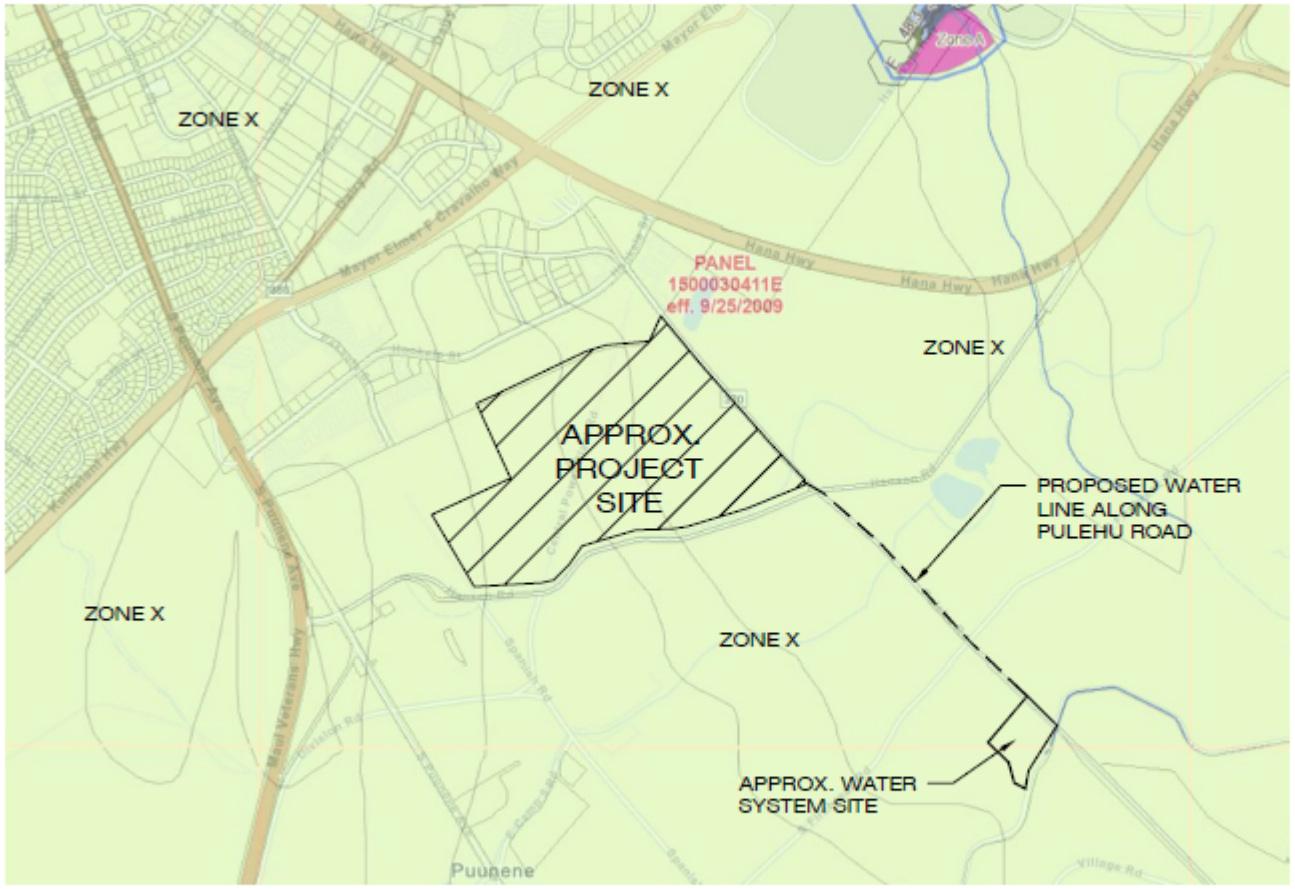
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

FIGURE 17

FLOOD INSURANCE RATE MAP

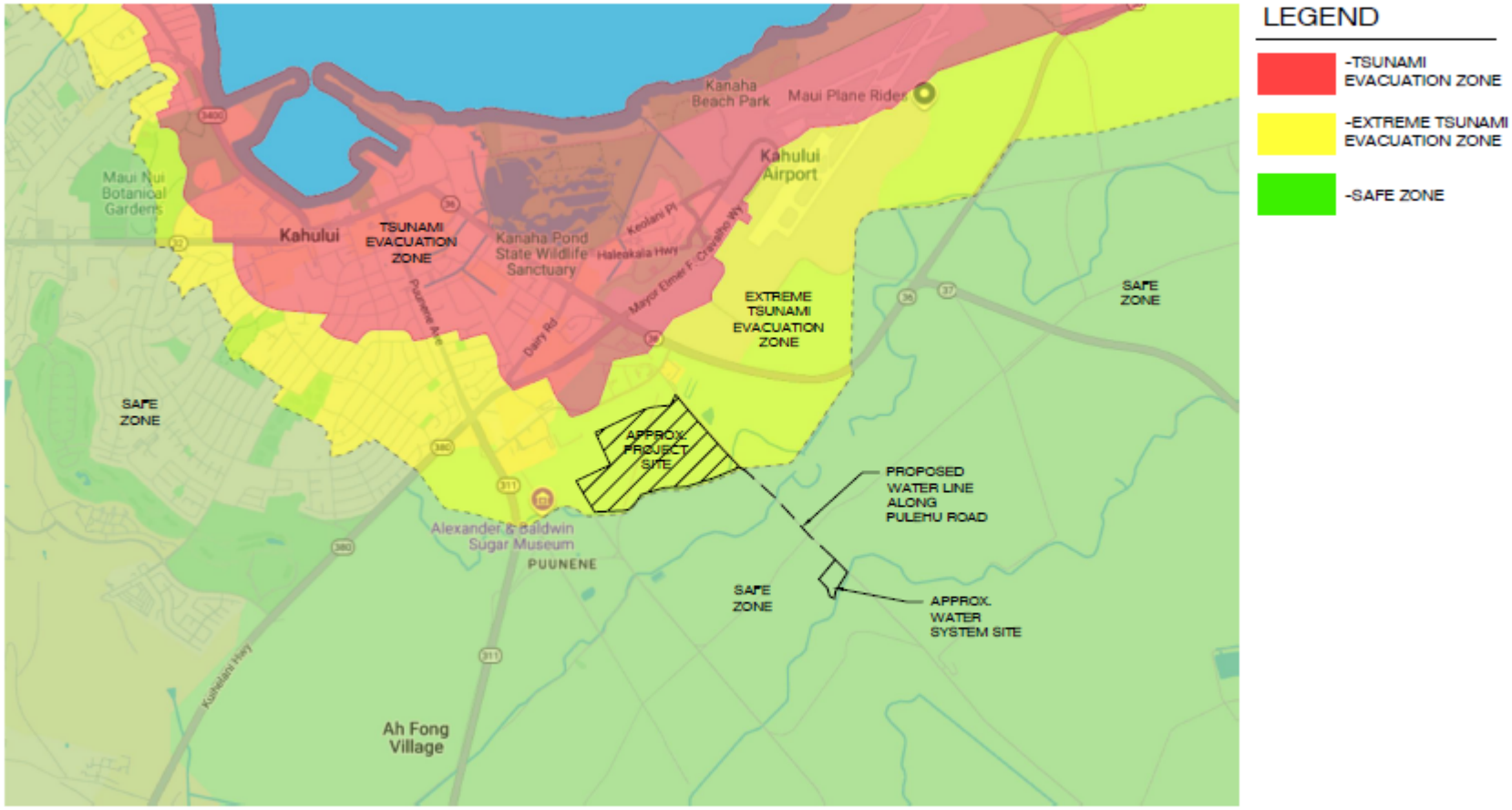


SOURCE: STATE OF HAWAII DLNR FLOOD HAZARD ASSESSMENT TOOL

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FIGURE 18

TSUNAMI EVACUATION ZONE MAP

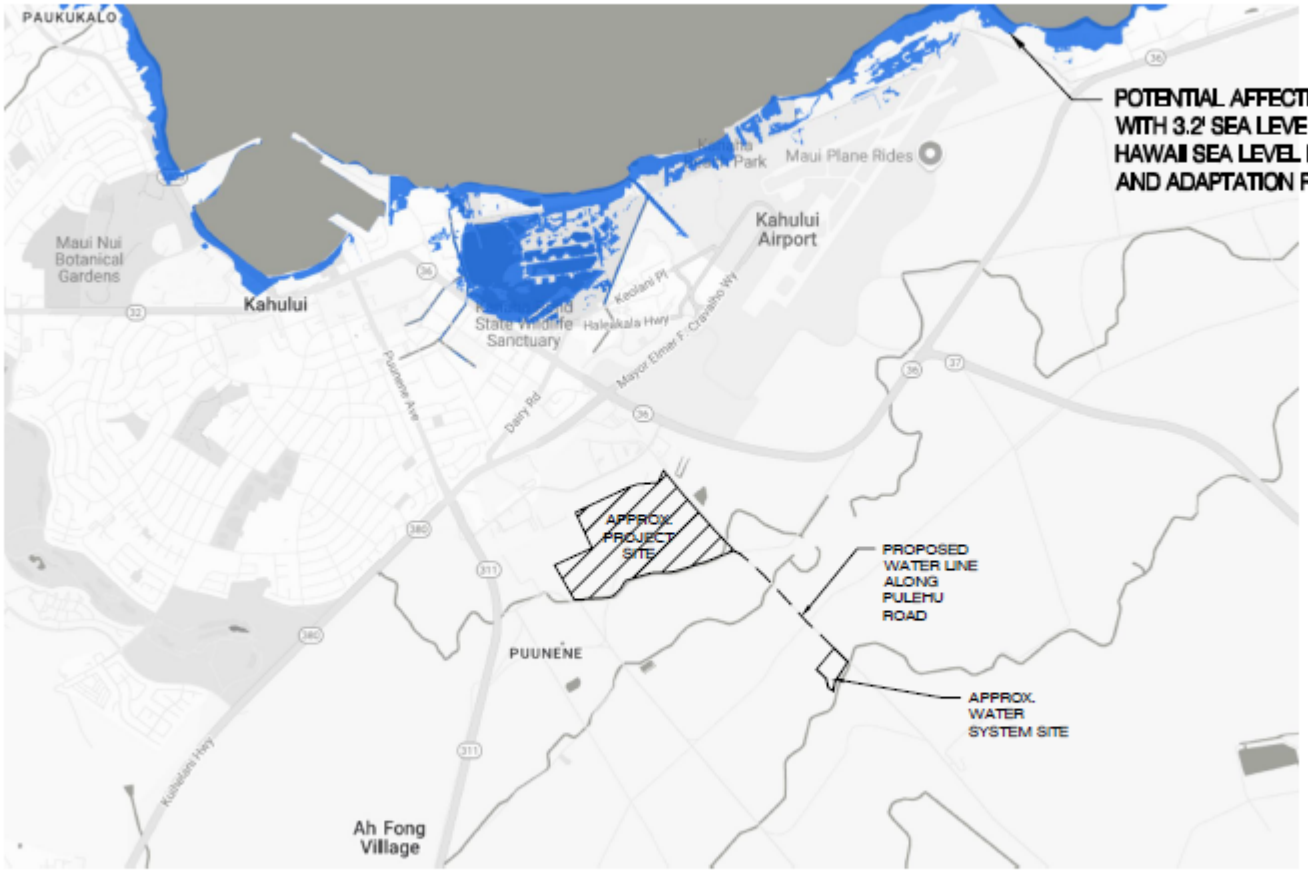


SOURCE: TSUNAMI EVACUATION MAPS, NOAA, TSUNAMI.COAST.NOAA.GOV

Project HOONANI VILLAGE **No.** H109-001	Designed by TCC Date 08/2024 Drawn by TCC Date 08/2024 Horiz. Scale: NTS Vert. Scale: NTS **Type** PLANNING	PIONEER DESIGN GROUP – HAWAII LLC CIVIL ENGINEERING · LAND USE PLANNING CONSTRUCTION MANAGEMENT	**Sheet** 1 of 1

FIGURE 19

SEA LEVEL RISE MAP - +3.2 FT.



SOURCE: STATE OF HAWAII SEA LEVEL RISE TOOL, UNIVERSITY OF HAWAII SYSTEM

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CONCISE PROJECT SUMMARY

Project Name:	Hoʻonani Village Mixed Use Development
Document:	Draft Environmental Impact Statement (EIS)
Legal Authority:	Hawaiʻi Revised Statutes (HRS) Chapter 343, Hawaiʻi Administrative Rules (HAR) 11-200.1
Applicable Chapter 343, HRS "Triggers":	1. Use of State or County lands or funds. 2. Proposing a new Wastewater Treatment Facility The Project also requires amendments to the Maui Island Plan (MIP) Urban Growth Boundary (UGB) and the Wailuku-Kahului Community Plan. However, those amendments have been initiated by the County, thus removing them from the status of a Chapter 343 "trigger" under HRS Section 343-5(a)(6).
Location:	Kahului, Maui Island Project Site: TMK No. (2) 3-8-006:004: 0005 (approximately 166.512 acres). aka, Lot 2-C-4-C-1-E-1 (Lot E-1) of the Preliminary Subdivision Plat for the First Assembly of God Subdivision[1] 21 Hansen Road, Kahului, HI 96732 Offsite Improvements: TMK No (2) 3-8-006:001 (por.), Hansen Road and Pūlehu Road
Landowners:	Ax Holdings LLC (owner of Unit 2C) Puunene Mill Condominium- Condo Master (owner of TMK No (2) 3-8-006:001) County of Maui (owner of Pūlehu and Hansen Roads)

[1] The Project Site is within the larger 237.059-acre TMK parcel (2) 3-8-006: 004. This TMK parcel is undergoing subdivision approval. See SUBD2024-00028, subdividing Lot 2-C-4-C-1-E of the First Assembly of God Subdivision into five separate lots. Preliminary subdivision approval was issued on March 31, 2025. The Hoʻonani Village site is proposed Lot 2-C-4-C-1-E-1 (166.512 acres).

Applicant:	Hoʻonani Development LLC P.O. Box 330499 Kahului, Hawaiʻi 96733 Contact: Greg Sado Telephone No.: (808) 873-3883 Email: greg@alphahawaii.com
Accepting Authority:	State of Hawaiʻi Land Use Commission State Office Tower Leiopapa A Kamehameha 235 South Beretania Street, Room 406 Honolulu, Hawaiʻi 96813 Contact: Martina Segura, Staff Planner Telephone No.: (808) 587-3822 Email: dbedt.luc.web@hawaii.gov
State Land Use Commission Docket:	A25-811
Consultant:	Pioneer Design Group, Hawaiʻi, LLC. 711 Kapiolani Blvd., Suite 1450 Honolulu, HI 96813 Contact: Emily Ballard and TC Campbell, P.E. Phone: (808) 400-5959 Email: eballard@pdg-hawaii.com

1. Brief Description of the Action

The Applicant, Hoʻonani Development LLC, proposes the development of Hoʻonani Village, envisioned as a high-density, master-planned, mixed-use community in the Puʻunēnē-Kahului area of Central Maui on fallow agricultural lands. See **Figure 1 – Regional Location Map** and **Figure 2 – Property Location Map**. Hoʻonani Village (also referred to as "the project") as proposed will consist of a mixed-use development with approximately 1,608 multi-family residential housing units along with a blend of commercial, office, retail, restaurant, entertainment, light industrial, and hospitality uses on an approximately 166.512-acre site in Kahului (the project Site). All housing units are intended to be affordable rental units offered to households earning 140 percent of area median income (AMI) or below for a minimum of 10 years. As defined by the State Hawaiʻi and the Hawaiʻi Housing and Finance Development Corporation (HHFDC), 140% AMI is the threshold for A. The Applicant is proposing to have one third of the units reserved for renters at 60% AMI or below. The Applicant intends to work with HHFDC to pursue a HRS 201H-38 Affordable Housing Approval and Low Impact Housing Tax Credit (LIHTC) funds for project cost savings. The specific breakdown of AMI levels may be adjusted based on demand and need at the time of development and potential for-sale units may be considered in the future. The 201H application process is being utilized by the applicant to reduce costs through exemptions such as entitlement application fees, expedite the entitlement process to begin construction as soon as possible, and to pursue uses such as hospitality spaces that are not allowed uses in the current and proposed County zoning designation for the project site.

The project's development will be phased over 17 years. An overview of the project's mixed uses and phasing can be seen in **Figure 8 – Preliminary Master Site Plan**. Access to the Project Site is planned to be provided from Pūlehu Road and Hansen Road, both of which are County roadways. Improvements to these County roads will be completed to meet the requirements of the County of Maui's Street Design Manual. Infrastructure to support the Project will be installed within portions of these County rights-of-way. Within the Project Site, an internal roadway network will connect individual uses within the Project. Pedestrian and bicycle circulation will be created within the project with on-street sidewalks and a system of multi-use paths to connect the various uses and to emphasize multi-modal transportation within the development. Additional infrastructure improvements, including onsite detention basins, the potential construction of an onsite wastewater treatment plant (WWTP), an offsite water system, pipeline connection through Pūlehu Road and roadway improvements to Hansen and Pūlehu roads are also proposed.

The following objectives guide the vision for Ho‘onani Village:

- Provision of housing opportunities for Maui residents across a range of income levels near existing services and job opportunities
- Provision of commercial business and light industrial spaces for local businesses to operate and expand.
- Creation of an authentic community and gathering place for Maui.

2. Significant Beneficial and Adverse Impacts

A summary of potential significant impacts and mitigation measures for each category is summarized in **Table 2,** below.

Section intentionally left blank

Table 2. Summary of Significant Beneficial and Adverse Impacts

Resources / Topic	Existing Conditions	Potential Beneficial/Adverse Short-Term Impacts	Potential Beneficial/Adverse Long-Term Impacts	Section in DEIS
Existing and Surrounding Land Uses	The project site consists of former plantation lands that are currently fallow and vacant agricultural land, surrounded by other vacant agricultural lands, active agricultural lands, industrial uses, and urban development in Central Maui.	Due to inactivity on the vacant project parcel, the site experiences unauthorized activity including trespassing and illegal dumping. In the short term, construction activity on the site is anticipated to reduce unauthorized activities.	The conversion of vacant agricultural land will result in the loss of informal open space. However, the project will be developed for compatibility with the surrounding urban and agricultural land uses. No significant adverse long-term impacts anticipated with appropriate mitigation.	**Ch. II.A.1**
Climate and Climate Change	Central Maui experiences a semi-tropical climate characterized by warm temperatures year-round and relatively low annual rainfall compared to windward areas of the island. Average annual temperatures in Kahului generally range in the mid- to upper-70s degrees Fahrenheit, with limited seasonal variation. Average annual rainfall is approximately 15–20 inches and occurs primarily during winter frontal storm systems. Trade winds dominate most of the year, moderating temperatures and influencing precipitation patterns. Recent climate observations indicate increasing temperatures and changes in rainfall patterns, including declining annual rainfall, more dry days, and increased variability in precipitation projections associated with climate change.	Construction activities would result in temporary increases in greenhouse gas emissions from heavy equipment, material transport, and construction vehicles. These emissions would be temporary and limited to the construction period.	Operational activities such as use of automobiles and electricity would contribute to minor increases in greenhouse gas emissions. However, the project incorporates energy-efficient building design, potential renewable energy systems, and electric vehicle charging infrastructure, which would reduce per-capita energy consumption and transportation-related emissions relative to conventional development. Overall, no significant adverse long-term climate or greenhouse gas (GHG) impacts are anticipated.	**Ch. II.A.2**
Topography and Soil Characteristics	The project site exhibits gently sloping topography, with elevations gradually decreasing from the southeast toward the northwest. The property is underlain by soils of the Pūlehu–Ewa–Jaucas Association. These soils are typically deep, well-drained to excessively drained, and nearly level to moderately sloping, formed in alluvium deposited on fans and low-lying basins.	Construction activities may result in temporary soil erosion and dust generation, particularly during clearing and rough grading.	Development will require grading, trenching, installation of utilities, and construction of building pads, all of which will disturb the existing soils. The agriculturally disturbed soils present across the site are generally soft and loose and, if left untreated, could result in undesirable settlement beneath future structures, pavements, or filled areas.	**Ch. II.A.3**
Agricultural Resources	The Project will not have any impact on current on-site farm or ranch operations, as none exist. Nearby the site, Mahi Pono has planted crops to the east, south, and west. These include citrus orchards, row crops, and forage grass for future cattle grazing. The nearest citrus fields are approximately a quarter mile east (upwind) of the Project site, while the nearest row-crop fields are approximately a quarter mile to the southwest (downwind). Due to the proximity of agricultural operations, Project residents, workers, and customers may occasionally experience	The existing project area designated for agricultural use is fallow and vacant without any active agricultural operations. There are no impacts in the short term as the site has not been actively cultivated or used for agricultural activity since the closure of HC&S in 2016.	In terms of long-term impacts, the conversion of this 166.512-acre parcel will reduce the island's supply of high-quality farmland by just 0.23%. The proposed project will have minimal to no effect on the agriculture of the island of Maui. While the site is technically classified as "prime" under some soil systems, the sites conversion to urban land will not significantly impact Maui's ability to grow commercial crops. In addition, the site no longer has access to irrigation water. No impacts to regional agricultural productivity are anticipated. Because the site	**Ch. II.A.4**

Resources / Topic	Existing Conditions	Potential Beneficial/Adverse Short-Term Impacts	Potential Beneficial/Adverse Long-Term Impacts	Section in DEIS
	noise during planting and harvesting, wind-blown chemicals, wind-blown dust from plowing fields for row crops when the plowing occurs during strong Kona winds (south winds), etc. In turn, nuisance complaints could lead to community pressure to restrict nearby agricultural operations, possibly including efforts to shorten hours of operations, cease spraying chemicals during strong winds, cease plowing fields during strong Kona-winds, etc.		is no longer farmed, lacks the necessary water infrastructure to support farming, and is not designated as IAL, its conversion aligns with State and County policies that encourage redirecting nonviable agricultural lands toward uses that address pressing community needs. The proposed project will provide public benefits, including needed affordable and workforce housing, employment-generating commercial and industrial spaces, and community gathering spaces. These benefits outweigh the loss of agricultural land that is no longer practicably available for agricultural production. With implementation of buffering, disclosure, and building design measures, the project's impacts to surrounding agricultural uses will be less than significant.	
Ground Water Resources	The project site is located within the Kahului Aquifer System, near its boundary with the Pā'ia Aquifer System. The aquifer has a Commission on Water Resource Management (CWRM) designated sustainable yield of 1.0 million gallons per day (MGD). Historically, groundwater withdrawals during plantation operations were substantially higher, with pumping estimated at approximately 50 MGD during HC&S operations. Since the closure of plantation agriculture, withdrawals have declined significantly and are currently estimated to range between 6 and 7 MGD based on recent monitoring data. The project proposes to utilize the existing Pu'unēnē Pump 6 Well (State Well No. 5226-002), a former plantation well capable of producing significantly greater volumes than the project's anticipated demand.	Construction activities may result in minor temporary water demand associated with dust control and construction operations. Because there is currently no existing potable water service on the project site, short-term impacts to groundwater resources are expected to be minimal.	The project would increase groundwater demand within the Kahului Aquifer, which is currently pumped above its designated sustainable yield. However, the Water Resource Assessment concluded that pumping from the Pu'unēnē Pump 6 Well at the proposed rates would not adversely impact nearby wells or impair the overall utility of the aquifer system. Groundwater withdrawals will be subject to CWRM permitting, monitoring, and reporting requirements. Project design incorporates aquifer recharge features, including stormwater detention and infiltration systems and reuse of treated wastewater for irrigation. These measures are estimated to contribute approximately 0.099 MGD of recharge from stormwater infiltration and approximately 0.102 MGD from treated wastewater percolation, partially offsetting groundwater withdrawals. Actual recharge rates may vary depending on rainfall, irrigation practices, soil conditions, and long-term system performance.	**Ch. II.A.5**
Streams and Wetlands	No natural streams occur within the project site. The U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory identifies linear features within or adjacent to the project site that are mapped as R5UBHx and R5UBFx	None anticipated with mitigation for stormwater management and construction BMPs.	No anticipated long-term impacts with permanent drainage infrastructure.	**Ch. II.A.6**

Resources / Topic	Existing Conditions	Potential Beneficial/Adverse Short-Term Impacts	Potential Beneficial/Adverse Long-Term Impacts	Section in DEIS
	riverine. However, these are likely associated with plantation features.			
Flood and Tsunami	The entirety of the project site is in Flood Zone X as shown on FEMA's FIRM, which is an area of low flood risk. The project is also within the Extreme Tsunami Evacuation Zone.	None anticipated.	None anticipated with implementation of storm water management and emergency evacuation routes for extreme tsunami events.	**Ch. II.A.7**
Sea Level Rise	Sea level rise planning in Hawai'i is guided by the State's Sea Level Rise Exposure Area (SLR-XA) mapping, which identifies areas vulnerable to coastal hazards under a 3.2-foot sea level rise scenario. These hazards include passive tidal inundation, annual high wave flooding, and shoreline retreat associated with coastal erosion. The project site is located inland in Central Maui and does not front the shoreline. Review of the State's SLR-XA mapping confirms that the project site is outside the mapped exposure area and above projected tidal inundation thresholds associated with the 3.2-foot planning benchmark.	No short-term impacts related to sea level rise are anticipated during construction because the site is located inland and outside mapped coastal hazard exposure areas.	Due to the project's inland location and elevation above mapped sea level rise exposure areas, the development is not expected to experience significant long-term impacts associated with passive tidal inundation, high wave flooding, or coastal erosion. The project does not involve shoreline alteration or coastal development that could exacerbate coastal hazards. Therefore, no significant long-term impacts related to sea level rise are anticipated.	**Ch. II. A.8**
Wildfire Hazard	The region's fire environment is shaped by a combination of dry, windy conditions, steep slopes, and extensive coverage of non-native, highly flammable grasses and shrubs. These species form continuous fuel beds that allow fires to move rapidly from roadways and developed areas into open lands, increasing ignition potential and threatening residential, commercial, and environmental resources. Given these conditions, wildfire risk reduction measures such as maintaining irrigated green buffers, designing adequate ingress/egress for emergency vehicles, and establishing defensible space around built areas should be incorporated into the project development.	None anticipated.	The project is expected to contribute to reducing the Wildland Urban Interface risk eliminating the dry, fallow conditions on the existing vacant land.	**Ch. II. A.9**
Flora/Fauna Resources	Site-specific flora and fauna surveys of the project site did not document any listed endangered or threatened species. Vegetation is dominated by non-native grasses and herbaceous species characteristic of disturbed agricultural landscapes. The most common species documented include Guinea grass (*Megathyrsus maximus*) and buffel grass (*Cenchrus ciliaris*), along with other common, non-native plants. Tree cover is sparse and consists almost entirely of non-native species, including haole koa (*Leucaena leucocephala*), monkeypod	Site clearing for project development would primarily affect non-native grasses, weeds, scattered non-native trees and scattered native vegetation not of conservation concern.	Due to the absence of endangered or threatened species, and with a pre-construction survey, no long-term adverse impacts are anticipated. The project will incorporate non-invasive, appropriately irrigated plants compatible with the project area.	**Ch. II. A.10**

Resources / Topic	Existing Conditions	Potential Beneficial/Adverse Short-Term Impacts	Potential Beneficial/Adverse Long-Term Impacts	Section in DEIS
	(*Samanea saman*), kiawe (*Prosopis pallida*), and tree tobacco (*Nicotiana glauca*). Two native plant species were documented: ʻuhaloa (*Waltheria indica*), which occurred within the main project site, pipeline corridor, and well site, and pāʻū o Hiʻiaka (*Jacquemontia sandwicense*), which was observed further south of the proposed pipeline on Pūlehu Road. Neither of these native species are of conservation concern. Faunal observations indicated limited wildlife presence consistent with disturbed agricultural and grassland environments. Mammals observed or inferred from sign consisted entirely of non-native species, including Axis deer (*Axis axis*), cattle (*Bos taurus*), and evidence of pigs, rodents, and mongooses. Avian species observed were predominantly non-native birds common to open agricultural settings, including common mynah (*Acridotheres tristis*), zebra dove (*Geopelia striata*), house sparrow (*Passer domesticus*), and black francolin (*Francolinus francolinus*). One native seabird, the ʻiwa or great frigatebird (*Fregata minor*), was observed flying over the site; however, no nesting, roosting, or foraging habitat was identified within the project footprint. No federally listed bird species, including Nēnē, were observed during surveys.			
Air Quality & GHGs	The regional air quality in Hawaiʻi is considered to be good. There is no existing cumulative air quality impact, and there is no potential for the project to significantly contribute to a cumulative air quality impact. The proposed project will not interfere with the development of clean energy supplies. Therefore, there is no potential for the project to significantly contribute to a cumulative GHG impact.	Temporary increase in dust and emissions from construction equipment.	No significant long-term impacts anticipated. Minor increases in emissions are anticipated from energy use, vehicles, and landscaping.	**Ch. II.A.11**
Noise	Aircraft noise from the Kahului airport will be the primary contributor to the noise environment for the planned project action. The aircraft noise will be variable based on the takeoff and landing directions of the aircraft traffic and will be largely dependent on the weather conditions and type of aircraft activity at Kahului.	Temporary construction noise levels may increase ambient noise level by up to 4 dBA .	Due to the existing and ongoing airport and roadway noise, there could be potential adverse impacts to noise-sensitive activities, such as residential uses. However, long-term impacts will be mitigated through building design.	**Ch. II.A.12**

Resources / Topic	Existing Conditions	Potential Beneficial/Adverse Short-Term Impacts	Potential Beneficial/Adverse Long-Term Impacts	Section in DEIS
Scenic and Open Space Resources	The project site is a vacant former agricultural area with gently sloping topography with primary existing views oriented toward the West Maui Mountains to the north and northwest and the lower slopes of Haleakalā to the south and southeast across surrounding vacant and developed industrial and commercial development.	None anticipated.	The Proposed Action would result in beneficial visual effects through the introduction of landscaping, multi-use pathways, and low-rise buildings compatible with surrounding development, while maintaining existing mountain view planes, and would not result in significant adverse impacts to scenic or visual resources.	**Ch. II.A.13**
Cultural & Historic/Archaeological	The project area is part of a once-extensive commercial sugar cane operation originally founded by Claus Spreckels in the late 1800s, eventually incorporated into the Hawaiian Commercial and Sugar Co. (HC&S) which lasted well into modern times in this part of Maui. Historical maps clearly depict a thoroughly altered historic-period landscape dedicated to extensive commercial sugar cane operations. Archaeological surveys that have included portions of the current project area have only identified historic-period sites related to commercial (plantation) agriculture. Due to over a century of sugar cane cultivation and the installation and use of related infrastructure (e.g., roads, ditches, fence lines, railroads and reservoirs), no traditional (pre-Contact) Hawaiian site-features has been identified in or near the current project area. The current project area most likely contains some above-ground historic properties related to commercial agriculture in the historic period; and, It is unlikely that any intact historic properties or component features will be encountered in subsurface excavation; however, the discovery of isolated artifacts associated with the plantation-era usage of the project area, in particular, cannot be ruled out.	Project construction activities such as grading, trenching, and utility installation have the potential to result in adverse impacts to cultural and historic/archaeological resources through ground disturbance, including the inadvertent discovery or disturbance of previously unidentified historic-period features or isolated artifacts associated with plantation-era land use. However, available studies indicate that the project area has been extensively altered by more than a century of commercial sugar cultivation and associated infrastructure, and that no pre-Contact Hawaiian sites have been identified within or adjacent to the project area. The archaeological and cultural investigations conducted for the Project, including the Archaeological Literature Review and Cultural Impact Assessment, contribute to increased knowledge and understanding of the historic and cultural environment of Central Maui by systematically documenting past land use, identifying the presence or absence of cultural resources, and contextualizing the project area within broader patterns of traditional Hawaiian land use and plantation-era agricultural development, thereby enhancing the cultural record and informing responsible land use decision-making.	The project site has been heavily disturbed through prior agricultural activities, however, there could be potential disturbance or loss of plantation-era features through construction. Opportunities exist to integrate native and Polynesian-introduced plant species and provide interpretation of the island's cultural history. In addition, the project's development and creation of a community gathering place can encourage more cultural events in the long-term.	**Ch. II.A. 14-15**
Chemicals & Fertilizers	The Phase I ESAs prepare for the Hoʻonani Village site, and the offsite water system site did not identify any Recognized Environmental Conditions (RECs). Due to prior agricultural uses, soil sampling was conducted at the Hoʻonani Village site, very low levels of arsenic were in the test samples, but all were under the threshold for remediation based on DOH standards. The sampling report concluded that the site is suitable for unrestricted use of property.	No short-term adverse impacts anticipated due to negative findings.	No long-term adverse effects identified due to negative findings.	**Ch. II.A.16**

Resources / Topic	Existing Conditions	Potential Beneficial/Adverse Short-Term Impacts	Potential Beneficial/Adverse Long-Term Impacts	Section in DEIS
Regional Setting	The project site is located within the Kahului region of Central Maui, an area that serves as the island's primary hub for commerce, transportation, and public services. Kahului contains Maui's largest concentration of retail, industrial, and employment centers, anchored by Kahului Airport, Kahului Harbor, and major commercial corridors such as Hoʻokele Street, Dairy Road, and Kaʻahumanu Avenue. The region includes a diverse mix of land uses. Puʻunēnē, immediately south of Kahului, historically functioned as one of Hawaiʻi's most significant sugar plantation communities.	No short-term adverse impacts anticipated.	Potential regional impacts include increased demand on transportation networks, public infrastructure, and community services.	**Ch. II.B.1**
Population, Demography and Social Impacts	As of July 1, 2024, the total estimated population of Maui County is approximately 163,688, reflecting a slight decrease of 0.6% from the 2020 Census total of 164,754. The most recent U.S. Census American Community Survey data (2023) indicates the following racial and ethnic distribution: 29.4% White (non-Hispanic), 27.8% Asian (non-Hispanic), 21.0% identifying as two or more races, 10.0% Native Hawaiian and Other Pacific Islander, and 10.5% Hispanic or Latino of any race. Maui experienced consistent growth until recent years, with population decline accelerated by the 2023 wildfires on Maui according to State tax records (UHERO, 2025).	No short-term adverse impacts anticipated.	Positive long -term impacts of providing affordable housing are anticipated to include retaining more kamaʻāina and reducing outmigration due to lack of housing inventory and cost of living.	**Ch. II.B.2**
Socioeconomic	The Affordable Housing Rental Market Study demonstrates that Maui faces a severe and ongoing shortage of rental housing, particularly for households earning below 120 percent of AMI. The study identifies a substantial population of "rent-overburdened" and "rent-stressed" households, along with long wait lists for affordable units, indicating that demand far exceeds current supply. The Lahaina wildfire further heightened this shortage by displacing thousands of residents into a constrained rental market. the Retail Demand Report, retail competition in Kahului is dense and lacks a truly walkable downtown, indicating that commercial uses would benefit from "smaller-scale complementary retail with a strong sense of place."	Generation of construction employment.	Long-term economic and housing benefits for Maui residents are anticipated. Supplying affordable and workforce housing. Providing new commercial opportunities for local businesses to grow and to provide additional jobs in the marketplace. Long term, the project may result in an increase in demands for services in the region. Developing a mixed-use community ensures a balanced mix of complementary uses that align with market demands.	**Ch. II.B.3**
Police & Fire Protection	The Maui Police Department (MPD) provides law enforcement services for the region from its Wailuku Station on Mahalani Street, located approximately 4 miles	The project is expected to reduce several existing public safety concerns on the currently vacant property, which has	Both police and fire service impacts will be further offset by additional real property tax revenues generated by the	**Ch. II.C.1**

Resources / Topic	Existing Conditions	Potential Beneficial/Adverse Short-Term Impacts	Potential Beneficial/Adverse Long-Term Impacts	Section in DEIS
	from the project site. MPD oversees patrol, investigative, administrative, and support divisions serving communities across Maui County, including Kahului and Puʻunēnē. The Kahului Fire Station, located on Dairy Road approximately 0.5 miles west of the project site, is the nearest responding station.	historically experienced illegal dumping, trespassing, and episodic homeless encampments.	project, which contribute to County funding for public safety staffing, equipment, and facilities.	
Medical Facilities	Central Maui serves as the island's primary medical hub, housing the majority of acute care, outpatient, and specialty services.	No negative short-term adverse impacts anticipated.	Due to the lack of housing on Maui, the project can have a positive impact on the medical workforce through supplying affordable housing units.	**Ch. II.C.2**
Education Facilities	The project site is located within the Hawaiʻi Department of Education (DOE) service area for Kahului Elementary School, Maui Waena Intermediate School, and Maui High School. Kahului Elementary School serves students in kindergarten through fifth grade, Maui Waena Intermediate School serves grades six through eight, and Maui High School serves grades nine through twelve.	No negative short-term adverse impacts anticipated.	Based on DOE Central Maui multi-family Student Generation Rates, the project's 1,608 residential units could generate an estimated 354 public school students at full buildout (approximately 209 elementary, 64 intermediate, and 80 high school students). Student generation would occur incrementally with phased occupancy. Through consultation with the DOE, it was noted that the schools serving the project site are currently below design capacity. It is anticipated that as an affordable housing project, the project will not be subject to school impact fees. However, the Applicant will contribute to school impact fees should it be required.	**Ch. II.C.3**
Recreational Facilities	Major public recreational sites include Keōpūolani Regional Park, War Memorial Sports Complex, Maui Lani Regional Park, Kahului Community Center Park, Kahului Park, and Lihikai Park. These facilities provide a range of amenities, including ball fields, playgrounds, open lawns, multi-use courts, and walking paths. The region's shoreline is also a major recreational asset, drawing residents and visitors for surfing, windsurfing, kiteboarding, paddling, fishing, swimming, jogging, picnicking, and other ocean- and beach-related activities.	No negative short-term adverse impacts anticipated.	The proposed project is anticipated to have a beneficial effect on recreational resources in the Central Maui region by adding new amenities that complement existing public facilities.	**Ch. II.C.4**
Solid Waste Collection	Solid waste collection in Central Maui is handled by a combination of County-operated services and private haulers such as Maui Disposal Company and Waste Pro Hawaiʻi. As the project will consist solely of multi-family residential, commercial, office, and industrial uses, the development will not require County-provided residential waste collection service. All solid waste from the project will ultimately be disposed of at the Central Maui Landfill,	The project site, in its vacant state has attracted illegal dumping, which is anticipated to improve in the short term through the project's development.	In the long term, the project is anticipated to produce an average of 2,701 tons of solid waste per year. This is a significant increase in solid waste generation. The County Department of Environmental Management was consulted, however, as a multi-family, mixed use development, the project will be serviced by private waste collectors.	**Ch. II.C.5**

Resources / Topic	Existing Conditions	Potential Beneficial/Adverse Short-Term Impacts	Potential Beneficial/Adverse Long-Term Impacts	Section in DEIS
	located approximately 1.35 miles southeast of the site, which also accepts commercial and industrial waste collected by private haulers.			
Roadways & Transportation	The project site is located in Central Maui near major regional transportation corridors including Hāna Highway, Maui Veterans Highway, and Kūihelani Highway. The surrounding area serves as a primary transportation hub connecting Kahului, Wailuku, and other regions of the island. Existing roadways provide regional connectivity for residential, commercial, and industrial uses in the Kahului area.	Construction activities may temporarily affect transportation conditions through increased truck traffic, delivery of construction materials, and potential temporary lane closures. These effects may impact pedestrian, bicycle, bus, and vehicular circulation during the construction period but will be temporary and managed through construction best management practices and traffic control measures.	The project will generate additional traffic associated with residential, commercial, and industrial uses. However, the project includes internal roadway systems and planned transportation improvements designed to accommodate project-generated traffic and integrate with the surrounding transportation network. Improvements to internal circulation, pedestrian infrastructure, and connectivity are expected to support walkability and improve transportation efficiency in the surrounding area.	**Ch. II.D.1**
Airports	The project site is located in Central Maui approximately 1.5 miles southeast of Kahului Airport, the primary commercial airport serving the island of Maui. Kahului Airport accommodates interisland and transpacific passenger service, air cargo operations, and general aviation activity. Due to the site's proximity to the airport, aircraft overflights occur across the site.	Construction of the proposed development has the potential to involve the use of cranes or other tall construction equipment that could temporarily extend into protected airspace surfaces. The Applicant will coordinate with the FAA and file any required FAA Form 7460-1 Notice of Proposed Construction to ensure that construction activities do not interfere with navigable airspace or airport operations.	The proposed development is not expected to interfere with airport operations or aircraft safety. Building heights will be designed to comply with FAA obstruction standards and applicable County regulations governing development within airport influence areas. The project will incorporate appropriate building design and construction techniques to address aircraft noise exposure, including enclosed structures and mechanical ventilation where necessary to maintain interior noise levels consistent with applicable standards.	**Ch. II.D.2**
Water System	There is currently no potable or irrigation water system on the project site. The nearest Department of Water Supply infrastructure includes 6-inch and 8-inch waterlines along Old Puʻunēnē Road and Hansen Road, which serve nearby development. The project Applicant is working to acquire an existing domestic well referred to as Mahi Pono Well #6 or Puunene Mill Pump No.6. The existing well has the capacity to supply enough volume to serve the development. Modifications to the existing pump system to draw that water would be made, as well as constructing a new storage and distribution system.	No negative short-term adverse impacts anticipated.	No negative long-term adverse impacts anticipated. The water system will be designed to County standards for potential future dedication to the County, representing a positive impact to County facilities.	**Ch. II.D.3**
Wastewater	The project site does not have any existing wastewater lines or structures on it. The Applicant plans to install a private wastewater system on-site to serve the	None anticipated.	There will be an increase in wastewater generation and demand for treatment services for new residents and users. However, should the onsite WWTP be	**Ch. II.D.4**

Resources / Topic	Existing Conditions	Potential Beneficial/Adverse Short-Term Impacts	Potential Beneficial/Adverse Long-Term Impacts	Section in DEIS
	development but will connect to the County system if capacity becomes available.		implemented, the supply of R-1 water would reduce demands on potable water and contribute to recharge of the aquifer.	
Drainage & Stormwater	The proposed development will impact the site and the predeveloped drainage condition by adding impervious surfaces such as buildings, roads, sidewalks and multi-use paths etc. The proposed development will increase the quantity of the runoff from the site. During the construction period the construction equipment and operations will add temporary impacts to the site's runoff as well.	None anticipated.	The project is anticipated to increase runoff due to impervious surfaces, which will be addressed through implementation of a stormwater system. In the long term, the drainage improvements would improve flood control and water quality protection by reducing peak runoff rates, minimizing erosion, and promoting sediment settling prior to infiltration. Compared to existing conditions, the Project would replace unmanaged runoff with a controlled drainage system designed in accordance with County standards, thereby improving overall site hydrology and downstream drainage conditions.	**Ch. II.D.4**
Electrical, Telephone, CATV	Electrical power, telephone, and cable television/internet services in the region are provided by Maui Electric Company, Hawaiian Telcom, and Spectrum, respectively. There are existing overhead powerlines and communication lines that run along the western side of Pūlehu Road, and the southern side of Hansen Road for the entire length of the project site. The project proposes to connect to the existing power system to serve the site. Telephone and cable television/internet services will be installed, but the Utility Company that will provide the service will be selected at a later time. Outside of these services Natural gas lines may be incorporated into the design.	None anticipated.	In the long term, the project is anticipated to increase demands for electricity and broadband services. However, Installation of new utility infrastructure would improve service reliability, system redundancy, and future capacity in the surrounding area. Utility extensions along Pūlehu Road and within the project site would enhance overall infrastructure connectivity and could provide opportunities for future service connections or system upgrades in adjacent areas, subject to utility provider requirements.	**Ch. II.D.5**

3. Mitigation Measures

A summary of mitigation measures for each category is summarized in **Table 3,** below.

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Table 3. Mitigation Measures

Resources / Topic	Mitigation Measures	Section in DEIS
Existing and Surrounding Land Uses	Consideration for compatible adjacent land uses and the inclusion of landscape buffering, and an internal street network, the project minimizes potential incompatibility with surrounding land uses. The site plan reflects a deliberate effort to ensure that new development complements the surrounding commercial and industrial environment while providing an orderly transition to residential areas.	**Ch. II.A.1**
Climate and Climate Change	Construction-related GHG emissions will be minimized through implementation of standard best management practices, including maintaining construction equipment in proper working condition, limiting unnecessary idling, and coordinating material deliveries to reduce vehicle trips. During operation, the project will incorporate energy-efficient building design consistent with applicable State and County energy codes. Potential measures include high-efficiency lighting and appliances, energy-efficient building envelopes, smart building controls, and demand-management strategies to reduce peak energy use. The Applicant may also incorporate renewable energy systems such as photovoltaic panels and battery storage where feasible. Electric vehicle charging infrastructure may be installed to support the adoption of electric vehicles and reduce transportation-related greenhouse gas emissions.	**Ch. II.A.2**
Topography and Soil Characteristics	Temporary construction-related impacts from soil erosion and dust will be mitigated through implementation of a Storm Water Pollution Prevention Plan and standard best management practices, including dust control measures, silt fencing, sediment barriers, stabilized entrances, and prompt stabilization of exposed soils. The geotechnical report recommends that disturbed soils be excavated to the bottom of the disturbed layer, then scarified, moisture conditioned, and recompacted to meet engineered fill requirements. Areas where undocumented fill was discovered will require proof-rolling to identify unsuitable materials, which will then be removed and replaced with properly compacted structural fill. These measures will provide a stable foundation for building and pavement loads and reduce the potential for differential settlement.	**Ch. II.A.3**
Agricultural Resources	The AIA report finds that while the land was irrigated under the former plantation system, this system is no longer operational, and no alternative water supply exists to sustain diversified agriculture or intensive cultivation. Although the County of Maui has a long agricultural history, there is currently an abundance of land designated for agricultural use across the island. Much of this land is located farther from existing urban centers, where large-scale agricultural operations are more viable and compatible with surrounding land uses. The AIA report further finds that the permanent conversion of the site would represent a loss of 0.23 percent of Maui's agricultural lands. To mitigate the potential for conflicts with nearby farms, the report recommends several strategies. Project design should incorporate berms, landscaped buffers, and physical barriers to block dust and reduce noise. Buildings should feature soundproofing and enclosed, air-conditioned interiors with filtered ventilation.	**Ch. II.A.4**
Ground Water Resources	Groundwater withdrawals will be managed through applicable CWRM requirements, including pump installation permits, monitoring, and reporting of groundwater withdrawals. The project incorporates recharge-enhancing features such as stormwater detention basins designed to increase infiltration and reuse of treated wastewater for irrigation, which contributes to aquifer recharge. Water system infrastructure will be designed to meet County of Maui Department of Water Supply standards, and if dedicated, the system would operate under County oversight consistent with municipal water system management practices.	**Ch. II.A.5**
Streams and Wetlands	The Preliminary Engineering Report (PER) prepared by PDG-Hawai'i explains that the project will incorporate an integrated stormwater management system to treat runoff prior to discharge. During construction best management practices (BMPs) will prevent sedimentation, or turbidity increases within existing drainage features. Additional BMPs will include silt fencing, sediment basins, stabilized construction entrances, dust suppression, and phased grading to reduce exposed soil areas.	**Ch. II.A.6**
Flood and Tsunami	While no structural mitigations are triggered by the Extreme Evacuation Zone designation, occupancy within an evacuation zone requires appropriate public safety measures. The project will incorporate clear signage and evacuation information throughout the development.	**Ch. II.A.7**
Sea Level Rise	The project site is located outside the State of Hawai'i Sea Level Rise Exposure Area (SLR-XA) associated with the 3.2-foot sea level rise planning scenario. As a result, no structural mitigation measures specific to sea level rise are required. The project will comply with applicable County building codes, drainage standards, and infrastructure design requirements to ensure long-term resilience of site infrastructure. Because the project does not involve shoreline development or coastal modification, it will not interfere with natural coastal processes or increase coastal hazard exposure.	**Ch. II.A.8**
Wildfire & Natural Hazards	Coordination with MFD and MEMA will ensure appropriate emergency access, signage, and evacuation planning for the community. Landscaping will also be implemented, which will conform to the MFD Brush Mitigation Guidelines.	**Ch. II. A.7**
Flora/Fauna Resources	Tree tobacco, a host plant for the endangered Blackburn's Sphinx Moth was observed and was over 3 feet tall. As such, a qualified biologist shall conduct a survey for the Blackburn's Sphinx Moth and will coordinate with the USFWS prior to any vegetation clearing. See **Appendix A Flora and Fauna Surveys.** In addition to the survey for Blackburn's sphinx moth and tree tobacco removal, signs of endangered birds and the endemic pueo will be observed. The project shall also follow wildlife protection avoidance and minimization (AMM) guidelines provided by the USFWS.	**Ch. II A.8**

Resources / Topic	Mitigation Measures	Section in DEIS
Air Quality & GHGs	Implement dust control (water trucks, stabilized entrances), maintain equipment, comply with applicable HDOH air permits, promote clean energy use and multi-modal transport to reduce vehicle dependence. Operational mitigation measures will include compliance with applicable energy efficiency codes, incorporation of high-efficiency lighting and appliances, use of mechanical ventilation and building design strategies that reduce energy demand, installation of electric vehicle–capable parking infrastructure where feasible, and landscaping practices that minimize the need for high-emission maintenance equipment.	**Ch. II.A.9**
Noise	Restrict construction to daytime hours, maintain mufflers, use noise barriers near sensitive uses, install glazing rated STC 32/OITC 25 in residential buildings. For sliding glass lanai doors, we recommend that doors are selected which have acoustic tests provided by the manufacturer for their complete assembly; selections should not be made based on the expected acoustical performance of the glazing configuration alone. Exterior partition ratings are critical to ensuring proper isolation from the exterior noise environment. Rooftop and ceiling constructions of IIC/STC 45-50 as well as insulated exterior framing utilizing masonry and furred gypsum will properly reduce low frequency content of aircraft noise. Control penetrations in rooftop areas to prevent noise leakage and ensure any necessary penetrations and ductwork is properly silenced or baffled before entering living/bedroom areas.	**Ch. II.A.10**
Scenic and Open Space Resources	Mitigation measures include limiting building heights to levels comparable to surrounding development, preserving existing mountain view planes, and incorporating landscaped open spaces and pedestrian pathways to minimize visual effects and avoid significant adverse impacts to scenic resources.	**Ch. II.A.11**
Cultural & Historic/Archaeological	The CIA recommends incorporating native and canoe plants into the project to promote traditional gathering practices. Archaeological monitoring will be conducted, as determined by SHPD.	**Ch. II.A.13**
Chemicals & Fertilizers	With the negative findings of the Phase 1 ESAs and soil sampling, the need for soil remediation is not anticipated.	**Ch. II.A.14**
Regional Setting	Mitigation measures will include implementation of traffic improvements identified in the TIAR, construction BMPs to protect air and water quality, buffering of adjacent industrial and commercial operations, and compliance with County development standards for stormwater, landscaping, and design.	**Ch. II.B.1**
Population, Demography and Social Impacts	The Affordable Housing Market Study indicates that the proposed housing units in the project are sorely needed and that there is adequate demand. The goal of providing affordable housing is to help local families stay in Maui County.	**Ch. II.B.2**
Socioeconomic	None anticipated.	**Ch. II.B.3**
Police & Fire Protection	The project will be fully designed in accordance with the Maui County Fire Code, including requirements for building fire suppression systems, hydrant placement, fire flows, defensible space where applicable, and safe emergency egress. The internal roadway network will be constructed to accommodate emergency vehicle access, turning radii, and clearances for apparatus staging.	**Ch. II.C.1**
Medical Facilities	While the proposed mixed-use development can increase demands for medical services, it also has the potential to ease workforce housing challenges for medical professionals and will include office spaces for smaller medical clinics or doctors' offices.	**Ch. II.C.2**
Education Facilities	Schools that are closest to the project site include Lihikai Elementary School, Maui Waena Intermediate School and Maui High School, all of which have maintained steady or declining enrollments since the 2021 school year. The Applicant has consulted with the DOE to inform them of the project and project increases in student enrollment would not extend capacity when compared to previous enrollment at the service area schools. Similarly, enrollment at UHMC has been steady, but has declined since 2020 enrollment numbers according to UHMC data. As such, the project is not anticipated to adversely impact the university.	**Ch. II.C.3**
Recreational Facilities	Recreational opportunities such as multi-use paths and parks will help to mitigate increased demands for recreational facilities in the region.	**Ch. II.C.4**
Solid Waste Collection	All operational waste will be collected by private commercial haulers, ensuring that the project does not impact on the County's residential solid waste collection system. Building designs will incorporate centralized refuse rooms or covered trash collection enclosures tailored to each type of use. Commercial tenants will be subject to regular waste pickup schedules, and industrial tenants will be required to comply with appropriate disposal protocols consistent with their operational needs. Landscaping and open space areas will generate green waste, which will be managed by private landscaping contractors or waste companies and taken to the County's green waste recycling facility at the Central Maui Landfill.	**Ch. II.C.5**
Roadways & Transportation	Temporary construction-related traffic impacts will be minimized through implementation of construction traffic management practices, including scheduling deliveries during off-peak periods where feasible, maintaining access to surrounding roadways, and coordinating with appropriate agencies regarding any temporary lane closures or traffic control measures.	**Ch. II.D.1**

Resources / Topic	Mitigation Measures	Section in DEIS
	Long-term transportation impacts will be addressed through roadway and intersection improvements identified in the Transportation Impact Analysis Report (TIAR). These improvements include coordination with State and County transportation agencies for the implementation of signalization or intersection improvements where warranted. Internal roadway design, pedestrian infrastructure, and site circulation improvements will enhance connectivity, support multimodal transportation, and improve safety for vehicles, pedestrians, and cyclists.	
Airports	Development will comply with applicable FAA obstruction evaluation requirements under 14 CFR Part 77, including submission of FAA Form 7460-1 for any structures or construction equipment that may exceed notification thresholds. Building heights will be designed to remain below applicable airspace surfaces. Structures will incorporate noise attenuation measures, including enclosed building design and mechanical ventilation where appropriate, to reduce interior aircraft noise exposure. Exterior lighting will be shielded and directed downward to minimize glare that could affect aircraft operations	**Ch. II.D.2**
Water System	The proposed development is pursuing modification of an existing water system and will construct pipeline connections to minimize impacts to the County system and existing water systems in the area and their users.	**Ch. II.D.2**
Wastewater	The Applicant will coordinate with County DEM to potentially connect to future Central Maui WWRF or construct an onsite wastewater treatment plant with recycled water for irrigation. The project will need to meet all State and County standards for effluent quality.	**Ch. II.D.3**
Drainage & Stormwater	Short-term construction impacts will be mitigated through implementation of a Construction Stormwater Pollution Prevention Plan including erosion and sediment controls such as silt fencing, stabilized entrances, phased grading, spill prevention measures, and prompt site stabilization to prevent sediment and pollutant discharge. Long-term operational impacts will be mitigated by on-site detention and infiltration basins designed to detain post-development runoff, match pre-development discharge rates, and provide stormwater quality treatment through infiltration and sediment removal in compliance with Maui County drainage and stormwater BMP standards.	**Ch. II.D.4**
Traffic & Circulation	The TIAR recommended a signal at the Hāna Highway/Hansen Road intersection to bring traffic to acceptable levels. However, it is noted that at current conditions, without the project, a signal is already warranted. The Applicant will coordinate with HDOT for the installation of a signal.	**Ch. II.D.5**
Electrical, Telephone, CATV	The utility infrastructure for the proposed project will be placed underground within the development. To reduce overall energy use, energy conservation and efficiency measures will be incorporated into the project, as feasible. Coordination with MECO and service providers will occur to ensure connections to the project.	**Ch. II.D.6**

4. Alternatives Considered

As required under HAR Section 11-200.1-24, this Draft EIS evaluates the project alternatives as analyzed in Chapter IV. Below is a summary of the proposed project and alternatives considered.

Preferred Alternative- Proposed Action

The Preferred Alternative proposes development of the Ho‘onani Village project as a mixed-use, master-planned community that integrates residential, commercial, light industrial, civic, and recreational uses. The project would provide a substantial number of rental housing units across a range of income levels to help address Maui’s documented housing shortage, while also creating opportunities for local businesses and employment. The proposed plan is designed to support a walkable community environment, incorporate infrastructure improvements, and provide community gathering spaces that reflect Maui’s cultural identity. Through a balanced mix of uses and phased infrastructure development, the Preferred Alternative best fulfills the project’s purpose and need.

No-Action Alternative

Under the No-Action Alternative, the proposed project would not be implemented, and the site would remain in its existing condition under current agricultural land use designations. While this alternative would avoid development-related impacts associated with the project, it would also forego the opportunity to provide housing, employment opportunities, and infrastructure improvements in Central Maui. The No-Action Alternative would not contribute to addressing Maui’s housing shortage, economic diversification, or community development objectives and therefore would not meet the project’s purpose and need.

Agricultural Farm Alternative

With an Agricultural Farm Alternative, the site would remain in agricultural use consistent with existing land use designations, requiring no major entitlement changes. However, site-specific agricultural productivity is limited due to long-term fallow conditions and the absence of a viable irrigation system. While this alternative would preserve agricultural designation, it would not address Maui’s critical housing needs, employment demand, or economic diversification goals. Supporting studies indicate that the permanent conversion of the site would represent a minimal reduction (0.23%) of productive agricultural land on Maui. As such, this alternative does not fulfill the project’s purpose and need and is not preferred.

Conservation Easement / Land Trust

Under the Conservation Easement or Land Trust Alternative, the site would be permanently preserved as open space or agricultural land through a conservation agreement. While this alternative could retain undeveloped land, it would not

provide housing, employment, infrastructure improvements, or community amenities and would present financial and feasibility challenges for long-term stewardship. Given the site's proximity to existing urban development and infrastructure, this alternative does not align with County growth objectives or the project's purpose and need. Therefore, this alternative is not preferred.

Alternative Design

The Alternative Design scenario considers a modified development program that substantially reduces the residential component of the project and adjusts the overall site layout. While this approach could reduce certain potential impacts, including residential exposure to airport-related noise in portions of the site, it would significantly reduce the number of housing units delivered by the project. As a result, this alternative would limit the project's ability to address Maui's housing shortage and would correspondingly reduce the economic, employment, and fiscal benefits associated with the proposed development. For these reasons, the Alternative Design does not meet the project's purpose and need as effectively as the Preferred Alternative.

Alternative Location

The Alternative Location scenario considers whether the proposed land use program could be developed on other parcels within Central Maui. While other sites may exist, relocating the project would require new land acquisition, infrastructure planning, and entitlement processes, which could delay implementation of housing and economic benefits. Alternative sites may also lack comparable access to existing transportation corridors, utilities, and employment centers. Given these constraints and the suitability of the project site for integrated development near existing infrastructure, the Alternative Location scenario is not considered feasible and is not preferred.

4. Unresolved Issues

Land Use Entitlements

There are multiple land use entitlements that are required before Project construction can begin, including a State Land Use District Boundary Amendment, County-initiated Change in Zoning, Maui Island Plan Urban Growth Boundary Amendment, Community Plan Amendment and potential zoning exemptions through the 201H, HRS process. The extent of the approvals obtained for the Project and the conditions of those approvals are necessarily unresolved at this point in the EIS process.

Transportation Improvements

The County of Maui is in the process of planning and designing a roundabout at the intersection of Pūlehu Road and Hansen Road. This roadway improvement is being designed and implemented independently of the project. The Applicant will coordinate with the State and County to ensure compatibility between the proposed land plan and the planned intersection improvements. The roundabout design may require minor adjustments to property boundaries, including potential land exchanges between the County of Maui and the owner of the Hoʻonani Village project site, to accommodate roadway geometry and access requirements. Final design details and any associated land exchanges would be addressed through separate agreements outside of the EIS process. Upon completion, the planned County roadway improvements are expected to enhance overall traffic operations in the project vicinity.

Water Infrastructure

The Preliminary Engineering Report (PER) and Water Resource Assessment evaluated multiple water supply alternatives for the Hoʻonani Village Project, including: (1) connection to the County of Maui Department of Water Supply (DWS) public water system, (2) connection to nearby private water systems, (3) development of a new private water source, and (4) utilization and modification of an existing off-site private well. Based on available system capacity, infrastructure constraints, and water availability analyses, the PER identifies utilization and modification of an existing private groundwater source as the preferred and most feasible water service approach for the Project.

The PER states that the Project's average daily water demand at full buildout is approximately 1.097 million gallons per day (MGD), with a maximum day demand of approximately 1.646 MGD, based on Maui County Department of Water Supply design criteria. Available information indicates that the existing County public water system does not currently have sufficient excess capacity or distribution infrastructure in the vicinity of the project site to reliably serve this level of demand without substantial off-site system upgrades. Accordingly, while coordination with DWS will continue, connection to the County system is not assumed as the primary water source under the Proposed Action.

Existing private water systems in the vicinity of the project site were also evaluated. These systems were not designed to accommodate the scale of demand associated with the Project and would require substantial upgrades to pumping capacity, transmission infrastructure, and storage facilities to serve an additional 1.097 MGD. Given these limitations, the Applicant is not pursuing interconnection with existing private systems.

Based on these findings, the Applicant has identified modification and reuse of the existing Puʻunēnē Pump 6 Well (State Well No. 5226-002) as the preferred water supply source. The Water Resource Assessment was completed based on the approximate water demand for the project. The assessment concludes that the capacity of the well substantially exceeds the Project's required supply and that operation at the proposed pumping rates, using downsized pumps well below historic plantation-era withdrawals, would not be expected to adversely affect nearby wells or impair the overall utility of the Kahului Aquifer. Water quality testing conducted to date indicates that groundwater from the well is slightly brackish but suitable for treatment, with chloride concentrations below secondary drinking water standards. Reverse osmosis treatment would be required prior to potable use.

Implementation of the preferred water supply alternative will require modification of the existing well facilities and construction of a private storage and distribution system, including upgraded pumping equipment, water storage tanks, and a transmission main connecting the well to the project site. The PER identifies Pūlehu Road as the primary alignment for the distribution line, within the County right-of-way and/or through easements across adjacent parcels.

The intent of the preferred water system alternative is to create a future municipal water source for the County of Maui. The applicant is working with the County of Maui and Mahi Pono on agreements that include providing potable water to both entities. As the final requested amounts are not confirmed at this time, the final pumpage amount and storage volume are subject to change. Mahi Pono has preliminarily requested 200,000 GPD, and the County of Maui has requested for half of the total water produced. The preliminary estimated total that is required to serve all the uses is around 3.7 MGD. The final pumpage amount and storage capacity will be determined prior to construction. Additional pump testing and water sample testing may be required for the increased pumpage amount.

The Water Resource Assessment identifies several implementation-related unresolved issues that will require further coordination and regulatory review but do not preclude Project water service. These include:

(1) completion of comprehensive drinking water quality testing for all regulated contaminants prior to system operation;
(2) finalization of a long-term management approach for excess treated wastewater during periods when irrigation demand is insufficient; and
(3) confirmation of operational protocols for stormwater infiltration and wastewater reuse to ensure long-term groundwater protection.

Coordination will continue with the County Department of Water Supply and relevant State agencies to address:

(1) the extent of off-site water infrastructure improvements and funding responsibilities;
(2) whether portions of the water system may ultimately be dedicated to or operated by the County;
(3) final alignment and easement requirements for the transmission main; and
(4) applicable permitting and monitoring requirements associated with private water system operation.
(5) potential dedication to the County of Maui

Water system planning and engineering will continue concurrently with the EIS process and will be further refined during final design, permitting, and regulatory review. While certain implementation details remain subject to agency coordination and approval, the final PER and Water Resource Assessment demonstrate that a feasible and reliable water supply is available for the Project and that remaining issues are appropriately addressed through standard permitting and operational requirements.

Wastewater Infrastructure

The PER evaluates four wastewater system alternatives for serving the Project. These include: (1) connection to the existing public sewer system, (2) connection to the Central Maui WWTP, (3) construction of a privately owned and operated on-site WWTP, and (4) a hybrid approach involving interim connection to the County system for early phases of the project and future construction of a private WWTP. The nearest public sewer system is located near the terminus of Pakaula Street. The nearest private sewer connection will be located in the approved Maui Business Park Phase II. This private system will connect to the public system on the Makai side of Mayor Elmer F. Carvalho Way. Both of these connection points currently convey wastewater to the Wailuku/Kahului Wastewater Reclamation Facility. A comment letter from the Department of Environmental Management to the Hoʻonani Village EISPN, indicates that the public sewer lines do not have sufficient available capacity to serve the Project at this time. The letter estimates that approximately 7,900 LF of sewer lines would have to be upsized to serve the project.

The PER also notes that a new Central Maui Wastewater Reclamation Facility is under design; however, the construction schedule and availability of capacity for new connections have not been finalized. Additionally, a connection to this WWTP would include over 3 miles of sewer lines to serve the site. Considering these uncertainties, the Applicant is analyzing the development of a privately owned and operated on-site WWTP to serve the Project that would be constructed during the phased build out. The proposed system would be designed to meet applicable State of Hawaiʻi Department of Health (DOH) requirements and could accommodate potential service to adjacent parcels, subject to future agreements. Opportunities

for cost sharing and beneficial reuse of reclaimed water, including irrigation or other non-potable uses, would be evaluated as part of system design.

The Applicant is coordinating with the County of Maui for potential connection to the public system for the early phases of the development to limit construction costs of the early phases. Should additional capacity in the County system not become available, the WWTP would be constructed, and the wastewater system would be diverted from the County system to the private system. The final plan for wastewater service and the timing of the construction of the WWTP if necessary will be finalized with the County of Maui and approved prior to the construction of the project.

Final determination of WWTP capacity, service area, treatment standards, and reclaimed water uses would be subject to DOH review and approval prior to construction of the wastewater system. Wastewater planning and engineering for the Project are being advanced concurrently with the EIS process and will be further refined during final design and regulatory permitting.

Off-site Improvements

The proposed project includes potential off site improvements for modification of an existing water system, storage area, and conveyance system to the site. The project applicant does not own the lands where these improvements will be installed and is working with the landowner of the existing water system on an easement agreement. The necessary easements and/or permits will be acquired by the applicant prior to construction of the off-site improvements**.**

Subdivision Approval

The project is located on a 166.521-acre portion of TMK No. (2) 3-8-006:004 owned by Ax Holdings LLC. This 237.059-acre parcel is currently going through a large lot subdivision and is noted as Lot 2-C-4-C-1-E-1 (Lot E-1) of the Preliminary Subdivision Plat for the First Assembly of God Subdivision. The subdivision received preliminary approval on March 31, 2025. See **Figure 7 – Preliminary Subdivision Plat**.

5. Compatibility with Land Use Plans & Policies

The Proposed Action has been evaluated for consistency with applicable State and County land use plans, policies, and regulatory frameworks, as summarized in Chapter III. The project is subject to review under Hawai‘i Revised Statutes (HRS) Chapter 343 and Chapter 11-200.1, Hawai‘i Administrative Rules, and has been designed to advance State and County planning objectives related to housing,

economic development, infrastructure efficiency, environmental stewardship, and community well-being.

At the State level, the Proposed Action is generally consistent with the Hawai‘i State Plan (HRS Chapter 226), particularly policies supporting a diversified economy, expanded housing opportunities, efficient use of land and infrastructure, and the creation of livable communities. The project’s mixed-use configuration, including residential, commercial, office, and light industrial components, supports State objectives to integrate housing with employment opportunities, reduce commuting demands, and promote compact urban development.

The project site is currently located within the State Land Use Agricultural District and does not contain Important Agricultural Lands. To implement the Proposed Action, a State Land Use District Boundary Amendment to the Urban District would be required. As discussed in Chapter III, the project site is adjacent to existing urban development in Central Maui and is characterized by surrounding urban infrastructure and services, supporting its consideration for future urban use consistent with the standards of HAR §15-15-18.

At the County level, the Proposed Action aligns with the overarching goals of the Maui Island Plan (MIP) and the Wailuku–Kahului Community Plan to direct growth toward existing urban areas, increase the supply of workforce and affordable housing, and promote self-sufficient, walkable communities. Although amendments to the Urban Growth Boundary, Community Plan land use designation, and County zoning would be required, the project’s location, land use mix, and master-planned design are consistent with County policies encouraging compact, infill, and edge-of-urban development where infrastructure can be efficiently provided. The project also advances County objectives related to economic diversification, provision of employment opportunities, expansion of recreational amenities and strengthening of community identity.

Overall, as detailed in Chapter III, the project is generally consistent with the intent and direction of applicable State and County land use plans and policies. Where plan or zoning inconsistencies exist, the Applicant is pursuing the required legislative and regulatory approvals to achieve conformance. With these approvals, the project would support adopted planning goals for sustainable growth, housing availability, economic resilience, and creation of a complete, community-oriented urban environment.

List of Required Permits & Approvals:

Federal:

1. Federal Aviation Administration (FAA) Determination of No Hazard to Air Navigation
   Status: To be coordinated with the FAA.

State of Hawai'i:

2. Chapter 343, Hawai'i Revised Statutes (HRS), Environmental Impact Statement
   Status: Final EIS to be published with the Office of Planning and Sustainable Development (OPSD) following the 45-day public comment period on the Draft EIS.

3. State Land Use Commission District Boundary Amendment
   Status: Petition for DBA to be filed with the LUC, pending acceptance of the Final EIS.

4. Chapter 6E, HRS, Historic Preservation Compliance
   Status: To be coordinated with SHPD.

5. National Pollutant Discharge Elimination System (NPDES) Permit
   Status: To be coordinated with the State Department of Health (DOH).

6. Noise Permit, as applicable
   Status: To be coordinated with the State DOH.

7. Section 401 Water Quality Certification, as applicable (if DA permit required)
   Status: To be coordinated with the State DOH.

8. Well Permit for off-site water source (if applicable)
   Status: To be coordinated with the CWRM

9. Pump Installation Permit
   Status: To be coordinated with CWRM.

10. Public Water System Approval
    Status: to be coordinated with the DOH Safe Drinking Water Branch

11. Wastewater Permit with the Department of Health for the WWTP.
    Status: To be coordinated with the State DOH.

12. HHFDC Board certification of 201H application
    Status: 201H Application to be submitted to HHFDC. Final approval is pending acceptance of the Final EIS.

County of Maui:

13. Maui Island Plan Amendment to Urban Growth Boundary
    Status: County Council Resolution No. 25-132, FD1, recommending Council consideration of Bill 163 (2025) pending County Council hearing.

14. Community Plan Amendment
    Status: Resolution No. 25-132, FD1, recommending Council review of Bill 164 (2025) to amend the Wailuku-Kahului Community Plan designation from Agriculture to Business/Multi-Family or Transit-Oriented Corridor pending County Council hearing.

15. Change in Zoning
    Status: Resolution No. 25-132, FD1, which accompanies Bill 165 (2025) to change zoning from Agricultural to M-1 Light Industrial

16. Building Permits
    Status: To be coordinated with County of Maui Department of Public Works

17. Grading Permit
    Status: To be coordinated with County of Maui Department of Public Works

18. Electrical Permit
    Status: To be coordinated with County of Maui Department of Public Works

19. Plumbing Permit
    Status: To be coordinated with County of Maui Department of Public Works

20. Maui County Processed 201H Application
    Status: To be coordinated with County of Maui Department of Housing

6. List of Relevant EAs and EISs Considered in the Analysis of the Preparation of the EIS

The following Environmental Assessments (EAs) and Environmental Impact Statements (EISs) were reviewed and considered in the preparation of this Draft Environmental Impact Statement (DEIS). Brief descriptions of the associated projects and the status of each environmental review document are provided.

- **Maui Business Park – FEIS – December 2004**
  PBR Hawaii prepared a Final Environmental Impact Statement (FEIS) for the Maui Business Park project. The project proposed development of a large-scale, master-planned industrial and commercial business park on former agricultural lands in Central Maui, located in the vicinity of Pūlehu Road, Hansen Road, and Mokulele Highway near Kahului. The project encompassed approximately 1,100 acres, with development planned to occur in multiple phases over an extended period. The proposed Maui Business Park included a mix of light industrial, heavy industrial, commercial, office, and supporting uses, along with internal roadways, infrastructure, drainage facilities, and open space areas. The project required amendments to State and County land use designations, including changes to community plan and zoning classifications, to support long-term urban and industrial growth consistent with regional planning objectives. The FEIS was published in the December 8, 2004, edition of *The Environmental Notice*

- **Maui Economic Opportunity (MEO) Transportation Center – FEA & FONSI – October 2008**
  Chris Hart & Partners, Inc. prepared a Final Environmental Assessment (FEA) for the Maui Economic Opportunity, Inc. (MEO) Transportation Center project. The project proposed development of a transportation and operations facility on approximately 10.04 acres of vacant land located along Hansen Road in Puʻunēnē, within Central Maui. The proposed Transportation Center included administrative office buildings, vehicle maintenance and servicing facilities, bus washing and fueling stations, vehicle storage and parking areas, and a bus transfer station, with construction planned in multiple phases. The project required a Community Plan Amendment from Agriculture to Light Industrial and a Change in Zoning from Agricultural District to M-1 Light Industrial District. The Transportation Center was intended to support MEO's islandwide transportation services for elderly, disabled, low-income, and special-needs populations. The Final EA and Finding of No Significant Impact (FONSI) were published in the October 8, 2008 edition of *The Environmental Notice*.

- **Puʻunēnē Heavy Industrial Subdivision – FEA & FONSI – January 2013**
  Chris Hart & Partners, Inc. prepared a Final Environmental Assessment (FEA) for the Puʻunēnē Heavy Industrial Subdivision project. The project proposed subdivision and long-term development of approximately 86 acres of vacant land located near Mokulele Highway, Mehameha Loop, and Kamaʻāina Road in Puʻunēnē, Central Maui. The proposed action involved creation of a heavy industrial subdivision consisting of multiple developable lots, internal private roadways, drainage retention basins, and privately owned water, wastewater, and drainage infrastructure. The project required a State Land Use Commission District Boundary Amendment from Agricultural to Urban, a Community Plan Amendment from Agriculture to Heavy Industrial, and a Change in Zoning from Agricultural to M-3 Restricted Industrial District. The subdivision was intended to address the limited supply of heavy industrial land on Maui while minimizing land use conflicts due to its location away from residential and commercial areas. The Final EA and Finding of No Significant Impact (FONSI) were published in the January 8, 2013 edition of *The Environmental Notice*.

- **Waikapū Country Town - FEIS – December 2016**
  Planning Consultants Hawaii, LLC prepared a FEIS for the Waikapū Country Town project. The project proposed to develop a new residential mixed-use community on lands within and surrounding the Maui Tropical Plantation (MTP), located south of the town of Waikapū on the island of Maui. The proposed project would encompass approximately 499.003 acres designated for urban and rural development. An additional approximately 1,077.168 acres would remain in agricultural use, of which approximately 800 acres would be permanently preserved through an agricultural conservation easement. The project area lies within the Maui Island Plan (MIP) Small Town Growth Boundary and is designated as the "Tropical Plantation Town Planned Growth Area." The MIP allocates up to 1,433 residential units, along with supporting commercial and civic uses, within this Planned Growth Area. The proposed Waikapū Community Town (WCT) would include 1,433 residential units and approximately 146 ʻohana units, in addition to neighborhood-serving retail, commercial and employment uses, a school, parks, and open space. The FEIS was published in the January 8, 2017, edition of *The Environmental Notice*.

- **Proposed Central Maui Landfill Facilities Project – FEA & FONSI – July 2019**
  Munekiyo Hiraga prepared a Chapter 343 HRS EA for improvements to the existing Central Maui landfill. The County of Maui, Department of Environmental Management (DEM), proposed improvements to facilities at the Central Maui Landfill (CML) within an approximately 40-acre area of a larger County-owned parcel totaling approximately 180 acres, identified as Tax Map Key (TMK) No. (2)3-8-003:019 (por.), located at 8100 Pūlehu Road

in Puʻunēnē. The proposed facilities would be situated on the north side of Pūlehu Road, between Kahului and Kula. The improvements included 1) Office; 2) Abandoned Vehicles Area; 3) Metals Processing Area; 4) Open Construction and Demolition Material Recovery Area; 5) Household Hazardous Waste and Electronic Waste Receiving and Storage Area; 6) Warehouse Building and Storage Area; 7) Refuse Collection Office, Truck Parking, and Maintenance Area; 8) Drainage Basins; and 9) Associated Infrastructure. The FONSI determination and the Final EA were published in the August 8, 2019, edition of *The Environmental Notice*.

- **Puʻunēnē Avenue Safety Improvements and Road Widening – FEA & FONSI – March 2023**
  AECOM prepared a Chapter 343 HRS EA for improvements to Puʻunēnē Avenue for the Hawaiʻi State Department of Transportation. The project would improve roadway safety and capacity by widening the existing roadway to add two additional travel lanes and shared shoulders. New sidewalks would be constructed on both sides of Puʻunēnē Avenue to provide continuous pedestrian connectivity between Wākea Avenue and Kūihelani Highway. Stormwater management improvements would include installation of bioswales and a shallow subsurface drainage system along the length of Puʻunēnē Avenue to enhance water quality and reduce stormwater impacts to the existing drainage infrastructure. Traffic signal poles at Papa Avenue would be relocated as necessary to accommodate the roadway widening. The FONSI determination and the Final EA were published in the March 23, 2023, edition of *The Environmental Notice*.

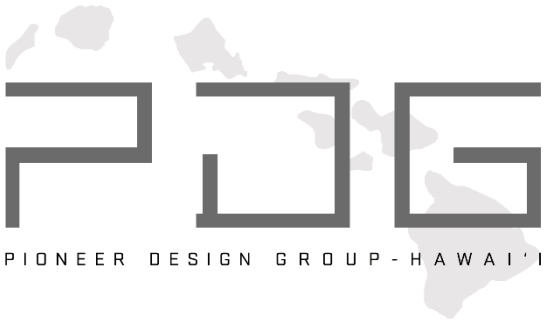
- **Central Maui Wastewater Reclamation Facility – FEIS – February 2026**
  Munekiyo Hiraga prepared a FEIS for the proposed Central Maui Wastewater Reclamation facility (WWRF). The County of Maui, Department of Environmental Management (DEM), proposes to develop a new Central Maui Wastewater Reclamation Facility (WWRF) with an onsite Soil Aquifer Treatment (SAT) system on approximately 14.9 acres of former agricultural land in Waikapū, located between Honoapiʻilani Highway and Kūihelani Highway. The project also includes associated offsite infrastructure improvements, resulting in a total project area of approximately 21.5 acres. Offsite improvements would include a wastewater pump station near the Kehalani community, sewage pipelines connecting the pump station to the proposed WWRF, sewage and R-1 recycled water pipelines serving the future Waikapū Country Town development, and construction of a WWRF access road. The proposed WWRF would serve existing and planned development in the Waikapū and Wailuku areas, as well as State of Hawaiʻi projects in Pūlehunui, and would reduce wastewater flows currently treated at the Wailuku-Kahului WWRF, the primary wastewater treatment facility serving

Central Maui. The DEIS was published in the November 8, 2025, edition of *The Environmental Notice*.

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Chapter I

Project Overview



CHAPTER I - PROJECT OVERVIEW

A. PROJECT LOCATION

Hoʻonani Village (also referred to herein as "the Project" or "the Proposed Action") The project site is located in Central Maui, within the Kahului–Puʻunēnē area, which serves as Maui's primary employment, transportation, and industrial center. See **Figure 1 – Regional Location Map**. Central Maui accommodates major regional infrastructure including Kahului Airport, Kahului Harbor, and an extensive network of state and county roadways supporting industrial, commercial, and service-oriented land uses. The area historically supported plantation-era agricultural operations and has progressively transitioned to urban, industrial, and mixed-use development patterns.

Major roadways surrounding the site include Pūlehu Road, Maui Veterans Highway, Hāna Highway, Kūihelani Highway and Mayor Elmer F. Carvalho Way. The Hoʻonani Village site contains vacant, former agricultural lands. Surrounding buildings and uses include the Puʻunēnē Shopping Center, Target, Lowes, Safeway, various automobile dealerships within Alexander & Baldwin's Maui Business Park, a recycling center, the MEO transportation Center and the Alexander & Baldwin Sugar Museum. See **Figure 2 – Property Location Map**.

The project is located on a 166.512-acre portion of TMK No. (2) 3-8-006:004 owned by Ax Holdings LLC. This 237.059-acre parcel is currently going through a large lot subdivision and is noted as Lot 2-C-4-C-1-E-1 (Lot E-1) of the Preliminary Subdivision Plat for the First Assembly of God Subdivision. The subdivision received preliminary approval on March 31, 2025. See **Figure 7 – Preliminary Subdivision Plat**.

<u>Offsite Improvements</u>

Offsite improvements include roadway connections to Pūlehu Road and Hansen Road, both of which are County roadways. Infrastructure to support the Project will be installed within portions of these County rights-of-way. An offsite water system in the project vicinity, on an approximately 5-acre portion of TMK (2)3-8-006:001, owned by Puʻunēnē Mill Condominium- Condo Master is also proposed.

B. PRIOR AND EXISTING LAND USES

Prior Land Use

Historical information identifying the past site use was obtained from a variety of sources including City Directories, Aerial Photographs, Fire Insurance Maps, and Topographic Maps as indicated in the Phase I Environmental Site Assessment prepared by Malama Environmental. See **Appendix B**. Information gleaned from these historical sources indicates that the site was undeveloped land since at least 1922 and was used for sugar cane cultivation from sometime before 1950 until approximately 2016 with the closure of HC&S operations.

Prior to plantation-era agricultural use, the project area formed part of a broader traditional Native Hawaiian cultural landscape, consistent with regional patterns of land use in Central Maui. The Cultural Impact Assessment CIA prepared for the region indicates that the land was historically associated with traditional practices such as subsistence agriculture, resource gathering, and movement across the landscape, although no specific evidence of permanent habitation or known cultural sites was identified within the project boundaries. See **Appendix C**. Over time, large-scale plantation agriculture substantially altered the natural topography, vegetation, and hydrology of the area, resulting in the present-day landscape that includes active and fallow agricultural fields, plantation infrastructure remnants and commercial/industrial activity.

During the sugarcane cultivation period, the site functioned as part of an integrated plantation system, with features such as internal access roads, irrigation infrastructure, and drainage improvements constructed to support agricultural operations. These uses persisted for several decades and ceased following the closure of plantation operations in Central Maui around 2016. The CIA notes that while plantation agriculture significantly modified the land, the area retains cultural significance as part of the historical evolution of land use in Hawai‘i and reflects the transition from traditional Native Hawaiian land management to monocrop plantation systems.

Existing Land Use

The project site is characterized as fallow agricultural land. No active agricultural operations are occurring on the site, and no permanent structures are present. Vegetation consists primarily of grass and scattered trees typical of abandoned plantation fields. Existing access is limited to gated entrances and internal unpaved roads. Similarly, the proposed water source involves modification of an existing former agricultural water system offsite.

The Ho‘onani Village Project Site and the Offsite Improvement Parcel are currently designated for agricultural use under State and County land use frameworks. The

project site is located primarily outside the Maui Island Plan Urban Growth Boundary, with only a small southwestern portion within the boundary, and is designated Agriculture under the Wailuku–Kahului Community Plan, with a limited area classified as Heavy Industrial. County zoning for the site is Agricultural. The Offsite Improvement Parcel, TMK (2) 3-8-006:001 (por.), is entirely designated Agriculture under the State Land Use District, the Wailuku–Kahului Community Plan, and County zoning, and is located outside the Urban Growth Boundary. These existing designations reflect the historical agricultural use of the area and provide the regulatory baseline against which proposed amendments and entitlements are evaluated.

Below is a table of the project's current land use designations. Refer to **Figure 3 – State Land Use District Boundary Map, Figure 4 – Maui County Zoning Map, Figure 5 – Maui Island Plan Directed Growth Map** and **Figure 6 – Wailuku-Kahului Community Plan Map (2002).**

Table 4. Land Use Designations

Site	State Land Use District	County of Maui Zoning	Maui Island Plan Directed Growth Boundary	Wailuku–Kahului Community Plan (2002)
Hoʻonani Village Existing	**Existing;** Agricultural **Proposed:** Urban	**Existing:** Agricultural **Proposed:** M-1 Light Industrial	**Existing:** Southwest portion within Urban Growth Boundary (UGB) with majority of site outside UGB **Proposed:** Entirely within UGB	**Existing:** Majority Agriculture; portion Heavy Industrial **Proposed**: Business/Multi-Family & Heavy Industrial*
Offsite Water System**	Agricultural	Agricultural	Outside UGB	Agriculture

*It is noted that the County is currently undertaking the process of updating the 2002 Wailuku-Kahului Community Plan. According to the County, the process to update the Central Maui Community Plan began in late 2023 and consists of six phases. It is uncertain when the updated Community Plan will be completed, but it is noted that the project may pursue a Transit-Orient Corridor designation if a Business/Multi-Family designation into available during the update.

**No land use changes are proposed to the offsite water system site.

C. PROJECT PURPOSE, NEED & OBJECTIVES

Project Purpose

The purpose of the proposed Hoʻonani Village project is to develop a master-planned, mixed-use community in Central Maui that provides housing opportunities for residents, supports economic activity through commercial and light industrial uses, and creates a centrally located community gathering place. The Project is intended to transform a large, underutilized former plantation landscape into a vibrant, walkable neighborhood that integrates residential, employment, commercial, recreational, hospitality, and civic-oriented spaces.

In addition to addressing housing needs and associated infrastructure, the project is intended to serve as a long-term economic and fiscal contributor to Maui County. The Economic & Fiscal Impact Assessment prepared by CBRE estimates that total base economic activity associated with capital investment and on-site operations will reach approximately $2.814 billion during buildout, with ongoing stabilized annual economic activity of approximately $379.2 million per year thereafter. When analyzed using the State of Hawaiʻi Input–Output (Type II) model, total statewide economic output during construction is estimated at approximately $1.74 billion, with stabilized annual output from ongoing hotel and business operations of approximately $459.5 million per year. See **Appendix D**.

The State Input–Output model further estimates that construction of the Project will generate approximately 8,602 total worker-years of employment statewide and approximately $764.8 million in total statewide earnings during buildout. Upon stabilization, ongoing operations are projected to support approximately 7,817 jobs statewide annually, with approximately $321.8 million in annual statewide earnings. The public fiscal analysis concludes that, after accounting for estimated public service costs, the Project will generate net public benefits of approximately $75.4 million to Maui County and $322.7 million to the State of Hawaiʻi during buildout. On a stabilized annual basis thereafter, net public benefits are estimated at approximately $9.3 million annually to the County and $34.7 million annually to the State.

A Retail Demand Analysis prepared by StreetSense found that the project would generate increased demand for neighborhood-serving retail and services. In response, the site plan includes commercial spaces intended to support local businesses, accommodate small business growth, and serve both on-site residents and employees as well as the broader surrounding community and visitors. The plan also incorporates light industrial areas along Pūlehu and Hansen Roads, providing needed space for industrial and service-oriented businesses to expand, relocate, or establish new operations. See **Appendix E Retail Demand Report**.

The project is intended to transform a large, underutilized former plantation landscape into a vibrant neighborhood that integrates residential, employment, commercial, recreational, and civic-oriented spaces.

Project Need

The project is needed to address a well-documented and severe shortage of affordable and workforce rental housing in Maui County, particularly in Central Maui, where access to employment, services, and infrastructure is concentrated. The Analysis of The Maui Housing Market for Affordable Multi-Family Units Study prepared by Paul Cassiday concludes that Maui County is experiencing acute unmet demand for rental housing affordable to households earning between 30 percent and 140 percent of area median income (AMI), with the greatest demand occurring in one- and two-bedroom units serving small households and working families. See **Appendix F.**

The study identifies a demand significantly exceeding existing supply across all affordability bands analyzed. Rental vacancies are low, comparable affordable housing projects maintain waitlists, and the existing rental stock is largely older, limited in scale, and insufficient to meet current needs. The study further notes that rental rates for market units in Central Maui substantially exceed affordable rent thresholds, resulting in widespread housing cost burden, crowding, and "doubling up" among renter households, particularly in Central Maui. The study also finds that the scale, unit mix, and affordability levels proposed for Hoʻonani Village are well aligned with demonstrated market demand and that absorption of new units is expected to be strong, with occupancy projected to exceed 95 percent within the first year of operation. Based on these findings, the study concludes that the Project would not adversely impact existing rental housing but would instead help relieve pressure on the local housing market by providing new, purpose-built rental housing opportunities for Maui residents.

The need for new affordable housing has been exacerbated by recent disruptions, including the loss of hundreds of affordable units due to the Lahaina wildfires and long-standing constraints on housing production related to limited land availability, high land and construction costs, labor shortages, and extended entitlement timelines. While several affordable housing projects are approved or under development, the Affordable Rental Housing Market Study concludes that these projects, even when fully built, will not satisfy existing or projected demand.

Analysis by the University of Hawaiʻi Economic Research Organization (UHERO), based on state tax filing data following the Maui wildfires, indicates increased net out-migration from Maui, particularly among working-age households. UHERO's findings suggest that housing displacement, escalating housing costs, and limited access to stable, long-term rental housing are key factors influencing decisions to leave the island. Continued out-migration poses risks to Maui's labor force,

economic resilience, and tax base, underscoring the importance of expanding housing opportunities for residents. (Source: https://tax.hawaii.gov/blog/blog18-migration-effects-maui-wildfires-moore-karacaovali/)

At the statewide level, the Governor of Hawai'i has declared the ongoing housing shortage to be an emergency and has issued a series of *Emergency Proclamations Relating to Affordable Housing* that prioritize affordable and workforce housing projects and seek to accelerate their planning and implementation. These proclamations recognize that Hawai'i's housing shortage has contributed to a crisis of high cost of living, homelessness, and out-migration that threatens the health, safety, and welfare of residents and the stability of local communities statewide.

Accordingly, the project is needed to provide new affordable and workforce rental housing in a location proximate to jobs, services, and infrastructure; reduce housing cost burdens and overcrowding; support workforce retention; and help stabilize Maui's population. By delivering housing aligned with demonstrated market demand, the Project seeks to address critical housing needs while contributing to the long-term social and economic sustainability of Central Maui.

The Ho'onani Village project is designed to help address this deficit by providing new rental opportunities for households earning up to 140% of area median income for a minimum of 10 years. One-third of the units are proposed to be reserved for renters at 60% AMI or below. For sale units may be considered in the future.

In addition, the land plan intentionally includes an entertainment and recreation area, which would provide a large, flexible outdoor spaces suitable for markets, performances, and cultural or recreational activities. With limited venues of this type available in Central Maui, the project's open space and entertainment features are designed to strengthen community cohesion by creating a place for residents, families, and visitors to gather. The emphasis on community-serving spaces is a key component of the project's overall vision. By transforming a large, dormant former plantation landscape into a vibrant mixed-use neighborhood, Ho'onani Village seeks to honor the history of Pu'unēnē, revitalize an area once defined by plantation villages, and create new opportunities for Maui residents to live, work, and thrive within Central Maui.

Project Objectives

The following objectives guide the vision for Ho'onani Village:

- Provision of housing opportunities for Maui residents across a range of income levels near existing services and job opportunities
- Provision of commercial business and light industrial spaces for local businesses to operate and expand.
- Creation of an authentic community and gathering place for Maui.

Collectively, these objectives seek to reinvest in a historically significant area of Pu‘unēnē by adapting a dormant former plantation landscape into a contemporary mixed-use community. By integrating housing, employment, and community-focused spaces, the Project aims to create a place where Maui residents can live, work, and gather within Central Maui, while respecting the area’s historical context and supporting sustainable, long-term growth.

D. PROJECT DESCRIPTION

The proposed action involves development of a master-planned, mixed-use community on approximately 166.512 acres located at the northwest corner of Hansen Road and Pūlehu Road in Kahului, Central Maui. The objectives of the proposed action are to address critical housing shortages in Maui County, particularly for affordable and workforce rental housing; to support long-term economic diversification through the introduction of employment-generating uses; and to implement an orderly, coordinated redevelopment of a large, underutilized site in a manner consistent with adopted and proposed State and County land use policies. The project is intended to provide housing opportunities for a range of income levels, support local businesses, create employment opportunities, and establish a walkable community framework that integrates residential, commercial, and employment uses.

The proposed project consists of a master plan that organizes the site into distinct but interconnected planning areas that include low-rise multi-family residential uses, neighborhood-serving retail and food-and-beverage establishments, office and entertainment uses, light industrial and employment-oriented uses, and a system of parks, open spaces, and pedestrian corridors. Development would include construction of internal roadways, utility infrastructure, stormwater management facilities, parking areas, and pedestrian and bicycle circulation networks designed to integrate the project with surrounding transportation infrastructure. Retail and commercial spaces and a food hall is contemplated to provide opportunities for small businesses and local eateries. Although the proposed action analyzes the potential for up to 240 future hotel keys as part of a long-range planning scenario, hospitality uses are not permitted under the proposed M-1 Light Industrial zoning or the community plan designations being sought. Any lodging component would therefore require separate land use approvals, such as an exemption pursuant to HRS §201H or a future Community Plan Amendment and Change in Zoning.

From an economic standpoint, the project would generate short-term construction employment and long-term jobs associated with commercial, office, and light industrial uses, while contributing to the local economy through increased activity and investment in Central Maui. From a social perspective, the project emphasizes housing affordability, walkability, and access to services, with residential

neighborhoods connected to employment and commercial areas through a network of internal streets and pedestrian pathways. From a cultural perspective, the project seeks to reinvest in a historically significant area of Central Maui by reactivating lands that once supported plantation-era communities and generations of Maui families, while incorporating design features, public spaces, and landscape elements intended to reflect the area's historic role as a center of employment and community life. From an environmental perspective, development would occur on previously disturbed lands and would incorporate best management practices related to drainage, traffic circulation, noise, landscaping, and infrastructure design to avoid or minimize potential adverse environmental effects.

The project may involve the use of State resources through participation in the Hawai'i Housing and Finance Development Corporation's affordable housing program pursuant to HRS §201H, which provides regulatory incentives and other tools intended to facilitate the timely development of housing. The project may also involve coordination with the County of Maui regarding roadway improvements, transit accommodations, and utility infrastructure, subject to agency approvals and availability of capacity. Any use of State or County lands, easements, or funding would be subject to separate authorization and would be addressed through applicable permitting and approval processes.

Development of the project is anticipated to occur in multiple phases over an approximately 17-year buildout period, with full buildout and project completion anticipated by the year 2042. Initial phases, anticipated to occur in the early years of the buildout period, are expected to focus on residential development to address the housing demand. Subsequent phases will introduce additional residential units, neighborhood-serving commercial uses, employment areas, and open space amenities. Later phases would complete remaining commercial, office, and light industrial components, along with final infrastructure and circulation improvements. The specific timing, sequencing, and duration of individual phases may be adjusted over time but would remain within the overall 17-year development horizon evaluated in this Draft EIS.

The project site is bounded by Hansen Road and Pūlehu Road, both of which are classified as Major Urban Collectors according to the Transportation Impact Analysis Report (TIAR) prepared for the project. New access points from Hansen Road and Pūlehu Road would be constructed to integrate the site into the surrounding roadway network. Internally, local streets would be designed to accommodate slower travel speeds and include traffic-calming features, with two proposed roundabouts intended to improve circulation and safety within higher-activity corridors. Parking would be provided throughout the project to serve individual land uses, while the overall layout emphasizes walkability and bicycle access. A network of pedestrian and bicycle pathways would connect residential areas to commercial and employment uses and to on-site open spaces. The Applicant will continue to

coordinate with the County regarding transit accommodations, including potential bus stops, and additional mobility options such as bicycle-sharing services may be incorporated to reduce reliance on private automobiles. Architectural plans will be prepared to ensure compatibility with surrounding uses and the broader Central Maui context, and landscaped buffers will be incorporated to transition between land uses and soften project edges.

All housing units are anticipated to be made available for rent to households earning up to 140 percent of area median income for a minimum period of 10 years. It is currently anticipated that approximately one-third of the units would be affordable to households earning 60 percent of area median income or below. For-sale units may be considered in future phases, subject to applicable approvals. To expedite housing delivery and achieve project cost efficiencies, the Applicant intends to pursue approval under HRS §201H, which requires that at least 50 percent plus one additional unit be affordable to households earning 140 percent of area median income or below.

Historically, the project site lies within a portion of Central Maui shaped by plantation agriculture and related industrial and employment uses that formed the economic foundation of the region for much of the twentieth century. As plantation operations declined and land use patterns evolved, large areas of the site became underutilized. The proposed project represents a continuation of Central Maui's long-standing role as a regional employment and residential hub, reinterpreting historic patterns of integrated living and working environments in a contemporary, master-planned form that responds to current housing needs, economic conditions, and environmental considerations.

E. PROPOSED LAND PLAN DEVELOPMENT COMPONENTS

The Hoʻonani Village land plan is proposed to be developed on 166.512 acres with approximately 1,608 low-rise multi-family units on 80 acres. The remaining areas will contain a mix of commercial, light industrial, office, recreation/entertainment, hospitality and civic uses. See **Figure 8 – Preliminary Master Site Plan**.

Development of Hoʻonani Village is proposed to occur in multiple phases, each introducing specific residential, commercial, industrial, and hospitality uses in a coordinated manner. The phasing plan allows infrastructure, circulation, and utilities to be extended systematically across the site while delivering severely needed residential units early in the project's buildout. The street improvements to Hansen Road and Pūlehu Road are planned to be built out with the phases adjacent to the road. This methodology allows the applicant to split up the frontage improvements across the various phases and complete construction at a shorter timeframe. The interior street improvements will also be built out with the phases to ensure efficient

vehicular circulation throughout the site for residents, visitors and emergency vehicles. The bicycle and pedestrian circulation elements will be installed within the phases and throughout the site as the commercial uses are constructed and become available for use by the residents.

The following summarizes each phase and its planned program of uses:

Phase 1 – Residential (2028- 2029)
Phase 1 consists of approximately 268 multifamily rental units built at a density of 27 dwelling units per acre. This phase initiates the residential neighborhood framework and establishes key internal roadways and utility extensions needed to support subsequent phases. Additionally, the proposed off-site water system will have to be constructed and in place to serve this initial phase. The sewer system and drainage improvements will also have to be installed to manage the drainage, and sewage flows for Phase 1.

Phase 2 – Residential & Commercial (2020- 2031)
Phase 2 includes an additional 268 residential units at the same density as Phase 1, along with 5.1 acres of commercial space. These commercial pads are positioned along Pūlehu Road to serve both early residents and surrounding neighborhoods.

Phase 3 – Residential & Light Industrial (2033- 2034)
This phase introduces another 268 residential units and approximately 9.5 acres of light industrial space. The industrial component is located along the western edge of the property, aligning with existing industrial uses near Hansen Road and the former sugar mill.

Phase 4 – Residential & Office (2035- 2036)
Phase 4 adds 268 more residential units and develops 4.6 acres of office space, responding to demand for employment space in Central Maui. This phase strengthens the "live-work" balance by placing jobs within walking proximity to housing.

Phase 5 – Residential & Commercial / Entertainment (2035- 2036)
Phase 5 includes 268 additional residential units and a significant mixed commercial area incorporating retail, restaurant, food hall, and entertainment uses totaling approximately 11.2 acres. These facilities help establish the project's commercial identity and serve both on-site residents and the wider island community.

Phase 6 – Residential (**2037- 2038)**
Phase 6 completes the primary residential buildout with 268 additional units, supporting the project's intended role in addressing Maui's regional housing demand.

Phase 7 – Hospitality (2037- 2038)
Phase 7 introduces a proposed 240-key hospitality development, designed as a dual-brand hotel with shared amenities. This phase supports visitor needs near the airport and commercial centers while generating local employment opportunities.

Phase 8 – Light Industrial & Office (2039- 2040)
Phase 8 includes approximately 13.9 acres of light industrial space and 5.4 acres of office space, expanding economic and employment opportunities and complementing the adjacent Maui Business Park corridor.

Phase 9 – Recreation/Entertainment, Civic, and Community Uses (2041- 2041).

Phase 9 incorporates major recreation and entertainment uses. Additional parcels are designated for future civic or commercial uses allowing flexibility to serve long-term community needs. Approximately 3.4 acres of land is proposed for dedication to the County to construct a community center.

F. CHAPTER 343, HAWAII REVISED STATUTES COMPLIANCE

The Proposed Action will include improvements and/or connections across State or County lands, including Pūlehu Road and Hansen Road. The Project may also include funding from the State or County of Maui. Additionally, the Project proposes constructing a new wastewater treatment facility to serve the Project Site. Therefore, this Draft EIS has been prepared in compliance with Chapter 343, HRS and Chapter 11-200.1, HAR.

Development of the Project will also require amendments to or exemptions from certain County planning documents. Typically, such amendments also trigger the requirement to comply with HRS Chapter 343. The required amendments are to the MIP (to include all of the Project Site into the (UGB), and to the WKCP, which currently designates the Project Site for Agricultural and Heavy Industrial, and therefore requires an amendment to Business/Multi-Family to support the Project (except for proposed Phase 7, the potential hospitality component, which would require an exemption or amendment to the Wailuku-Kahului Community Plan and Change in Zoning to a Hotel designation to support that proposed use). At present, the amendments to the MIP UGB and to bring the Project Site into the Business/Multi-Family designation under the WKCP have been initiated by the Maui County Council and are therefore excluded from the list of triggers requiring compliance with HRS Chapter 343.

This DEIS was preceded by the Hoʻonani Village Mixed-Use Development EISPN. Notice of availability of the EISPN was provided to various government

agencies, elected officials, utilities, public libraries, media outlets, and other individuals and community organizations as noted in Chapter VI of this DEIS. The public comment period for the EISPN began on December 8, 2025, and ended after the 30-day comment period on January 7, 2026. Comments received during the public comment period for the EISPN, and responses are included in **Appendix G** of this DEIS.

It is noted that a prior EISPN for the project was published in the March 8, 2025, edition of TEN. That initial and now obsolete EISPN identified the Maui Planning Commission as the EIS accepting authority. That EISPN was withdrawn, with notice of the withdrawal published in TEN on September 23, 2025. After further coordination with the County of Maui Planning Department and the State Land Use Commission (LUC), it was determined that the State Land Use Commission would be the appropriate accepting authority for the Hoʻonani Village EIS. The LUC issued its Findings of Fact, Conclusions of Law, and Decision and Order on November 25, 2025, confirming that the LUC is the appropriate accepting authority for the Project EIS and that an EIS rather than an environmental assessment was likely required, and authorizing the Applicant to initiate the HRS Chapter 343 review through the preparation and publication of an EISPN.

G. LAND USE ENTITLEMENTS: PENDING AND REQUIRED

1. Maui Island Plan Amendment

The Maui Island Plan (MIP) Directed Growth Map shows a 3.068 acre portion of the southwest corner of the Hoʻonani Village site to be within the Urban Growth Boundary (UGB), but most of lot E-1 is outside of the current UGB. Refer to **Figure 5 – Maui Island Plan Directed Growth Map**. Additionally, the project site is adjacent to the UGB to the north and to the southeast. Bringing the site into the UGB would bring greater consistency with the adjacent growth boundary areas. The amendment to the MIP Directed Growth Map was initiated by Maui County Council via Resolution 25-132, FD1, adopted on June 6, 2025 and referred to the Maui Planning Commission (MPC) as Bill 163 (2025). See **Appendix H.**

Section 8-8.6(2), Revised Charter of the County of Maui (1983), as amended, provides a 120-day period after receipt of the referral within which the planning commission must make its report. By County Communication 192-25, dated September 29, 2025, the Planning Director advised the Council that the Maui Planning Commission cannot provide a recommendation within that timeframe. Under the Charter, the Council may pass the bill without the planning commission's review and report by an affirmative vote of at least two thirds of the Council's entire membership. Bill 163 (2025) was placed on

the Maui County Council's Disaster Recovery and Infrastructure Planning (DRIP) Committee agenda on November 5, 2025 and November 6, 2025. On November 6, 2025, the DRIP committee unanimously voted to recommend first reading of Bill 163 (2025), pending comments within 120 days from the MPC. On January 13, 2026, Resolution 25-132, FD1 was reviewed by the MPC, who voted to recommend County Council defer consideration of the MIP UGB amendment until the Draft EIS submittal. See **Appendix I** MPC recommendation. This recommendation will be reviewed by the DRIP committee for further action at a future meeting, with the date to be determined.

2. Community Plan Amendment

A majority (163.443 acres) of the Hoʻonani Village is classified as Agriculture with a 3.068 acre portion classified as Heavy Industrial by the Wailuku-Kahului Community Plan (2002). Refer to **Figure 6 – Wailuku-Kahului Community Plan Map (2002)**. The lands immediately adjacent to the site to the north and to the southeast are designated as Light Industrial by the Community Plan. In order to bring consistency to the proposed mixed uses, the Maui County Council initiated a Community Plan Amendment (CPA) via Resolution 25-132, FD1, adopted on June 6, 2025, and Bill 164 (2025). Like the proposed MIP Amendment, Resolution 25-132, FD1 was reviewed by the MPC on January 13, 2026, where the MPC recommended County Council deferral of review of Bill 164 (2025) for the Community Plan Amendment until Draft EIS submittal to the SLUC and the MIP UGB Amendment. Refer to **Appendix H.** This recommendation will be reviewed by the DRIP committee for further action at a future meeting, with the date to be determined.

It is noted that this CPA would allow for all of the proposed uses in the Hoʻonani Village land plan, except for hospitality uses. The Applicant intends to pursue an exemption from zoning for the hospitality uses. Alternatively, a subsequent CPA would be needed to allow hospitality uses.

3. Change of Zoning

The entire 166.512-acre project site is currently zoned Agriculture by the County of Maui. Refer to **Figure 4 – Maui County Zoning Map.** The project site will need a Change in Zoning (CIZ) to allow for the uses proposed by the site plan. The Maui County Council initiated a CIZ for the site from Agricultural to M-1 Light Industrial via Resolution 25-132, FD1, adopted on June 6, 2025, and Bill 164 (2025). The proposed CIZ was also reviewed by the MPC, who recommended that Maui County Council defer consideration of

the CIZ until the SLUC approves a District Boundary Amendment. Refer to **Appendix I.**

> *Maui County Code (MCC) 19.510.040.A.4*
> *The county council may grant a change of zoning if all of the following criteria are met:*
>
> *a. The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county,*
>
> *b. The proposed request is consistent with the applicable community plan land use map of the county,*
>
> *c. The proposed request meets the intent and purpose of the district being requested,*
>
> *d. The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements,*
>
> *e. The application, if granted, would not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area, and*
>
> *f. If the application change in zoning involves the establishment of an agricultural district with a minimum lot size of two acres, an agricultural feasibility study shall be required and reviewed by the department of agriculture and the United States Soil and Conservation Service.*

In addition, the following MPC recommended conditions for the CIZ approval were included in the recommendations to County Council:

> *1. That all residential units will be rented at or below 140 percent of Area Median Income Level rental rates.*
>
> *2. That all residential units will be rented at or below 140 percent of Area Median Income Level rental rates for a minimum of 30 years.*

3. That Annual Compliance Reports shall be submitted to the Department of Planning.

4. That Ho'onani Village will have a minimum of 1,000 residential units and that Ho'onani Village will be built according to the phasing plan as represented in the presentation to the Commission on January 13, 2026, with the exception that the civic, recreation, entertainment, and park elements are to be built concurrently or in earlier phases than represented in the phasing plan. (Exhibit 1 is the phasing plan presented at the Commission Meeting of January 13, 2026.)

It is noted that the proposed CIZ would allow for all of the proposed uses in the Hoʻonani Village land plan, except for hospitality uses. The Applicant intends to pursue an exemption from zoning for the hospitality uses. Alternatively, a subsequent CIZ would be needed to allow hospitality uses.

4. District Boundary Amendment

The State Land Use District Boundary Map currently designates the site as "Agriculture". Refer to **Figure 3 – State Land Use District Boundary Map**. As such, approval from the SLUC for a DBA petition will be needed to bring these lands within the "Urban" district.

The Applicant has initiated a petition for a DBA with the SLUC, who has agreed to be the accepting authority for the EIS. The LUC issued its Findings of Fact, Conclusions of Law, and Decision and Order on November 25, 2025, confirming that the LUC is the appropriate accepting authority for the Project EIS and that an EIS rather than an environmental assessment was likely required, and authorizing the Applicant to initiate the HRS Chapter 343 review through the preparation and publication of an EISPN. The DBA process will continue with the DBA process following the completion of the EIS process.

5. 201H Application Certification

The Applicant intends to apply for a HRS Chapter 201H application through HHFDC, with final approval from Maui County Council. To qualify for a 201H affordable housing application in Hawaiʻi, a project must commit to providing at least 50% plus one unit at affordable income levels based on county-specific AMI thresholds. All housing units are expected to be made available for rent for income ranges at 140% AMI or below for a minimum of 10 years. It is currently anticipated that one-third of units will be made available to

households earning 60% AMI or below. For sale units may be considered in the future. In addition, the Applicant will seek a zoning exemption to allow hospitality uses as part of the project.

6. Subdivision Approval of Lot 2-C-4-C-1-E

The current TMK is (2) 3-8-006:004 and notated as Lot 2-C-4-C-1-E. Refer to **Figure 7 – Preliminary Subdivision Plat.** A subdivision application has been filed to subdivide the existing parcel into five lots (E-1 through E-5). The subdivision application was filed by Austin Tsutsumi & Associates, and is named First Assembly of God Subdivision of Lot 2-C-4-C-1-E. The subdivision will create the new lot E-1 where the Hoʻonani Village project is proposed to be developed, and lot E-4 which will be owned by the County of Maui and will be proposed for future development. The subdivision application received preliminary approval on March 31, 2025, however, the final approval is expected to be the last step in the process.

H. ANTICIPATED REQUIRED PERMITS AND APPROVALS

The following is a preliminary list the permits and approvals that are anticipated to be required for implementation of the proposed Project:

List of Required Permits & Approvals:

Federal:

1. Federal Aviation Administration (FAA) Determination of No Hazard to Air Navigation
   Status: To be coordinated with the FAA.

State of Hawaiʻi:

2. Chapter 343, Hawaiʻi Revised Statutes (HRS), Environmental Impact Statement
   Status: Final EIS to be published with the Office of Planning and Sustainable Development (OPSD) following the 45-day public comment period on the Draft EIS.

3. State Land Use Commission District Boundary Amendment
   Status: Petition for DBA to be filed with the LUC, pending acceptance of the Final EIS.

4. Chapter 6E, HRS, Historic Preservation Compliance
   Status: To be coordinated with SHPD.

5. National Pollutant Discharge Elimination System (NPDES) Permit
   Status: To be coordinated with the State Department of Health (DOH).

6. Noise Permit, as applicable
   Status: To be coordinated with the State DOH.

7. Section 401 Water Quality Certification, as applicable (if DA permit required)
   Status: To be coordinated with the State DOH.

8. Well Permit for off-site water source (if applicable)
   Status: To be coordinated with the State DOH.

9. Pump Modification Permit (if applicable)
   Status: To be coordinated with the State DOH.

10. Wastewater Permit with the Department of Health for the WWTP.
    Status: To be coordinated with the State DOH.

11. Public Utilities Commission (PUC) approval of Certificate of Public Convenience & Necessity
    Status: To be coordinated with PUC.

12. Dam Safety Permit
    Status: To be coordinated with DLNR

13. HHFDC Board approval of 201H application
    Status: 201H Application to be submitted to HHFDC. Final approval is pending acceptance of the Final EIS.

County of Maui:

14. Maui Island Plan Amendment to Urban Growth Boundary
    Status: County Council Resolution No. 25-132, FD1, recommending Council consideration of Bill 163 (2025) pending County Council hearing.

15. Community Plan Amendment
    Status: Resolution No. 25-132, FD1, recommending Council review of Bill 164 (2025) to amend the Wailuku-Kahului Community Plan designation from Agriculture to Business/Multi-Family or Transit-Oriented Corridor pending County Council hearing.

16. Change in Zoning
    Status: Resolution No. 25-132, FD1, which accompanies Bill 165 (2025) to change zoning from Agricultural to M-1 Light Industrial

17. Building Permits
    Status: To be coordinated with County of Maui Department of Public Works

18. Grading Permit
    Status: To be coordinated with County of Maui Department of Public Works

19. Electrical Permit
    Status: To be coordinated with County of Maui Department of Public Works

20. Plumbing Permit
    Status: To be coordinated with County of Maui Department of Public Works

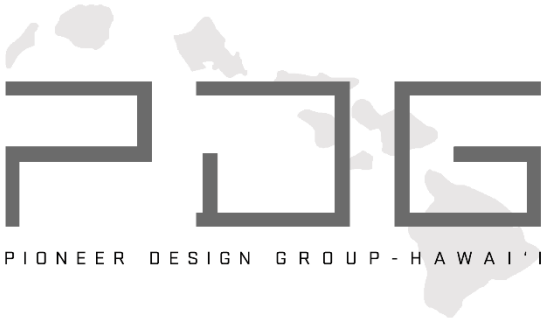
I. ANTICIPATED PROJECT COST AND DEVELOPMENT SCHEDULE

The Hoʻonani Village project has been analyzed by the development team to be a multi-phased build out, as shown on the Site Plan and detailed below, over an approximately seventeen-year timeline. All infrastructure to serve each phase will be developed prior to the respective phase's construction. This estimated Project timeline is subject to change due to timing of entitlements, labor and supply chain disruptions, or unforeseen financial hurdles. The estimated construction cost, assuming entitlements are obtained timely is projected to be $820 million dollars for full build-out.

- 2028: Phase 1 Building Permit Issued.
- 2028–2029: Phase 1 Construction to Substantial Completion.
- 2029 –2030: Phase 2 Design.
- 2030 –2031: Phase 2 Construction to Substantial Completion.
- 2033–2034: Phase 3 Construction to Substantial Completion.
- 2033 –2034: Phases 4 & 5 Design.
- 2035 – December 2036: Phase 4 Construction to Substantial Completion
- 2035 –2036: Phase 5 Construction to Substantial Completion.
- 2035 –2036: Phases 6 and 7 Design.
- 2037–2038: Phase 6 and 7 Construction to Substantial Completion.
- 2037 –2038: Phase 8 Design.
- 2039 –2040: Phase 8 Construction to Substantial Completion.
- 2039 –2040: Phase 9 Design.
- 2041–2042: Phase 9 Construction to Substantial Completion.

Chapter II

Description of the Existing Environment, Potential Impacts and Mitigation Measures



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CHAPTER II- DESCRIPTION OF THE EXISTING ENVIRONMENT, POTENTIAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

A. PHYSICAL SETTING

1. Existing and Surrounding Land Uses

Existing Conditions

The project site is located within Central Maui and has a well-documented history of plantation-era agricultural use. Historical records, including aerial photographs, topographic maps, and title information, indicate that the site remained largely undeveloped through at least 1922. By the mid-20th century, the land had been incorporated into the HC&S plantation system and was used for large-scale sugarcane cultivation from the late 1800s until approximately 2016. During this period, the site functioned as part of a contiguous agricultural landscape supporting sugar production, including irrigation infrastructure, access roads, and associated plantation features. Following the cessation of sugar operations in Central Maui, the project site has remained fallow and undeveloped agricultural land. At present, the site is vacant and contains no active agricultural operations or permanent structures. Vegetation consists primarily of non-native grasses. There are several unpaved internal roads constructed during the agricultural period.

The entire 166.512-acre project site is designated Agricultural under State and County land use plans. At the County level, the site lies primarily outside the Maui Island Plan Urban Growth Boundary (UGB), but an approximately 3.068-acre portion of the site, located in the southwestern corner and adjacent to Hansen Road is already within the UGB. Similarly, under the Wailuku–Kahului Community Plan (2002), most of the site is designated Agriculture, but an approximately 3.068-acre area adjacent to Hansen Road is designated Heavy Industrial. County zoning for the entire site is Agricultural.

The property planned for the offsite water system is also designated Agricultural under State and County land use plans and is located entirely outside the UGB. Unlike the project site, no changes to the existing land use designations are required or proposed for the offsite water system.
Refer to **Figure 3 – State Land Use District Boundary Map, Figure 4 – Maui County Zoning Map, Figure 5 – Maui Island Plan Directed Growth Map** and **Figure 6 – Wailuku-Kahului Community Plan Map (2002). Table 5** below provides the project site's current and proposed land use designations.

Below is **Table 6** with the project site's surrounding properties, uses and land use designations.

Table 5. Adjacent Land Uses

TMK or Lot Number	Direction from the Site	Existing Use/Business	State Land Use Designation	Maui Island Plan Designation	Wailuku/Kahului Community Plan Designation	County of Maui Zoning
Lot 2-C-4-C-1-E-2 of TMK No. (2) 3-8-006:004	West	MEO Transportation Facility and Parking area	Urban	Within UGB	Light Industrial	M-1 Light Industrial
Lot 2-C-4-C-1-E-3 of TMK No. (2) 3-8-006:004	West	Existing large detention basin referred to as Basin B-1	Agricultural	Within UGB	Agriculture	Agricultural
Lot 2-C-4-C-1-E-4 of TMK No. (2) 3-8-006:004	West	Vacant site owned by the County of Maui.	Agricultural	Outside UGB	Agriculture	Agricultural
Lot 2-C-4-C-1-E-5 of TMK No. (2) 3-8-006:004	West	Alexander & Baldwin Sugar Museum	Agricultural & Urban	Portion Within UGB	Agriculture & Heavy Industrial	Agricultural, M-2 Heavy Industrial & R-1 Residential
(2)3-8-001:002	East	ReThink Recycling Center, Maui Earth Organic Compost, open AG land, existing detention basins.	Agricultural	Portion Within UGB	Agriculture & Light Industrial	Agricultural
(2)3-8-001:269	Northeast	Various commercial uses including Safeway, Taco Bell, Sonic Drive-In, Safeway Fuel, Sleep Number etc.	Urban	Within UGB	Light Industrial	M-1 Light Industrial
(2)3-8-006:071	Northwest	First Assembly of God Church	Urban	Within UGB	Light Industrial	M-1 Light Industrial
(2)3-8-084:005	Northwest	Home Depot	Urban	Within UGB	Light Industrial	M-1 Light Industrial

(2)3-8-102:001	North	Vacant industrial land. Location of the Maui Business Park Phase II	Urban	Within UGB	Light Industrial	M-1 Light Industrial
(2)3-8-102:006	North	Lowe's Home Improvement	Urban	Within UGB	Light Industrial	M-1 Light Industrial
(2)3-8-084:012	North	Walmart	Urban	Within UGB	Light Industrial	M-1 Light Industrial
(2)3-8-101:001	North	County of Maui Department of Motor Vehicles	Urban	Within UGB	Light Industrial	M-1 Light Industrial
(2)3-8-101:014	North	BMW Car Dealership	Urban	Within UGB	Light Industrial	M-1 Light Industrial
(2)3-8-101:023	North	Servco Subaru and Lexus Dealership	Urban	Within UGB	Light Industrial	M-1 Light Industrial
(2)-3-8-006:079	Northwest	Puʻunēnē Shopping Center including Target, Ulta Beauty, Planet Fitness, Chick-fil-A, Verizon, Teddy's Bigger Burgers, Jersey Mike's etc.	Urban	Within UGB	Light Industrial	M-1 Light Industrial
2-3-8-006:003	Northwest	Agricultural uses & Ohana Hope Village temporary housing located near the intersection of Puʻunēnē Ave. and Kūihelani Hwy.	Urban & Agricultural	Outside UGB	Agriculture	Agricultural
2-3-8-006:001	South / Southwest	Various Industrial uses including the Old Sugar Mill, GP Roadway Solutions, Pasha	Urban	Urban and Outside the UGB	Heavy Industrial & Agriculture	M-2 Heavy Industrial, Agricultural, Interim

		Hawaii, Pacific Helicopters Hawaii and Agricultural uses				
(2)3-8-006:020	Southwest	PODS Moving & Storage	Urban	Within UGB	Heavy Industrial	M-2 Heavy Industrial
(2)3-8-006:066	Southwest	Maui Electric Company Power Substation	Urban	Within UGB	Heavy Industrial	M-2 Heavy Industrial
(2)3-8-006:070	Southwest	Mahi Pono Packing Plant	Urban	Within UGB	Heavy Industrial	Interim
(2)3-8-006:008	Southwest	Puʻunēnē School	Urban	Within UGB	Public/Quasi-Public	Interim & Agricultural

A narrative description of the surrounding uses is discussed on the next page.

Potential Impacts and Mitigation Measures

The proposed mixed-use development has the potential to affect existing and surrounding land uses because it would introduce residential, commercial, office, entertainment, and light industrial activities on a parcel that is presently vacant and agriculturally zoned. However, the updated site plan has been intentionally designed to integrate with, and complement, the established development patterns in the surrounding area. Along the mauka boundary of the adjacent commercial centers, the plan incorporates a series of drainage and open space areas that function as a landscaped buffer between new residential buildings and existing retail uses. On the southwest portion of the site, the placement of a commercial parcel and the proposed wastewater treatment facility provides an appropriate transition to the heavy industrial zoning and former sugar mill complex directly to the west and south. Similarly, the office and light industrial districts are concentrated along the southeastern edge of the property to align with existing industrial and recycling operations located across Pūlehu Road.

Through this arrangement of land uses and the inclusion of buffering, circulation planning, and landscape design, the project minimizes potential incompatibilities with surrounding land uses.. The site plan reflects a deliberate effort to ensure that new development complements the surrounding commercial and industrial environment while providing an orderly transition to residential areas. As a result, with appropriate infrastructure planning and given the land has been vacant, the proposed project is not anticipated to significantly impact the project's existing and surrounding land uses.

2. Climate and Climate Change

Existing Conditions

Maui has a semi-tropical climate characterized by warm temperatures year-round and pronounced microclimatic variation driven by elevation, topography, and prevailing wind patterns. In Central Maui, including Kahului, climatic conditions are generally warm with limited seasonal temperature fluctuation. According to the State of Hawai'i Data Book, long-term climatic normals at Kahului indicate average annual temperatures in the mid- to upper-70s degrees Fahrenheit, with warmer conditions typically occurring during the summer months and slightly cooler temperatures during the winter months. According to the State of Hawai'i Department of Business, Economic Development and Tourism (DBEDT) *2024 Hawai'i Data Book*, average annual precipitation in Kahului is relatively low compared to windward areas of Maui and generally falls within the approximately 15- to 20-inch range.

Rainfall in Central Maui is highly seasonal, with the majority of precipitation occurring during the winter months as a result of frontal storm systems. Trade winds from the northeast dominate most of the year and influence both temperature moderation and precipitation distribution, while southerly Kona wind conditions may occur episodically during the winter season. These baseline climatic characteristics have historically shaped land use, vegetation patterns, and water resource conditions in the Kahului area.

Long-term climate observations and projections summarized in the 2024 Central Maui Community Plan Update *Climate Change Resource Paper* indicate that baseline climatic conditions in Central Maui are being influenced by climate change. Average temperatures at Kahului Airport have increased by approximately 2 degrees Fahrenheit since the mid-20th century, and the frequency of extreme heat events has increased substantially, with the number of days exceeding 90 degrees Fahrenheit rising from fewer than 10 days per year in the mid-1900s to nearly 40 days per year in the most recent decade. The report also documents changes in precipitation patterns, including a long-term decline in average annual rainfall at Kahului, fewer heavy rainfall days, more dry days, and increasing variability in future precipitation projections.

The updated Air Quality and Climate Change Study prepared for the project further confirms these observed trends and provides additional regional context. Statewide analyses indicate that Hawai‘i has experienced a measurable increase in average temperatures, longer and more frequent heat waves, and increasing evaporative demand, which can exacerbate drought conditions during extended dry periods. In Central Maui, these trends are particularly relevant given the area’s already dry baseline climate and reliance on limited water resources. Climate projections summarized in the Study indicate continued warming through mid-century, with future conditions characterized by higher average temperatures, more extreme heat days, and increased variability in precipitation timing and intensity.

The study also notes that climate-related secondary effects, such as increased wildfire risk during prolonged dry periods and degraded air quality during regional wildfire or volcanic events, are emerging considerations for leeward and low-elevation areas of Maui, including Central Maui. While such events are episodic, they form part of the existing and evolving climate context for the Project area.

Potential Impacts and Mitigation Measures

Development of the proposed mixed-use project on a site that is currently vacant and characterized by scattered vegetation, exposed soil, and

unimproved roads may incrementally increase localized temperatures due to the introduction of new impervious surfaces and built form. This phenomenon, commonly referred to as the urban heat island effect, can occur when buildings, pavement, and other hardscape features absorb and re-radiate heat. These localized effects may be amplified over time by broader climate change trends, including rising ambient temperatures and an increased frequency of hot days documented in Central Maui.

To minimize potential heat-related impacts, the Project will incorporate substantial green buffers, landscaped open space, and tree canopy coverage to reduce surface temperatures and provide shading. Open-space elements, including drainage and detention basins and landscaped areas within residential, commercial, and industrial components of the Project, will help moderate microclimatic conditions by maintaining vegetated cover and supporting natural airflow across the site. Landscaping and groundcover will be selected to be drought-tolerant and well-suited to local climatic conditions, reducing water demand while enhancing thermal comfort.

Climate change projections for Maui indicate increasing variability in precipitation patterns, with the potential for longer dry periods punctuated by more intense rainfall events. To address these conditions, the Project will incorporate stormwater management features designed to accommodate variable rainfall intensities, including landscaped swales, bio-retention areas, and detention facilities. These features will reduce runoff velocities, promote infiltration where feasible, and manage peak flows during storm events, thereby enhancing long-term site resilience under changing climatic conditions.

In addition, building design and site planning measures that improve energy efficiency and reduce reliance on fossil-fuel-based energy sources will indirectly support climate change mitigation by reducing greenhouse gas emissions associated with long-term operations. As documented in the Air Quality and Climate Change Study, the carbon intensity of electricity supplied to Maui is expected to decline substantially as the State transitions toward its 100 percent renewable energy goal by 2045. As a result, operational emissions associated with energy use at the Project site are anticipated to decrease over time, further supporting climate resilience and adaptation objectives.

3. Topography and Soil Characteristics

The project site exhibits gently sloping topography, with elevations gradually decreasing from the southeast toward the northwest. The lowest areas of the parcel are located near the adjacent Puʻunēnē Shopping Center and along the northern edge of the site on Pūlehu Road.

According to the U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS), the project is underlain by soils of the Pūlehu–Ewa–Jaucas Association. These soils are typically deep, well-drained to excessively drained, and nearly level to moderately sloping, formed in alluvium deposited on fans and low-lying basins. See **Figure 9 – Soil Association Map**. The Natural Resources Conservation Service identifies the project area as consisting primarily of Ewa silty clay loam, 0 to 3 percent slopes, with additional areas of Molokai and Waiakoa silty clay loams with slopes up to 15 percent. See **Figure 10 – Hydrologic Soil Group Classification Map**. These soils are characteristic of well-drained alluvial landscapes in Central Maui.

Hawaii Geotechnical Consulting, Inc. conducted field investigations and laboratory testing and prepared a Geotechnical Engineering Report for the Hoʻonani Village site. See **Appendix J.** The project site retains clear physical evidence of its historic agricultural use associated with long-term sugarcane cultivation. The report documented that former plantation activities resulted in a continuous blanket of agriculturally disturbed soils extending across the site, with thicknesses ranging from approximately 12 to 30 inches. These upper disturbed soils consist primarily of low-plasticity clayey silt, typically classified as ML under the Unified Soil Classification System (USCS), with localized areas of agriculturally disturbed silty sand (SM). Roots, irrigation-related plastic materials, and other remnants of past cultivation were encountered within the upper soil horizons, confirming extensive mechanical disturbance from historic agricultural practices.

Beneath the agriculturally disturbed layer, subsurface conditions transition to native alluvial soils deposited by historic fluvial processes typical of Central Maui. These underlying materials consist predominantly of low-plasticity alluvial silt (ML), with occasional lenses of silty sand and silty gravel (SM and GM) encountered at greater depths. The alluvial soils were generally dense to hard, well-drained, and exhibited low to low-moderate plasticity characteristics. Test pit excavations conducted across the site extended to depths ranging from approximately 5 to 9 feet below existing grade, at which depth neither groundwater nor bedrock was encountered. Depth to bedrock was determined to exceed 5 feet throughout the site, consistent with

mapped Ewa-series soils commonly found in basin and alluvial fan environments in Maui.

Limited areas of undocumented fill were identified in the southwestern portion of the site, where shallow deposits of soft clayey silt and loose silty sand were encountered to depths of approximately one foot. These areas were localized and not representative of site-wide conditions. Overall, the subsurface profile reflects a landscape shaped by plantation agriculture and long-term land disturbance, underlain by stable, well-drained alluvial soils that are characteristic of the Central Maui region and suitable for redevelopment with appropriate site preparation and engineering controls.

Potential Impacts and Mitigation Measures

Development of the mixed-use project will require grading, trenching, installation of utilities, and construction of building pads, all of which will disturb the existing soils. The agriculturally disturbed soils present across the site are generally soft and loose and if left untreated, could result in undesirable settlement beneath future structures, pavements, or filled areas. The Geotechnical Engineering Report notes that proper subgrade preparation is critical to ensuring long-term performance of buildings and infrastructure.

To address these conditions, the geotechnical report recommends that disturbed soils be excavated to the bottom of the disturbed layer, then scarified, moisture conditioned, and recompacted to meet engineered fill requirements. Areas where undocumented fill was discovered will require proof-rolling to identify unsuitable materials, which will then be removed and replaced with properly compacted structural fill. These measures will provide a stable foundation for building and pavement loads and reduce the potential for differential settlement.

Construction activities may result in temporary soil erosion and dust generation, particularly during clearing and rough grading. These impacts will be minimized through implementation of a Storm Water Pollution Prevention Plan and standard best management practices, including dust control measures, silt fencing, sediment barriers, stabilized construction entrances, and prompt stabilization of exposed soils. The project's grading design, which incorporates detention basins and landscaped buffers, will further support soil stability and reduce erosion potential.

Given the flat to gently sloping terrain, absence of shallow groundwater, and well-drained nature of the underlying soils, the project site does not present significant risks of slope instability, liquefaction, or other geologic hazards. With implementation of the recommended soil preparation procedures and

construction best management practices, the project is not expected to result in significant adverse impacts to topography or soils.

4. Agriculture

Existing Conditions

The Hoʻonani Village site consists of approximately 166.5 acres of former plantation land located in the Puʻunēnē region of Kahului. As documented through historical records and the Agricultural Impact Assessment (AIA) Report prepared for this EIS by Plasch Econ Pacific LLC, the property was used in the production of sugar cane from around the late 1800s until 2016, when HC&S ceased operations island-wide. Since the closure of HC&S, the land has remained fallow and uncultivated, supporting primarily non-native grasses and opportunistic weeds. No active farm operations or grazing occurs on the site today. See **Appendix K.**

Several agricultural land rating systems have been applied to the project area, each of which characterizes agricultural potential differently. The Agricultural Lands of Importance to the State of Hawaiʻi (ALISH) classification, developed by the U.S. Department of Agriculture and the State of Hawaiʻi, identifies lands based on soil characteristics, climate, and existing or potential productivity. Under ALISH, the entire project area is mapped as Prime agricultural land meaning soils that are physically and chemically suited for crop production under appropriate management and with adequate water. See **Figure 11 – Agricultural Lands of Interest of the State of Hawaiʻi (ALISH) Map**.

The Land Study Bureau (LSB) rating system, created by the University of Hawaiʻi, evaluates lands on a scale from A (highest productivity) to E (lowest), reflecting inherent soil productivity under ideal conditions. The project area is rated LSB Class A, indicating soils that historically supported intensive agriculture when irrigation water was available through the plantation system. See **Figure 12 – Land Study Bureau Map**.

The State Important Agricultural Lands (IAL) designation, established under Act 183 (2005), identifies lands that should be protected and preserved for long-term agricultural use based on criteria such as soil quality, agricultural infrastructure, and contribution to the State's agricultural economy. The Hoʻonani Village site has not been designated as IAL by the State or County. However, pursuant to a request by a private landowner to the LUC, a vast area in proximity to the project site consisting of approximately 27,000 acres has been given IAL designation. The project site and immediately surrounding properties were excluded from that IAL designation However,

the water well system proposed to serve the project is located within IAL. See **Figure 13 – Important Agricultural Lands**.

Although the site contains soils rated highly for agricultural productivity, irrigation water is not currently available to support active agricultural operations. The AIA report indicates that conversion of the site to agricultural use would require construction of new irrigation infrastructure. Based on County of Maui Department of Water Supply standards, agricultural irrigation demand is estimated at approximately 5,000 gallons per acre per day. For the approximately 166.5-acre project site, this would equate to an estimated demand of 832,500 gallons per day, increasing to approximately 915,750 gallons per day when accounting for system losses. This anticipated agricultural water demand is approximately 16.5 percent lower than the projected water demand associated with the proposed project; however, unlike the proposed project, agricultural use would require installation of two on-site irrigation wells, development of an irrigation distribution system with an estimated capital cost of approximately $6 million, and ongoing pumping and maintenance costs estimated at approximately $200,000 per year. These estimates do not include potential treatment or blending that may be required to address groundwater salinity, which could further increase capital and operational costs. As such, the absence of existing irrigation infrastructure and the substantial investment required to supply irrigation water represent key constraints to the site's continued or renewed agricultural use under existing conditions.

Potential Impacts and Mitigation Measures

Implementation of the Proposed Action would result in the conversion of approximately 166.512 acres of land currently designated within the State Agricultural District to urban uses through required land use amendments. This conversion would represent a loss of agricultural land containing high-rated soils as identified under multiple classification systems. While no active farming operations would be displaced, the project would foreseeably foreclose the future use of the site for agricultural production.

As the site is mapped as Prime agricultural land under ALISH and Class A under the LSB system, the conversion requires careful evaluation. However, as documented in the AIA Report, the agricultural rating systems do not fully reflect the current on-the-ground conditions that determine actual agricultural viability. The project site has been fallow since 2016, lacks access to any potable or non-potable irrigation supply, and is located within a region transitioning away from plantation agriculture toward urban and commercial uses.

The AIA Report concludes that although the soils are theoretically suitable for crops when irrigated, the absence of irrigation water and the lack of existing agricultural infrastructure render the site incapable of supporting commercially viable agriculture. As a result, conversion of the project site from a vacant fallow property for the development of the project will not diminish Maui's capacity for diversified agriculture. The site represents approximately 0.23 percent of high-quality farmland on the island and is adjacent to lands where active cultivation continues under Mahi Pono. Those actively farmed areas have access to irrigation systems necessary for crop production, whereas the project site does not. The conversion therefore avoids displacement of existing agricultural operations and does not interfere with ongoing agricultural enterprises elsewhere in Central Maui.

Potential secondary impacts include the introduction of new residential neighbors near agricultural lands, which could raise concerns regarding dust, noise, odors, and chemical drift from adjacent lawful farming operations. To avoid future conflicts, the AIA Report recommends several mitigation measures: installation of landscape buffers or berms along project boundaries to filter dust and increase separation from agricultural areas; use of building materials and design features that provide noise attenuation; and disclosure statements informing future residents of the proximity of agricultural activities and the protections afforded under Hawai'i's Right to Farm Act. These measures will reduce the likelihood of nuisance complaints and support coexistence between the agricultural lands and the new community.

No impacts to regional agricultural productivity are anticipated. Because the site is no longer farmed, lacks the necessary water infrastructure to support farming, and is not designated as IAL, its conversion aligns with State and County policies that encourage redirecting nonviable agricultural lands toward uses that address pressing community needs. The proposed project will provide public benefits, including needed affordable and workforce housing, employment-generating commercial and industrial spaces, and community gathering spaces. These benefits outweigh the loss of agricultural land that is no longer practicably available for agricultural production.

With implementation of buffering, disclosure, and building design measures, the project's impacts to surrounding agricultural uses will be less than significant, and no additional mitigation beyond those identified in the AIA Report are anticipated. Additionally, the proposed on-site wastewater treatment plant will produce R-1 quality recycled water, which may be used to irrigate landscaping or assist nearby farms. This feature enhances the sustainability profile of the development and presents potential agricultural support opportunities despite the land use change.

5. Groundwater Resources

Existing Conditions

A Water Resource Assessment was prepared by Tom Nance Water Resource Engineering for the Proposed Hoʻonani Village Project. See **Appendix L**. The assessment evaluates groundwater availability, projected demand, recharge, and aquifer response associated with modification of the existing Puʻunēnē–Pump 6 Well and associated water infrastructure.

The project proposes to modify and repurpose the existing Puʻunēnē–Pump 6 Well (State Well No. 5226-002), a former HC&S production well located within the Kahului Aquifer System near its boundary with the Pāʻia Aquifer System. The well site is at an approximate ground elevation of 182 feet and includes a vertical access shaft and two horizontal skimming tunnels. During plantation operations (1934–2014), the well was equipped with 10- and 15-MGD pumps and had an installed capacity of approximately 23 MGD. Those plantation pumps would not be reused. Instead, the well would be modified with appropriately sized pumps consistent with the project's demand.

The Kahului Aquifer has a Commission on Water Resource Management (CWRM) designated sustainable yield of 1.0 MGD. During the plantation era, total groundwater pumpage from the aquifer system was substantially higher, with withdrawals estimated to have reached approximately 50 MGD. Following the closure of HC&S operations, groundwater pumpage declined significantly and is currently on the order of 6 to 7 MGD based on long-term monitoring data presented in the Water Resource Assessment.

Although current regional withdrawals exceed the designated sustainable yield, CWRM has continued to issue well construction and pump installation permits within the aquifer system. The regulatory sustainable yield is based on basal recharge estimates and does not account for historic irrigation return flows that historically augmented recharge in Central Maui.

Groundwater quality at the well is slightly brackish. Historic chloride concentrations ranged from approximately 350 to 550 mg/L. More recent measurements from August 2025 indicate chloride concentrations of approximately 325 to 330 mg/L. As a result, reverse osmosis (RO) treatment would be required to meet potable drinking water standards.

Average annual rainfall in the project area is approximately 19 inches. Applied over the approximately 189.5-acre project site, this equates to an average of approximately 0.27 MGD of rainfall, of which an estimated one-third (approximately 0.09 MGD) currently infiltrates to groundwater under existing undeveloped conditions.

The proposed water system is being designed to municipal standards. The Applicant intends to work with the County of Maui Department of Water Supply toward dedication of the modified well and water system infrastructure, subject to agreement and regulatory approvals. If a water agreement is successfully executed, the system could potentially serve additional County users beyond the Hoʻonani Village project.

Potential Impacts and Mitigation Measures

At full buildout, Hoʻonani Village's total water demand is calculated at 1,097,170 gallons per day (GPD) average daily demand (ADD), with a maximum day demand (MDD) of 1,645,755 GPD, inclusive of a 10 percent allowance for unmetered losses. However, as the water system is being designed as a municipal water system that could be incorporated into the DWS system and may pump up to 3.7 MGD. The assessment indicates that this demand is well within the physical capacity of the Puʻunēnē–Pump 6 Well.

The project would withdraw approximately 1.097 MGD (average) from the Kahului Aquifer System at full buildout. This withdrawal would occur through modification and reactivation of the existing Puʻunēnē–Pump 6 Well using reduced-capacity pumps sized to meet projected demand.

Although the Kahului Aquifer has a designated sustainable yield of 1.0 MGD and existing regional withdrawals exceed that value, historic plantation-era pumping was substantially higher without documented impairment of the aquifer's utility. The Water Resource Assessment concludes that operation of the Puʻunēnē–Pump 6 Well at the proposed rates would not adversely impact nearby wells or impair the overall utility of the aquifer system.
A pump installation permit will be required, and pumping rates will be subject to CWRM authorization and reporting requirements. If the system is dedicated to the County, operation would occur under County oversight consistent with municipal system standards.

Given that regional withdrawals currently exceed the designated sustainable yield, additional pumping contributes to cumulative demand within a constrained groundwater system. Accordingly, groundwater withdrawal impacts are considered potentially significant but subject to regulatory control, monitoring, and adaptive management.

The project incorporates recharge-enhancing design features that partially offset groundwater withdrawals.

Stormwater Detention and Infiltration

The onsite drainage system would direct runoff to detention basins redesigned to lower basin bottoms and increase storage capacity and infiltration. Under developed conditions, infiltration is estimated to increase from approximately one-third of rainfall to approximately 70 percent. Over the 189.5-acre site, this represents an estimated increase of approximately 0.099 MGD of recharge to the Kahului Aquifer.

Wastewater Reuse and Percolation

The onsite wastewater treatment plant would produce approximately 804,086 GPD of treated effluent (including infiltration). If treated wastewater is reused for irrigation and approximately 10 percent percolates to groundwater, this would contribute approximately 0.102 MGD of recharge.

Actual recharge rates will depend on rainfall variability, irrigation practices, soil permeability, and long-term system performance. Therefore, while recharge offsets are incorporated into project design, some uncertainty remains regarding long-term aquifer response.

6. Streams and Wetlands

Existing Conditions

No natural streams, perennial surface-water features, or traditional gulches occur within the project site. See **Figure 15 – Existing Streams Map**. The topography of the former sugarcane fields is generally flat to gently sloping, and the land has been extensively graded and cultivated over more than a century of plantation operations.

The U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory identifies linear features within or adjacent to the project site that are mapped as R5UBHx and R5UBFx wetlands. See **Figure 16 – Hoʻonani Wetlands Map**. These codes correspond to Riverine, Lower Perennial, Unconsolidated Bottom systems that are either permanently flooded (Hx) or intermittently flooded (Fx) and are classified as excavated, indicating that they are man-made or human-modified drainage features rather than natural streams.

These mapped features appear to coincide with plantation-era or roadway drainage ditches designed to convey stormwater toward existing downstream drainage corridors. Based on their constructed nature and lack of natural wetland indicators, they are more accurately described as stormwater conveyances typical of former plantation lands.

Overall, the project site does not contain streams, wetlands, or natural riparian habitats, and the USFWS-mapped riverine features represent altered or engineered drainage elements rather than ecologically functional watercourses.

Potential Impacts and Mitigation Measures

As described in the PER prepared by PDG–Hawai'i in **Appendix M.** the project would incorporate an integrated stormwater management system designed to control runoff quantity and quality prior to discharge. The system includes on-site detention and infiltration facilities, engineered conveyance improvements, and energy dissipation measures designed in accordance with County of Maui stormwater standards. These improvements would maintain or improve existing drainage pathways, reduce peak runoff rates, and minimize erosion and sediment transport to downstream areas. Where existing drainage features are modified or replaced, the project design would preserve or enhance downstream conveyance capacity and ensure that post-development runoff conditions do not exceed existing conditions.

During construction, erosion and sediment control best management practices (BMPs) would be implemented in accordance with approved construction plans and applicable permits. BMPs would include measures such as silt fencing, sediment basins, stabilized construction entrances, dust control, and phased grading to limit the extent and duration of exposed soils. These measures would minimize the potential for sedimentation and turbidity within existing drainage features during construction.

With implementation of the proposed stormwater management system and construction-phase BMPs, the project is not anticipated to result in substantial adverse impacts to existing drainage features. Long-term stormwater conditions are expected to improve relative to existing conditions by replacing unmanaged drainage with engineered facilities designed to regulate runoff rates and improve water quality.

7. Flood and Tsunami Hazards

Existing Conditions

The entirety of the project site is in Flood Zone X as shown on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map. Refer to **Figure 17 – Flood Insurance Rate Map.** Flood Zone X indicates areas with **moderate to minimal flood risk**, outside the high-risk Special Flood Hazard Area.

The Tsunami Evacuation maps from the County of Maui identify three zones: 1) Safe Zone, marked in green, which indicates areas where people should

evacuate to during a tsunami event; 2) Extreme Evacuation Zone, shown in yellow, which highlights areas that must be evacuated during an Extreme Tsunami Warning; and 3) Tsunami Evacuation Zone, shown in orange, designating areas to be evacuated under any Tsunami Warning. During a Tsunami Warning, destructive waves could inundate all coastlines, while during an Extreme Tsunami Warning, waves may reach significantly farther inland. According to the Tsunami Evacuation Map, the project site is located within the Extreme Evacuation Zone. However, the project is adjacent to a Safe Zone that follows the alignment of Hansen Road. Refer to **Figure 18 – Tsunami Evacuation Zone Map.**

Potential Impacts and Mitigation Measures

The project site is located entirely within FEMA Flood Zone X, indicating areas of minimal flood hazard and no special flood insurance requirements. As a result, the proposed development is not expected to be adversely affected by riverine or coastal flooding, and the risk of inundation during typical storm events is low. Site grading, construction of drainage basins, and stormwater management improvements will further reduce localized flooding potential relative to existing conditions.

While no structural mitigations are triggered by the Extreme Evacuation Zone designation, occupancy within an evacuation zone requires appropriate public safety measures. The project will incorporate clear signage and evacuation information throughout the development.

Construction activities will not increase tsunami risk, and the project will not alter shoreline processes, as it is located well inland and outside areas of direct wave exposure. With implementation of tenant notification, signage, and adherence to County emergency management protocols, the project is not expected to result in significant adverse impacts related to flood or tsunami hazards.

8. Sea Level Rise

Existing Conditions:

Sea level rise (SLR) planning in Hawai‘i is guided by statewide exposure mapping developed by the DLNR Office of Conservation and Coastal Lands. The State’s Sea Level Rise Exposure Area (SLR-XA) map identifies areas potentially subject to chronic coastal hazards under a 3.2-foot sea level rise scenario. The State’s mapped exposure area integrates multiple hazard mechanisms, including passive tidal inundation, annual high wave flooding associated with seasonal surf and wave run-up under higher sea levels, and projected shoreline retreat due to SLR-driven coastal erosion.

The Project site is located inland in Central Maui and does not front the shoreline. Review of the State's SLR-XA mapping confirms that the project is outside the 3.2-foot exposure area. See **Figure 19 – Sea Level Rise Map.** The site is above projected passive tidal inundation thresholds associated with the 3.2-foot planning benchmark and is also outside areas identified as subject to annual high wave flooding and wave run-up hazards. In addition, because the site is not located along an active shoreline, it is not within areas projected to experience long-term shoreline retreat or beach loss associated with sea level rise–driven coastal erosion.

Potential Impacts and Mitigation Measures

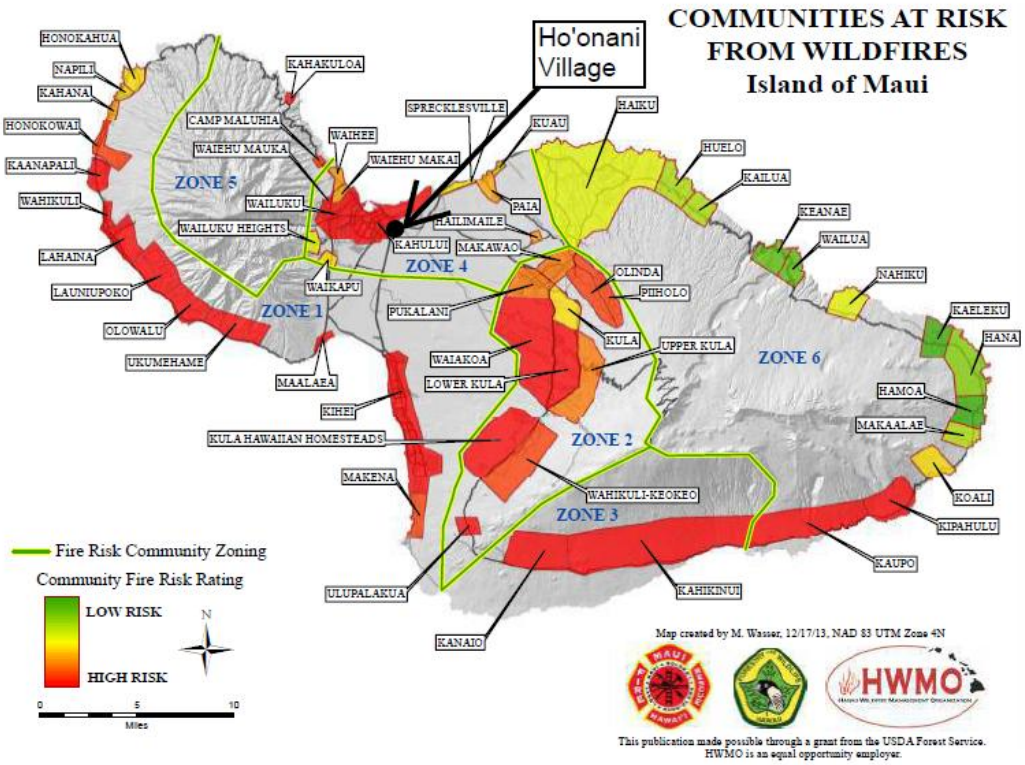
The inland siting of the project substantially limits exposure to long-term coastal processes influenced by sea level rise. While sea level rise may contribute over time to broader regional changes, the project's distance from the shoreline and elevation above mapped exposure areas reduce the likelihood of adverse effects attributable to passive tidal inundation, annual high wave flooding, or coastal erosion. The project does not involve shoreline alteration, coastal armoring, or other activities that could exacerbate erosion or interfere with natural coastal processes. Additionally, infrastructure and project development will conform to established codes and standards. Given the Project's location outside the 3.2-foot SLR-XA and absence of shoreline frontage, impacts related to sea level rise, passive tidal inundation, annual high wave flooding, and coastal erosion are not foreseeably significant.

9. Wildfire Hazards

Existing Conditions:

The proposed Hoʻonani Village site is located within the broader planning area addressed by the Upcountry Maui Community Wildfire Protection Plan (CWPP), which encompasses Central Maui communities such as Kahului as well as upland areas including Pukalani, Kula, and Makawao. The CWPP identifies this region as having elevated wildfire risk due to a convergence of physical, vegetative, and climatic factors, including low annual rainfall, frequent strong winds, proximity to upland slopes, and extensive coverage of non-native, fire-prone grasses and shrubs. These vegetation types form continuous fine fuel beds that readily support ignition and rapid fire spread, particularly along transportation corridors and at the edges of developed areas.

Figure 20 – Communities at Risk from Wildfires



The project site lies within the Wildland–Urban Interface (WUI), which is defined by the CWPP as areas where human development intermingles with or is adjacent to undeveloped wildland vegetation. WUI areas are characterized by increased wildfire risk due to the proximity of structures, infrastructure, and human activity to flammable vegetation, as well as challenges associated with emergency access, evacuation, and fire suppression. In Central Maui, WUI conditions commonly occur where vacant or fallow agricultural lands abut industrial, commercial, or residential development, creating transitional landscapes with elevated exposure to wildfire hazards.

The project site and surrounding lands have historically been used for agricultural purposes and have remained largely followed by the cessation of plantation operations. Under existing conditions, these vacant and disturbed lands support dense stands of non-native grasses that cure rapidly during dry periods and function as continuous fine fuels. The CWPP notes that abandoned or inactive agricultural lands often present heightened wildfire risk due to limited vegetation management and the absence of fuel breaks or defensible space. Such conditions are typical of WUI landscapes in Central Maui and contribute to increased vulnerability to ignition from human activities, including vehicle-related fires along adjacent roadways.

Climate change is expected to further influence wildfire risk in Central Maui. County climate assessments identify rising temperatures, increasing frequency of extreme heat events, and long-term drying trends that reduce vegetation moisture and extend fire seasons. Central Maui is identified as having a high likelihood of extreme heat events due to its low elevation and leeward setting. These conditions are anticipated to intensify drought stress on vegetation and exacerbate wildfire susceptibility over time, particularly in areas with unmanaged grasses and open lands.

Recent wildfire incidents along Hansen Road and Pūlehu Road illustrate the susceptibility of fallow agricultural lands and transportation corridors in this region to ignition and rapid fire spread during dry and windy conditions. These incidents underscore the relevance of CWPP-identified risk factors to the project site and provide context for evaluating wildfire-related conditions under existing land use patterns

Potential Impacts and Mitigation Measures

The Upcountry Maui CWPP outlines a range of strategies to reduce wildfire risk and enhance community safety, many of which are applicable to the proposed Hoʻonani Village development. Recommended measures include reducing fine fuels on vacant and transitional lands, maintaining defensible space around structures, limiting the use of highly flammable vegetation, and incorporating fire-resistant building materials and site design practices (2024).

Consistent with these recommendations, the Hoʻonani Village project will be designed to reduce wildfire risk associated with both climate change and existing site conditions. Implementation of the project will provide management of fallow or undeveloped areas to reduce fine fuel accumulation, and use of drought-tolerant, low-resin native and Polynesian-introduced plant species in landscaping. These measures are intended to reduce ignition potential, limit fire spread, and improve site resilience under projected warmer and drier conditions.

The Applicant will coordinate with the Maui County Fire Department (MFD) during project design and implementation to ensure compliance with applicable fire codes and wildfire mitigation requirements. Coordination will address emergency access, fire apparatus circulation, water supply and hydrant placement, signage, and evacuation planning. Where appropriate, CWPP-recommended strategies such as fuel breaks and vegetation management zones will be incorporated into site planning and long-term maintenance practices.

With implementation of these measures, the project is expected to reduce wildfire risk relative to existing vacant conditions and align with County wildfire mitigation objectives. Collectively, the proposed design and operational strategies will ensure that Hoʻonani Village meets or exceeds County fire protection standards while accounting for climate-driven increases in wildfire risk and promoting long-term community safety and resilience.

10. Flora and Fauna

Existing Conditions

As recommended through consultation with the U.S. Fish and Wildlife Service (USFWS), an official USFWS species list was generated for the Hoʻonani Village project (Project Code: 2026-0012172) to identify federally listed threatened and endangered species that may occur in, or be affected by, the proposed action. See **Appendix N.** The species list identifies a total of 19 threatened, endangered, or candidate species for the broader project vicinity. Federally listed terrestrial species identified on the official species list include the Hawaiian hoary bat (ʻŌpeʻapeʻa) (*Lasiurus cinereus semotus*), Nēnē (Hawaiian goose) (*Branta sandvicensis*), Hawaiian petrel (*Pterodroma sandwichensis*), Newell's shearwater (*Puffinus newelli*), Hawaiian coot (*Fulica alai*), Hawaiian stilt (*Himantopus mexicanus knudseni*), Hawaiian duck (*Anas wyvilliana*), and band-rumped storm-petrel (*Hydrobates castro*). The list also includes the Blackburn's sphinx moth (*Manduca blackburni*) and multiple federally listed flowering plant species, including ʻawikiwiki (*Canavalia pubescens*), ʻenaʻena (*Pseudognaphalium sandwicensium* var. *molokaiense*), awiwi (*Schenkia sebaeoides*), Carter's panicgrass (*Panicum fauriei* var. *carteri*), and koʻoloaʻula (*Abutilon menziesii*). One federally listed marine reptile, the hawksbill sea turtle (*Eretmochelys imbricata*), is also included on the species list.

However, the site-specific flora and fauna surveys of the project site did not document any listed endangered or threatened species. A survey of the Hoʻonani Village, primary project site was conducted by Starr Environmental Consultants. See **Appendix A**. It is noted this survey included an area larger than the project site and portions of Pūlehu Road and a nearby parcel previously contemplated for inclusion in the project. A separate survey of the approximately 5 acre off-site well site and portions of Pūlehu Road was conducted by LeGrande Biological Surveys, Inc. See **Appendix A**.

Vegetation is dominated by non-native grasses and herbaceous species characteristic of disturbed agricultural landscapes. The most common species documented include Guinea grass (*Megathyrsus maximus*) and buffel grass (*Cenchrus ciliaris*), along with other non-native plants such as lion's tail

(*Leonotis nepetifolia*), spiny amaranth (*Amaranthus spinosus*), tumbleweed (*Salsola tragus*), and golden crown-beard (*Verbesina encelioides*). Tree cover is sparse and consists almost entirely of non-native species, including haole koa (*Leucaena leucocephala*), monkeypod (*Samanea saman*), kiawe (*Prosopis pallida*), and tree tobacco (*Nicotiana glauca*).

Portions of the off-site well parcel and portions of the pipeline corridor are actively cultivated as citrus orchards. Vegetation in these areas consists primarily of orchard trees with an understory of non-native grasses and weeds.

Across the combined survey areas, only two native plant species were documented: ʻuhaloa (*Waltheria indica*), which occurred within the main project site, pipeline corridor, and well site, and pāʻū o Hiʻiaka (*Jacquemontia sandwicense*), which was observed further south of the proposed pipeline on Pūlehu Road. No federally listed threatened or endangered plant species were observed during field investigations.

Faunal observations indicated limited wildlife presence consistent with disturbed agricultural and grassland environments. Mammals observed or inferred from sign consisted entirely of non-native species, including Axis deer (*Axis axis*), cattle (*Bos taurus*), and evidence of pigs, rodents, and mongooses. Avian species observed were predominantly non-native birds common to open agricultural settings, including common mynah (*Acridotheres tristis*), zebra dove (*Geopelia striata*), house sparrow (*Passer domesticus*), and black francolin (*Francolinus francolinus*). One native seabird, the ʻiwa or great frigatebird (*Fregata minor*), was observed flying over the site; however, no nesting, roosting, or foraging habitat was identified within the project footprint. No federally listed bird species, including Nēnē, were observed during surveys.

Insect observations were limited to common non-native species typical of disturbed environments. Although tree tobacco (*Nicotiana glauca*), a known host plant for the federally endangered Blackburn's sphinx moth (*Manduca blackburni*), was present at the site, focused inspection of approximately 100 individual plants found no evidence of eggs, larvae, feeding damage, or frass associated with this species.

The USFWS official species list notes that final critical habitat has been designated for the Hawksbill Sea Turtle and Blackburn's sphinx moth; however, the project area does not overlap any designated critical habitat for these species. For all other species on the official species list, the USFWS states that no critical habitat has been designated. The species list further confirms that no federally designated critical habitat occurs within the

project area under the jurisdiction of the Pacific Islands Fish and Wildlife Office.

Potential Impacts and Mitigation Measures

Vegetation removal would primarily affect non-native grasses, weeds, and scattered non-native trees. As documented in the site-specific flora and fauna surveys prepared by Starr Environmental Consultants and LeGrande Biological Surveys, Inc., no federally listed threatened or endangered plant species were observed within areas proposed for disturbance.

Construction activities could result in temporary disturbance to wildlife through grading, vegetation clearing, noise, lighting, and increased human activity. Faunal species documented within the survey areas consisted of non-native mammals and birds common to disturbed agricultural and grassland environments, with the exception of an observation of one native seabird, the ʻiwa or great frigatebird (*Fregata minor*) seen flying over the site. No federally listed threatened or endangered wildlife species identified on the USFWS official species list were observed during field investigations.

The USFWS and DOFAW also provides mitigation guidance for listed species with potential to occur in the region, including Hawaiian waterbirds, seabirds, the Hawaiian hoary bat, and Blackburn's sphinx moth. These measures are intended to avoid, minimize, or reduce potential adverse effects and would be incorporated into project design, construction, and operation, as applicable.

Although no listed species were observed, nevertheless, to address potential effects to listed seabirds, including Hawaiian petrel (*Pterodroma sandwichensis*), Newell's shearwater (*Puffinus newelli*), and band-rumped storm-petrel (*Hydrobates castro*), the project would incorporate lighting design measures recommended by USFWS and DOFAW, including fully shielding outdoor lights so that bulbs are visible only from below, using motion sensors or timers to limit nighttime illumination when areas are not in use, and avoiding unnecessary nighttime construction during the seabird fledging period from September 15 through December 15 to the extent practicable. These measures are intended to reduce the risk of seabird disorientation, fallout, and collision associated with artificial lighting.

To minimize potential effects to Hawaiian waterbirds identified on the official species list, including Hawaiian stilt (*Himantopus mexicanus knudseni*), Hawaiian coot (*Fulica alai*), and Hawaiian duck (*Anas wyvilliana*), the project would avoid creating unmanaged open water feature that could function as an attractive nuisance, where feasible. If standing water is present during construction or operation, applicable measures would be

implemented, including contractor awareness training, reduced vehicle speeds where appropriate, and coordination with the USFWS and DOFAW if nesting activity is observed. If Hawaiian waterbird nesting or broods are identified within or adjacent to active work areas, buffers would be established and maintained in accordance with USFWS guidance until chicks have fledged.

To address potential impacts to the endangered ʻōpeʻapeʻa or Hawaiian hoary bat (*Lasiurus cinereus semotus*) , the project will implement vegetation management practices consistent with USFWS and DOFAW recommendations. Site clearing will be avoided during birthing and pup rearing season (June 1 through September 15) and woody plants greater than 15 feet (4.6 meters) tall will not be disturbed, removed, or trimmed, as practicable. Use of barbed wire is currently not proposed but it is acknowledged that it could ensnare the ʻōpeʻapeʻa and will be avoided as feasible.

Specific mitigation measures would also be implemented to address potential effects to the federally endangered Blackburn's sphinx moth (*Manduca blackburni*), consistent with USFWS and DOFAW guidance. Tree tobacco (*Nicotiana glauca*), a known larval host plant, is present within portions of the project site. Although prior surveys documented no evidence of Blackburn's sphinx moth eggs, larvae, pupae, or feeding activity, the following measures would be implemented as a precaution:

- A qualified biologist would conduct pre-construction surveys of tree tobacco and other potential host plants within areas of proposed disturbance within four to six weeks prior to ground-disturbing activities, preferably during the wetter season. Surveys would include inspection for eggs, larvae, frass, and feeding damage.
- If Blackburn's sphinx moth life stages or native host plants are detected, work in the affected area would cease and coordination with the USFWS would occur to determine appropriate avoidance or minimization measures.
- Tree tobacco less than three feet in height would be removed to prevent establishment of suitable larval host plants, and the site would be monitored periodically during construction to prevent regrowth that could attract the species.

Most of the tree tobacco observed were over 3 feet tall. As such, a qualified biologist will conduct a survey for the Blackburn's Sphinx Moth and will coordinate with the USFWS prior to any vegetation clearing. In addition to the survey for Blackburn's sphinx moth and tree tobacco removal, signs of endangered birds and the endemic pueo will be observed.

Standard construction BMPs would also be implemented to minimize indirect impacts to biological resources, including limiting disturbance to approved areas, controlling dust and erosion, and stabilizing disturbed soils following construction. Landscaping associated with the project will avoid invasive species and includes options for native plants.

No federally designated critical habitat overlaps the project site, pipeline corridor, or off-site well parcel. With implementation of the USFWS-recommended conservation measures, targeted mitigation for Blackburn's sphinx moth, and standard construction best management practices, the project would not result in substantial adverse impacts to biological resources.

In addition to the avoidance and minimization efforts for endangered and threatened fauna species, to minimize the potential introduction or spread of invasive species and plant pathogens, project planning, design, and construction would incorporate biosecurity best practices consistent with recommendations from DOFAW. Measures include avoiding the importation of soil, fill, or plant materials from off-island to the extent practicable and minimizing the movement of soil and plant material between work areas. These practices are intended to reduce the risk of introducing fungal pathogens that could adversely affect native ecosystems. Standard construction practices would include cleaning equipment, vehicles, materials, and footwear to remove soil and organic debris prior to entering and exiting the site, thereby reducing the potential for invasive species spread.

<u>Proposed Landscaping</u>

As described in the Existing Conditions section, the site does not support intact native plant communities or critical habitat for federally listed species, and biological surveys did not identify threatened or endangered species within the project site. The Cultural Impact Assessment (CIA) recommended landscaping that would include native Hawaiian plants and canoe plants. The proposed plant palette includes numerous native species such as *Metrosideros polymorpha* (ʻōhiʻa lehua), *Reynoldsia sandwicensis* (ʻohe makai), *Thespesia populnea* (milo), *Pritchardia* species (loulu palms), *Heteropogon contortus* (pili grass), *Sesuvium portulacastrum* (ʻākulikuli), *Scaevola taccada* (naupaka), *Dodonaea viscosa* (ʻaʻaliʻi). Canoe plants such as *Cocos nucifera* (niu), *Cordyline fruticosa* (kī), *Colocasia esculenta* (kalo), and *Gardenia taitensis* (tiare) are also included to reflect cultural practices and traditional land use associations. See **Appendix O** Landscape Master Plan**.**

11. Air Quality and Greenhouse Gas Emissions

Existing Conditions

An Air Quality Assessment and Climate Change Study was prepared by Terry A. Hayes Associates Inc. and is included as **Appendix O.** Ambient air quality in the project vicinity is generally good and remains well below federal and State National Ambient Air Quality Standards. The nearest Hawai'i Department of Health air quality monitoring station in Kahului, located approximately 2.5 miles from the Project site, monitors fine particulate matter (PM2.5) and has historically recorded concentrations that remain below applicable regulatory thresholds, with isolated short-term exceedances associated with holiday fireworks events. Maui County is designated as Attainment/Unclassified for all criteria air pollutants under the federal Clean Air Act.

Existing emission sources in the vicinity of the Project site are limited to mobile sources such as vehicle traffic, fugitive dust from bare or disturbed soils, and periodic regional influences including volcanic smog (vog) or wildfire smoke. There are no stationary industrial emission sources located on the Project parcel, which is currently vacant former agricultural land, and no major sensitive receptors such as schools or hospitals are located immediately adjacent to the site.

Statewide greenhouse gas emissions totaled approximately 20.3 million metric tons of carbon dioxide equivalent (CO_2e) in 2022, with Maui County accounting for approximately 15 percent of the statewide total. Hawai'i has adopted binding statutory commitments to reduce greenhouse gas emissions and transition to clean energy, including a net-zero carbon mandate by 2045 and an interim reduction target of 50 percent below 2005 levels by 2030. Electricity generation in Maui County was approximately 41.1 percent renewable in 2024, and the carbon intensity of delivered electricity is forecast to decline substantially through 2035 and beyond as renewable energy deployment increases statewide. These trends provide important context for evaluating long-term operational emissions associated with the Project.

Potential Impacts and Mitigation Measures

Air pollutant and greenhouse gas emissions in Hawai'i are regulated under a coordinated framework of federal and state laws. The federal Clean Air Act establishes the National Ambient Air Quality Standards, while Hawai'i Administrative Rules Chapter 11-60.1 authorizes the Department of Health Clean Air Branch to regulate emissions from mobile and stationary sources, fugitive dust, and construction activities. HAR §11-60.1-1 establishes a greenhouse gas reporting and significance threshold of 40,000 metric tons of

CO_2e per year. In addition, State climate policy under HRS Chapter 225P and the Renewable Portfolio Standard requires a transition to 100 percent renewable electricity by 2045. The Project will comply with all applicable Department of Health permitting requirements, dust control standards, and statewide climate and energy policies.

Construction activities associated with the Project will generate temporary emissions from heavy-duty construction equipment, worker commute trips, material hauling, and fugitive dust from grading and earthmoving. Based on conservative modeling assumptions using CalEEMod, annual construction emissions of criteria pollutants would remain below the significant emission rates identified in HAR Chapter 11-60.1. Construction-related greenhouse gas emissions are estimated to peak at approximately 3,900 metric tons of CO_2e per year during the most intensive construction years and would decline as construction activities taper. These emissions are well below the State's 40,000 metric ton per year significance threshold and are temporary in nature, ceasing upon completion of construction.

Fugitive dust represents the primary short-term air quality concern during construction. To minimize dust-related impacts, the Project will comply with HAR §11-60.1-33 and applicable Department of Health Clean Air Branch guidance, including watering active work areas, covering haul trucks, stabilizing stockpiles, minimizing drop heights, maintaining clean paved surfaces, and phasing grading activities. Equipment maintenance and reduced idling practices will further limit construction emissions. With implementation of these measures, construction-related air quality impacts are expected to be localized, temporary, and less than significant.

During long-term operations, emissions will result primarily from vehicle travel, building energy use, landscaping equipment, and consumer product use. Modeling indicates that operational emissions of criteria pollutants at full buildout in 2042 would remain below Department of Health significance thresholds for all regulated pollutants, and no localized carbon monoxide hotspots are anticipated. Operational greenhouse gas emissions are estimated to be approximately 19,300 metric tons of CO_2e per year at full buildout in 2042, declining to approximately 14,800 metric tons per year by 2045 as Maui's electricity supply transitions toward full renewable generation. These emissions represent a small fraction of statewide emissions and remain well below the established State significance threshold.

Operational mitigation measures will include compliance with applicable energy efficiency codes, incorporation of high-efficiency lighting and appliances, use of mechanical ventilation and building design strategies that

reduce energy demand, installation of electric vehicle–capable parking infrastructure where feasible, and landscaping practices that minimize the need for high-emission maintenance equipment. The mixed-use design of the project, which places housing near employment and services in Central Maui, is also expected to reduce vehicle miles traveled relative to more dispersed development patterns.

With implementation of required dust control measures during construction, energy-efficient building design during operations, and compliance with all applicable state and federal air quality regulations, the project is not expected to result in significant adverse impacts on air quality or greenhouse gas emissions. Construction-related emissions will be temporary and below established thresholds, while long-term operational emissions will decline over time as Hawai‘i’s electricity grid transitions to renewable energy. Overall, project-related emissions remain consistent with State climate mandates and do not interfere with Hawai‘i’s long-term greenhouse gas reduction goals.

An Environmental Noise Assessment was conducted by D.L. Adams Associates for the Project and is provided in two companion studies included in **Appendix Q**: one focusing on aircraft noise and the other evaluating construction and traffic noise. These studies collectively characterize the existing acoustical environment of the project site and evaluate potential noise impacts associated with the proposed development

12. Noise

Existing Conditions

An Environmental Noise Assessment was conducted by D.L. Adams Associates for the Project and is provided in two companion studies included in **Appendix Q**: one focusing on aircraft noise and the other evaluating construction and traffic noise. These studies collectively characterize the existing acoustical environment of the project site and evaluate potential noise impacts associated with the proposed development.

An Environmental Noise Assessment was conducted by D.L. Adams Associates for the Project and is provided in two companion studies included in **Appendix Q**: one focusing on aircraft noise and the other evaluating construction and traffic noise. These studies collectively characterize the existing acoustical environment of the project site and evaluate potential noise impacts associated with the proposed development.

The project site lies within the aircraft noise influence area of Kahului Airport (OGG) and is located within the Day-Night Average Sound Level (DNL) contours depicted on the FAA-accepted Base Year 1993 Kahului Airport Noise Exposure Map (NEM). The Hawai‘i Department of Transportation (HDOT) Airports Division and the Federal Aviation Administration (FAA) continue to rely on the 1993 NEM as the official regulatory reference for land use compatibility determinations around the airport. While HDOT acknowledges that aircraft fleet changes and operational improvements have resulted in generally quieter aircraft since the 1993 modeling was completed, the FAA has not adopted updated official noise exposure contours for Kahului Airport. Accordingly, the 1993 NEM remains the only accepted regulatory basis for evaluating airport noise exposure.

To supplement the regulatory contour information and better characterize current acoustic conditions at the site, field measurements and modeling analyses were conducted as part of the Environmental Noise Assessment. Continuous long-term ambient noise monitoring was conducted from April 23 through April 30, 2025 using Larson-Davis Model 831 Type 1 sound level meters installed at multiple monitoring locations across and around the project site. The monitoring program measured key acoustic indicators including the Equivalent Continuous Sound Level (Leq), representing the average sound level over a given time period, and the Day-Night Average Sound Level (Ldn), which represents a 24-hour average noise level that applies a 10-decibel penalty to nighttime noise (10:00 p.m. to 7:00 a.m.) to reflect greater sensitivity during typical sleeping hours.

The field measurements were used to characterize the existing ambient acoustic environment, which reflects a combination of noise sources. Aircraft operations associated with Kahului Airport represent a dominant regional noise source due to the site’s location beneath the airport’s Runway 2/20 flight path. However, measured noise levels also capture contributions from vehicular traffic, heavy trucks, and other ambient community noise sources in the surrounding area, including traffic along Pūlehu Road, Hansen Road, and nearby industrial activities. These combined measurements therefore provide a more comprehensive representation of real-world noise exposure conditions than aircraft modeling alone.

Construction and operational noise impacts associated with the proposed project were subsequently evaluated using the CadnaA noise prediction software, incorporating reference noise levels and equipment usage factors consistent with Federal Transit Administration (FTA) and Federal Highway Administration (FHWA) guidance for construction equipment and traffic noise analysis. Aircraft noise exposure was also evaluated relative to the Kahului Airport Noise Exposure Map contours and current field measurements to inform recommendations for building design measures,

such as glazing and building envelope performance, intended to achieve acceptable interior noise levels for future residents.

Noise levels were measured and reported using A-weighted decibels (dBA), which adjust sound measurements to reflect the frequency sensitivity of the human ear. Measured and modeled noise levels were compared with the Hawai‘i Department of Health (HDOH) Community Noise Control Rules (HAR Chapter 11-46), which establish maximum permissible sound levels based on zoning district and time of day. Under these rules, allowable exterior noise levels are 55 dBA during the day and 45 dBA at night in Class A (residential) districts, 60 dBA during the day and 50 dBA at night in Class B (commercial or multi-family) districts, and 70 dBA during both day and night in Class C (agricultural or industrial) districts. These thresholds were used to evaluate existing site conditions and potential noise impacts associated with construction and long-term project operations.

Ambient noise levels measured in the vicinity of the Ho‘onani Village project site ranged from approximately 53 dBA during nighttime hours to 59 dBA during daytime hours, with measured Ldn levels reaching up to 65.4 dBA. Long-term noise measurements were collected at three monitoring locations (L1–L3) positioned to capture varying acoustic influences across the site and surrounding area. Monitoring location L1 was situated near the center of the project site along the airport flight path, while locations L2 and L3 were positioned closer to adjacent roadway corridors and surrounding land uses. Continuous monitoring at these locations confirmed that aircraft activity is a significant contributor to site noise conditions, while vehicular traffic and industrial activities also contribute to the overall ambient noise environment. See **Figure 21** for the locations of the monitoring sites.

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Figure 21 – Noise Measurement Locations



Legend

L1 - Long Term Noise Measurement Location

C1 - CadnaA Calculated Noise Receptor

Noise measurements produced the following average levels:

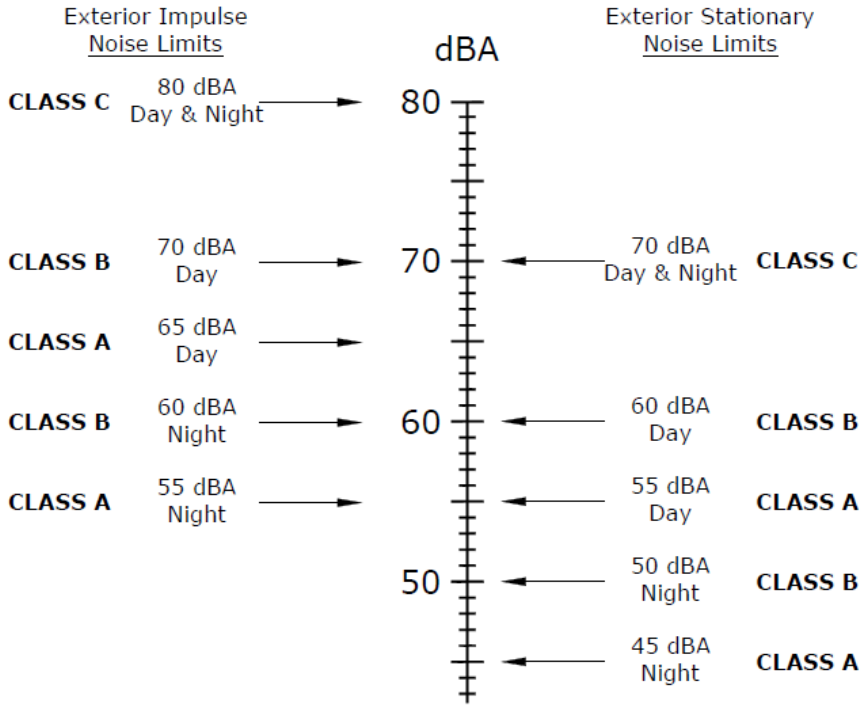
- L1 (Project Center): Daytime Leq: 59.3 dBA, Nighttime Leq: 53.1 dBA, Ldn: 63.7 dBA
- L2 (Near Recycling Facility): Daytime Leq: 57.7 dBA, Nighttime Leq: 53.7 dBA, Ldn: 65.4 dBA
- L3 (South Perimeter/Flight Path): Daytime Leq: 58 dBA, Nighttime Leq: 51.5 dBA, Ldn: 60.8 dBA

Figure 22 – DOH Maximum Permissible Sound Levels

HAWAII DEPARTMENT OF HEALTH MAXIMUM PERMISSIBLE SOUND LEVELS FOR VARIOUS ZONING DISTRICTS

Zoning District	**Day Hours** (7 AM to 10 PM)	**Night Hours** (10 PM to 7 AM)
CLASS A Residential, Conservation, Preservation, Public Space, Open Space	55 dBA (Exterior)	45 dBA (Exterior)
CLASS B Multi-Family Dwellings, Apartments, Business, Commercial, Hotel, Resort	60 dBA (Exterior)	50 dBA (Exterior)
CLASS C Agriculture, Country, Industrial	70 dBA (Exterior)	70 dBA (Exterior)

IMPULSE NOISE:
The maximum permissible noise limit for impulse noise is 10 dBA above the stationary noise limits.



D. L. ADAMS ASSOCIATES
acoustics | performing arts | technology

PROJECT: Ho'onani Village Development

PROJECT NO: 24-093 | DATE: April 2025 | FIGURE 1

Potential Impacts and Mitigation Measures

The proposed project will have impacts on the existing noise conditions of the area during the construction phase and after the closing out and operation of the site.

Aircraft Noise

Aircraft noise from nearby Kahului Airport is identified as a dominant contributor to the site's noise profile and was measured with three long-term site survey locations to assess the impacts on the community. The key location for data was at L1 which lies directly along the airport's primary runway 2/20 flight path. The site falls within the 60 dBA Ldn contour based on the airport's 2010 and 2020 noise forecast maps, though not within the more severe 65 dBA contour. The daytime levels ranged between 58 dBA and 55 dBA, while the nighttime levels were between 46 dbA and 58 dBA, resulting in a total Ldn of 63.7dBA. These levels are as much as 8 dBA above the Class B zoning limits at night but are within the Class C zoning limits. The aircraft noise will be variable based on the takeoff and landing directions of the aircraft traffic and will be largely dependent on the weather conditions and type of aircraft activity at Kahului.

Construction Noise

A temporary increase in noise will occur due to construction activities such as excavation, mass grading, utility trenching and paving. Construction noise levels were predicted using the CadnaA noise modeling software at noise receptor locations adjacent to the locations of the proposed project site.

At all the modeled receivers, the maximum predicted construction noise is 4.1dBA at C1, with the other locations only increasing in noise by ~ 1dBA. These increases will result in increased ambient noise levels that will be perceptibly louder during construction operations but will not be overly impactful to the surrounding community. This level of noise increase is not expected to require extensive mitigations, and proper scheduling of equipment usage is the best way to reduce any impact it may have.

Ambient noise levels will be temporarily affected by construction activities, with heavy machinery and construction work being the primary sources of noise. To mitigate the impact on local noise conditions, equipment maintenance, mufflers, and other noise-reducing devices will be employed during construction. Construction noise will be limited to daylight hours, reducing the duration of noise disturbances. Contractors will adhere to the maximum allowable noise levels for stationary equipment as outlined in Hawai'i Administrative Rules (HAR), Chapter 11-46, "Community Noise

Control." If required, a community noise permit will be obtained before construction begins.

Traffic Noise

Traffic Noise is expected to increase with the increase in local traffic created by the proposed development. The traffic noise was modeled with the CadnaA Noise Receptors at locations C1 and C2. Refer to **Figure 21 – Noise Measurement Locations**. The existing road conditions were modeled for peak hour AM (10:00 AM) and PM (4:00 PM) traffic. Noise projections were calculated for the same receiver locations during the peak hour AM and PM traffic.

At Location C1, which represents residential receptors along Hoʻokele Street, the highest noise levels are predicted to increase approximately 4 dBA at night and during the day. While this would be an incremental increase and noticeable, it will not be overly impactful to the surrounding community.

At Location C2, which represents residential receptors at the corner of Pūlehu and Hoʻokele street, the highest noise levels increase is approximately 3 dBA during the daytime and 1.6dBA at night. Noise level increases of this magnitude would be perceived as incrementally louder than ambient conditions. Increases of up to 3 dBA are generally considered imperceptible.

The site was also analyzed to predict future noise conditions without the project. This condition showed lower across the modeled community receptors. The largest increases of approximately 4dBA at C1 and C2 are in line with standard vehicle traffic increases along Hoʻokele Street. These increases are noticeable, but not significantly impactful to the community.

Conclusion

The Hoʻonani Village Development will be exposed to environmental noise levels that exceed typical residential zoning limits, primarily due to aircraft operations. However, with appropriate acoustic mitigation measures, especially enhanced glazing and building insulation, the internal residential noise levels can be kept within acceptable standards.

Construction and future vehicular traffic are predicted to have a moderate and manageable impact on surrounding areas. With careful scheduling and adherence to noise ordinances, significant adverse community responses are unlikely.

13. Scenic and Open Space Resources

Existing Conditions

The project site is currently vacant and includes several former agricultural access roads and unmanaged vegetation associated with historic plantation use. As a fallow and undeveloped parcel, the site functions as informal open space, providing expansive foreground views across the property from surrounding roadways. Although the site is not designated as parkland or protected open space, its vacant condition allows for unobstructed visual access to surrounding natural and built features. See **Appendix R** for a collection of photos of the existing views from the site.

Topographically, the site slopes gently from Hansen Road toward Hoʻokele Street on the makai side, contributing to broad, open viewing conditions. From Pūlehu Road, views across the site extend toward the former sugar mill area and the West Maui Mountains. From the north and northeast, views from Hoʻokele Street traverse the site toward the slopes of Haleakalā. From western vantage points, including areas near Pūlehu Road and Maui Veterans Highway, views across the vacant site include the lower slopes of Haleakalā as well as adjacent agricultural and undeveloped parcels.

Because the site is largely flat and unobstructed, east–west viewing angles align with the slope of Haleakalā, creating long, open sightlines across the property. Scenic quality within the site itself is limited due to the dominance of non-native grasses, fallow fields, and infrastructure remnants; however, the primary scenic resources visible from and across the site consist of the West Maui Mountains to the north and northwest and Haleakalā to the south and southeast.

Potential Impacts and Mitigation Measures

Development of the project would convert the site from a vacant parcel that currently functions as informal open space to an active mixed-use community containing multi-family residential, commercial, and light industrial uses. This change would alter existing foreground views across the site and represent a permanent shift in visual character. However, the project has been designed to avoid substantial adverse effects on scenic resources and regional view planes.

Buildings under the Proposed Action would be limited to a maximum of three stories and would not exceed the height of surrounding commercial and industrial structures. As a result, the project would not block or substantially obstruct long-distance views of prominent natural features, including the West Maui Mountains and Haleakalā, which would remain visible above and between buildings from surrounding public viewpoints.

Landscaping and landscaped buffer areas would be incorporated along site edges and internal circulation areas to soften building massing, reduce visual contrast, and provide a transition between the developed areas and adjacent roadways. These measures would partially offset the loss of open views associated with the vacant condition and improve the visual quality of the site relative to existing unmanaged conditions.

From Hansen Road, existing views are currently dominated by the backs of large commercial buildings and expansive vacant land. The introduction of low-rise buildings, landscaped streetscapes, and internal open spaces would provide visual screening and a more coherent urban edge while maintaining mountain views in the background. From Hoʻokele Street, where views currently extend across vacant land toward Haleakalā, future development on adjacent parcels and the project site would incrementally reduce open foreground views; however, building height limits and site design would maintain the overall view plane toward Haleakalā.

While the project would eliminate the site's function as informal open space and replace open foreground views with developed land uses, this change is consistent with the surrounding urban context and planned land use patterns. With implementation of building height controls, landscaping, and architectural design measures, visual impacts would be moderated, and the project would not result in a substantial adverse effect on scenic vistas or view planes.

14. Archaeological and Historic Resources

Existing Conditions

The project area was assessed in the Archaeological Literature review and Assessment (ALRA) by Honua Consulting. This report analyzed historical maps and aerial images, past historical reports and data. The Applicant will consult with SHPD for future coordination regarding potential impacts to historic and archaeological resources. Below is a summary of the ALRA that can be found in **Appendix S.**

Historical Land Use and Transformation

From the late 19th century through the mid-20th century, the project area was fully integrated into Claus Spreckels' sugarcane enterprise, which was later subsumed into the Hawaiian Commercial & Sugar Company (HC&S). Historical maps dating from 1885 through 1955 clearly depict the presence of sugarcane fields, railroad lines, irrigation ditches, and associated infrastructure. These features not only shaped the above-ground landscape but also significantly disturbed subsurface conditions, likely erasing evidence of pre-Contact Hawaiian habitation or use.

Aerial imagery from the 1950s further corroborates this transformation, showing that the area was actively cultivated and structured for plantation operations. No traditional Hawaiian site features have been identified within or in proximity to the project boundaries, and the landscape today remains dominated by relics of plantation-era infrastructure.

Past Archaeological Surveys

A substantial body of prior archaeological work has been conducted in and around the project area, covering both reconnaissance-level and inventory-level efforts. These studies have consistently found that while traditional Hawaiian archaeological features are largely absent, likely due to the intensive industrial agricultural use of the area, remnants of plantation-era activity, such as irrigation ditches, camps, and roadways, may be present. Several burial sites were identified in the surrounding region, but there are no known burial sites within the project area. **Figure 23** and **Table 6** below summarize the previous archaeological studies and findings.

Historic Properties

There are no historic properties within the project area. While none of the sites are within the project area, significant sites in the vicinity of the project area include a destroyed platform-terrace heiau SIHP #50-50-05-00056, remnants of the old Puʻunēnē hospital (SIHP #50-50-05-06360) and a documented burial site (SIHP#50-50-05-07622). Refer to **Appendix S.**

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Figure 23 – Previous Archaeological Studies in and Near the Project Site

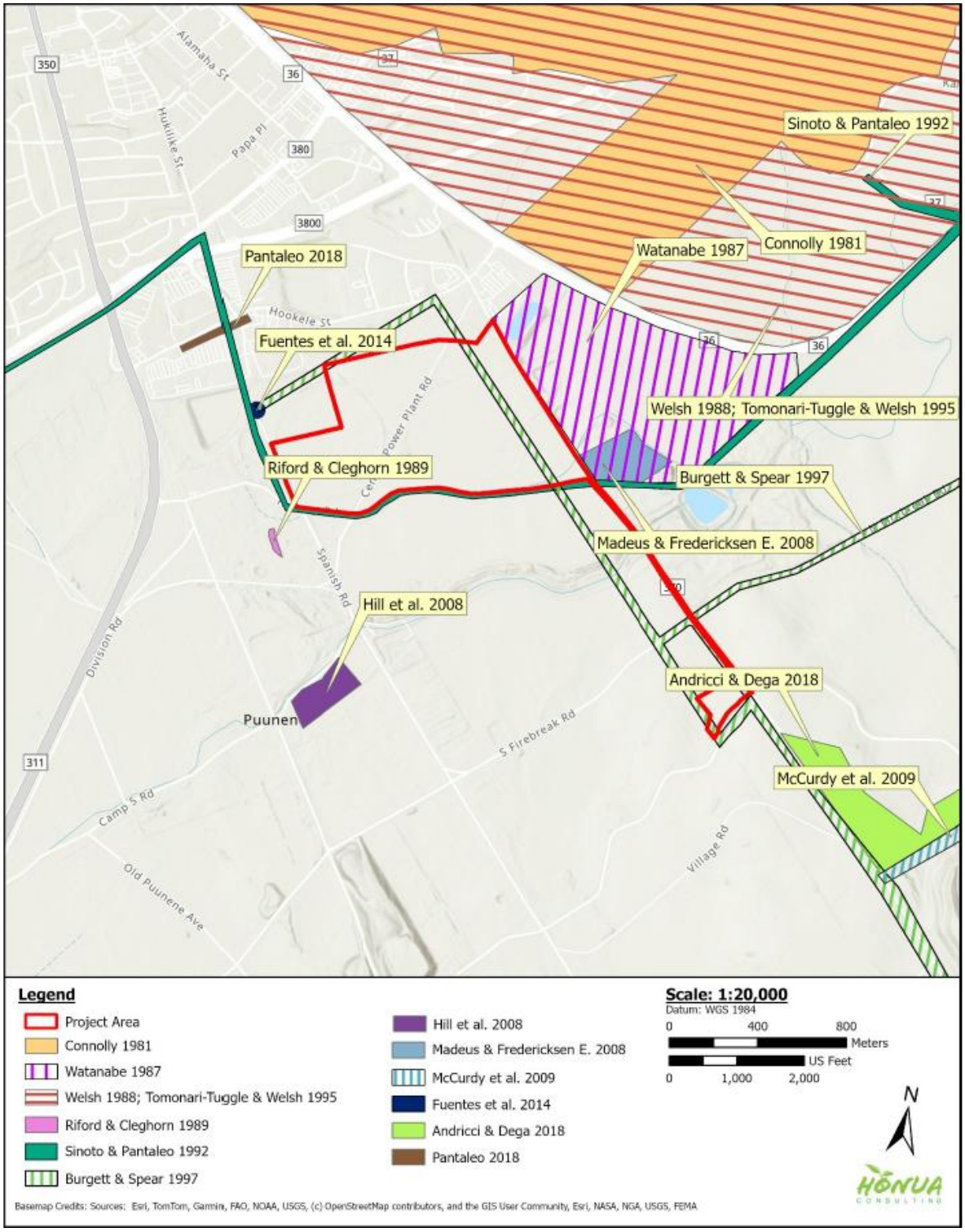


Table 6. Summary of Previous Archaeological Studies

Previous Study	Formal Type	Location	Results & Comments
Stokes 1916 Walker 1931 Thrum 1938 Sterling 1998	Earliest surveys / compilations of heiau (temples), other sites and *wahi pana* (legendary places)	Maui Island-wide	These studies focused on above-ground sites and identified 1 site (SIHP # 50-50-05-00056) within 0.5 miles of current project area; Walker (1931) described it as a destroyed platform-terrace *heiau*.
Connolly 1981	Archaeological reconnaissance survey	Kahului Airport Master Plan area	Identified 2 traditional Hawaiian historic properties, both more than 0.5 miles from the current project area: SIHP #s 50-50-05-01798 (burial site) and 01700 (possible pre-Contact house site).
Watanabe 1987	Archaeological reconnaissance survey	Parcel directly east of, and adjacent to, northern part of project area (east of Pūlehu Road)	No historic properties identified.
Welch 1988	Archaeological reconnaissance survey	Kahului Airport	No new sites identified beyond those previously recorded by Connolly (1981).
Tomonari-Tuggle & Welch 1995	Archaeological reconnaissance survey	Kahului Airport area	Focused on identifying World War II-era military structures and structural remnants.
Riford & Cleghorn 1989	Archaeological literature review and assessment	Multiple sites on Maui; nearest is west of the northern project parcel	Puʻunēnē HC&S Mill site assessed as having low potential for above-ground features; moderate potential for subsurface deposits in less-modified areas.
Sinoto & Pantaleo 1992	Archaeological inventory survey (no excavation)	20-mile corridor, Central to East Maui	No historic properties identified.
Hammatt 1995	Archaeological survey (no subsurface excavation)	Three parcels adjacent to Pūlehu Road	No historic properties identified; one parcel overlaps with Burgett & Spear 1997 and Monahan 2023.
Burgett & Spear 1997	Archaeological survey (no subsurface excavation)	~65-acre parcel west of Pūlehu Road and utility corridors	No historic properties identified.

Previous Study	Formal Type	Location	Results & Comments
Tomonari-Tuggle et al. 2001	Archaeological inventory survey	Former Naval Air Station Pu'unēnē (1,875-acre area)	Identified numerous historic and WWII-era features, including remnants of NAS Pu'unēnē, a cattle ranch, Camp 6, HC&S plantation features, and the Kihei railroad line; none lie within 0.5 miles of the current project area.
Hill et al. 2008	Archaeological monitoring	Cesspool Conversion Project at Pu'unēnē School, southwest of project area	No historic properties identified; fragments of historic-period and modern glass, ceramics, and nails—including a historic medicine bottle—were collected from excavated material.
Madeus & Fredericksen 2008	Archaeological inventory survey	12.8 acres on east side of Pūlehu Road	Identified 1 historic property: SIHP # 50-50-05-06360, remnants of the old Pu'unēnē Hospital.
McCurdy et al. 2009	Archaeological literature review and field inspection	13-acre project area on east side of Pūlehu Road	No historic properties identified.
Fuentes et al. 2014	Burial treatment	Along western boundary of northern part of current project area	Documented burial site: SIHP # 50-50-05-07622.
Andricci & Dega 2018	Archaeological inventory survey	East side of Pūlehu Road at Central Maui Landfill Facilities	Included subsurface testing (30 trenches); no historic properties identified.
Pantaleo 2018	Burial treatment	Just northwest of northern parcel of current project area	Documented burial site: SIHP # 50-50-05-08506.
Monahan 2023	Archaeological literature review and field inspection	~65-acre parcel along west side of Pūlehu Road	Same area as Hammatt 1995 and Burgett & Spear 1997; 2 irrigation ditches may qualify as historic properties but have not been assigned SIHP numbers.
Yucha et al. 2023	Archaeological inventory survey (draft, reviewed by SHPD)	HC&S Quarry east of Pūlehu Road	Documented historic-period Japanese cemetery (SIHP # 50-50-05-09013) and abandoned "cane haul" road (SIHP # 50-50-05-04092).

Potential Impacts and Mitigation Measures

The ALRA provides the following conclusions regarding potential impacts.

"1. The project area is part of a once-extensive commercial sugar cane operation originally founded by Claus Spreckels in the late 1800s, eventually incorporated into the Hawaiian Commercial and Sugar Co. (HC&S) (see Figure 11), which lasted well into modern times in this part of Maui;

2. Historical maps clearly depict a thoroughly altered historic-period landscape dedicated to extensive commercial sugar cane operations with numerous related features in and adjacent to the current project area, including roads, ditches, fence lines, railroads and reservoirs (see, in particular, Figure 12 [dated 1893], Figure 13 [dated 1924] and Figure 17 [dated 1955]);

3. Likewise, aerial photographs dated to 1950 (see Figures 15 and 16) clearly show the current project area as completely under intensive, commercial agriculture;

4. Archaeological surveys that have included portions of the current project area have only identified historic-period sites related to commercial (plantation) agriculture, although most of these have not been formally assessed or assigned State Inventory of Historic Places (SIHP) #s because such sites, in the past, were not generally considered significant by archaeologists more interested in documented traditional Hawaiian sites;

5.Due to over a century of sugar cane cultivation and the installation and use of related infrastructure (e.g., roads, ditches, fence lines, railroads and reservoirs), no traditional (pre-Contact) Hawaiian site-features has been identified in or near the current project area;

6. The current project area most likely contains some above-ground historic properties related to commercial agriculture in the historic period; and

7. It is unlikely that any intact historic properties or component features will be encountered in subsurface excavation; however, the discovery of isolated artifacts associated with the plantation-era usage of the project area, in particular, cannot be ruled out."

Under HRS 343, no impact on historic properties is anticipated. Jurisdiction as to impacts to historic sites ultimately rests with SHPD. Any additional work that may be required under HRS 6E, shall be determined during the entitlement process through consultation with SHPD.

15. Cultural Resources

Existing Conditions

A Cultural Impact Assessment (CIA) was conducted by Honua Consulting to assess the condition of the on-site cultural resources and analyze potential project impacts The CIA included a complete impact analysis and *Ka Pa'akai* Analysis. The goal of the CIA was to *"at a minimum, describe: a) any valued cultural, historic, or natural resources in the area in question, including the extent to which traditional and customary native Hawaiian rights are exercised in the area, b) the extent to which those resource, including traditional and customary Native Hawaiians' rights – will be affected or impaired by the Project; and c) the feasible action, if any, to be taken to reasonably protect Native Hawaiian rights if they are found to exist*." (Honua Consulting, 2025). The section below provides a detailed summary of the report's finding, and the complete CIA is available in **Appendix C.**

Methodology

The methodology for the Cultural Impact Assessment (CIA) followed a three-step process: gathering the best available information, identifying potential impacts to cultural resources, and developing mitigation measures. Information was collected from oral histories, archival documents, historic maps, archaeological surveys, and interviews with cultural practitioners. Mitigation strategies were then shaped with community input to ensure cultural sensitivity.

A central feature of the approach was the deliberate use of Hawaiian language resources, which previous studies often neglected. By incorporating these sources alongside English records, the study ensured that Native Hawaiian voices were not excluded. This aligns with Act 50, which requires the use of the best information available in cultural impact assessments.

The methodology emphasized the Hawaiian worldview that culture and nature are inseparable. Both tangible resources (such as archaeological sites and natural features) and intangible resources (such as chants, songs, and oral traditions) were treated as culturally significant. To identify traditional practices, Honua Consulting applied a framework based on three essential elements: knowledge, resources, and access. Each must be present for practices to occur, and impacts were considered in terms of how they might affect this balance.

Ethnoscience was also used to frame traditional ecological knowledge, recognizing Hawaiians as expert natural resource managers. Native writings, Hawaiian-language newspapers, and historic maps were analyzed to reveal

how people historically interacted with the land. An archaeological review confirmed no historic sites within the project area, though any future findings would be addressed under Hawai‘i Revised Statutes Chapter 6E in consultation with cultural practitioners.

The CIA also incorporated past and current interviews to identify resources in the project area. To identify individuals knowledgeable about the cultural history and practices associated with the project area, the study employed opportunistic sampling as part of the ethnographic methodology. This qualitative approach, commonly used in cultural impact assessments, identifies knowledgeable participants through community networks, cultural practitioners, and referrals from previously interviewed individuals. Opportunistic sampling recognizes that cultural knowledge is often held within relational networks and may not be accessible through formal directories. In addition to conducting new interviews, previously completed oral history interviews and ethnographic sources related to Puʻunēnē and the broader Central Maui region were reviewed to identify cultural resources, traditional practices, and historical land uses that may have occurred within or near the project area. Interviews were conducted with individuals possessing familial, cultural, or community ties to the region and familiarity with the cultural landscape and associated practices. Through this process, additional knowledgeable participants were identified and invited to provide information regarding the cultural resources and practices associated with the area.

Finally, the study highlighted the importance of intangible cultural heritage, which includes traditions, practices, and knowledge systems. Preserving these elements is essential for sustaining Hawaiian cultural identity and aligns with global principle. A complete breakdown of the methodology is included in the attached CIA.

Historical Background

The Cultural Impact Assessment (CIA) provides a detailed historic background of the project area, tracing its development across multiple periods of Hawaiian history. It begins with pre-contact Hawaiian society, highlighting the ahupua‘a system as the foundation of resource management and cultural life. This traditional land division system extended from the uplands to the sea, integrating ecological and cultural practices in a way that reflects the Hawaiian understanding that nature and culture are inseparable. Oral traditions, archaeological findings, and early written accounts presented in the CIA demonstrate the sophistication of this system and its lasting influence on the cultural landscape.

Traditional Period

The project area is within the Wailuku moku, which includes four ahupuaʻa—Waiheʻe, Waiehu, Wailuku, and Waikapū—along with smaller land divisions like Kahului. Hawaiian settlement in this region dates back to at least the 9th or 10th century, as noted by Abraham Fornander, and was tied to both subsistence practices and cultural traditions. Puʻunēnē, meaning "nēnē hill," once served as a transitional zone between upland agriculture and coastal wetlands, supporting farming, gathering, and fishing. Trails connected these communities across Maui, and while sugar plantations later transformed the land oral histories preserve the area's traditional significance.

Early Hawaiian settlement across the islands began as voyaging canoes arrived from Kahiki around 400 A.D., with initial communities concentrated on windward coasts where water and fisheries were abundant. Over time, leeward areas such as Wailuku also became settled, valued for their resources and access to the uplands and sea.

Governance during the Traditional Period was shaped by chiefly genealogies. Leaders like Piʻilani unified Maui and built trails around the island while his descendants, including Lono-a-Piʻilani and Kiha-a-Piʻilani, engaged in alliances and conflicts with other islands. Later, chiefs such as Kekaulike and Kahekili II reinforced Wailuku's role as a political center. The sandhills of Wailuku, for instance, were the site of the famous Battle of Kakanilua, where Maui's forces triumphed over invading warriors from Hawaiʻi Island.

By the 16th century, Maui was divided into districts (moku) and smaller subdivisions, with the ahupuaʻa system forming the backbone of land and resource management. Each ahupuaʻa extended from mountain to sea and was subdivided into smaller parcels for cultivation. This structure ensured access to diverse resources and sustained both commoners and chiefs.

Traditional Period Through Moʻolelo ʻĀina

The art of storytelling is deeply rooted in the Hawaiian Culture. The passing down of stories and records from generation to generation is one of the bases of our understanding about the history of Hawaiʻi. The CIA additionally describes the traditional period through the use of Moʻolelo.

While specific references to Puʻunēnē are limited, the broader Wailuku moku holds deep importance in Native Hawaiian traditions. Genealogies and moʻolelo record the presence and influence of chiefs long before written history. Among the most significant features are the fishponds of Kanahā and Mauʻoni in Kahului, attributed in different traditions to Chief Kapiʻioho of Molokaʻi and to Chief Kihapiʻilani of Maui. These accounts highlight both the

engineering achievements of Hawaiian royalty and the communal labor of people brought from across the islands to build these ponds.

Moʻolelo also record Maui's role in interisland warfare and politics. Samuel Kamakau documents how, in 1776, Kalaniʻōpuʻu of Hawaiʻi invaded Maui but was defeated by Kahekili at Wailuku. Later, the rebellion of the chief Kukeawe, remembered as the "Battle of the Pig-Eating," illustrates tensions between local chiefs and the common people of districts such as Honuaʻula, Kula, and Kahikinui. These events produced ʻōlelo noʻeau, such as "'Ai-puaʻa a Kukeawe," which became warnings against greed.

Other narratives further root the Wailuku region in Hawaiian cultural memory. Moses Manu's *Moʻolelo o Kihapiʻilani* describes the chief's rise to power, his construction of trails across Maui, and his work on the Kanahā and Mauʻoni fishponds. Additional traditions, such as the story of Laukaieie, describe travels across Maui that connect sacred places, fisheries, and water guardians (moʻo). In *Hiʻiakaikapoliopele*, Wailuku appears as the home of messengers and becomes tied to the dramatic death of Chief ʻOlepau, linking the area to legendary struggles between gods, chiefs, and mortals.

Later moʻolelo, such as those about Kamapuaʻa, portray Wailuku and Paukūkalo as places inhabited by supernatural beings and water spirits, reflecting the cultural and environmental richness of the area. Ghost stories published in the nineteenth century, including "Ka Ike Ana i Na Tausani Lapu," continue this theme by depicting Paukūkalo as a place of abundant food and historic memories, inhabited by the spirits of aliʻi. Finally, John Papa ʻĪʻī's nineteenth-century accounts provide glimpses into Maui during the smallpox epidemic, noting the lived experiences of aliʻi and commoners as they traveled through Kahului and Wailuku.

The moʻolelo presented in the CIA show that Wailuku and its surrounding areas are not only historically significant but also spiritually alive in Hawaiian tradition. The stories of chiefs, battles, fishponds, supernatural beings, and even epidemics highlight the enduring importance of this landscape in the cultural imagination of Hawaiʻi.

Additional references and testimonies from visitors during the historical period including the Journals of Captain James Cook, descriptions from Commander Charles Wilkes, and Editor J. Jarves of The Polynesian, a newspaper publication company, are also included in the CIA. The complete description of the Traditional Period can be found in the attached Assessment.

Modern History

Puʻunēnē, located in central Maui, is a community whose identity has been profoundly shaped by the sugar industry. Its name, meaning "goose hill," references the native nēnē bird and a volcanic hill in the region. While today only about 50 people live there, Puʻunēnē was once the hub of Hawaiʻi's largest sugar operation and home to a thriving multicultural plantation community.

The rise of sugar in the late 19th and early 20th centuries was driven by enterprises such as Claus Spreckels's Hawaiian Commercial & Sugar Company (HC&S) and the Alexander & Baldwin partnership. The construction of irrigation systems, railroads, and the Puʻunēnē Mill in 1901 transformed the area into the center of U.S. sugar production, processing thousands of tons of cane daily. Technological innovation, including hydroelectric power and later mechanized cane transport, underscored HC&S's dominance. By mid-century, it had merged with other companies to become the largest sugar producer in the United States.

Life in Puʻunēnē revolved around plantation camps, which housed workers from China, Japan, Portugal, the Philippines, Puerto Rico, and beyond. These camps developed into self-contained communities with housing, stores, churches, and recreation. Despite harsh working conditions and low wages, the blending of cultures created Hawaiʻi's famously diverse society.

Institutions established by HC&S sustained this plantation town. Puʻunēnē School, founded in 1922, educated generations of children and produced Olympic-level swimmers through the famed Three-Year Swim Club. Puʻunēnē Airport, opened in 1939, became Maui's main airfield during WWII before operations shifted to Kahului Airport in the 1950s. The Puʻunēnē Hospital provided essential medical care to plantation workers, while churches such as the Puʻunēnē Congregational Church and Nichiren Mission offered spiritual and cultural support.

The sugar industry began declining in the late 20th century as tourism overtook agriculture. HC&S remained Hawaiʻi's last sugar plantation until it closed in 2016, marking the end of an era. Today, former cane lands are being repurposed for diversified agriculture under Mahi Pono, while the Alexander & Baldwin Sugar Museum preserves the memory of plantation life and its role in shaping Maui's economy and culture.

Puʻunēnē's modern history reflects the dramatic rise and fall of sugar in Hawaiʻi, the endurance of a multicultural community forged in the plantation era, and the ongoing search for new futures rooted in a complex and influential past.

Existing Cultural Resources

The existing cultural resources associated with the project area, and its region are very diverse including cultural sites, heiau, natural resources such as streams or vegetation, and even mele and other forms of literature etc. This section will break down a summary of these resources. The complete description can be found in the attached CIA.

The archaeological record of Puʻunēnē highlights the region's transformation under plantation agriculture. While no confirmed pre-contact cultural sites are recorded within the project boundaries, several historic sites and nearby features reflect plantation-era development. These include remnants of irrigation ditches, plantation camps, and related facilities. Documented nearby historic sites include the old Puʻunēnē Hospital (SIHP # 50-50-05-06366), secondary deposits of human remains (SIHP # 50-50-05-07262), and Japanese and Hawaiian cemeteries (SIHP # 50-50-05-09013). These resources illustrate both community life and the impacts of intensive agricultural land use.

Flora

The survey found that the project site is dominated by non-native vegetation, particularly Guinea grass (*Megathyrsus maximus*) and buffel grass (*Cenchrus ciliaris*), along with invasive tree species such as haole koa (*Leucaena leucocephala*) and kiawe (*Prosopis pallida*). Only two native plants were identified: ʻuhaloa (*Waltheria indica*), which was abundant near the well site and pipeline corridor, and pāʻū o Hiʻiaka (*Jacquemontia sandwicense*), which was scattered throughout the area. ʻUhaloa has long been valued for its medicinal uses, including as a remedy for sore throats and as an ingredient in canoe paint mixtures. Pāʻū o Hiʻiaka, named for the goddess Hiʻiaka, was traditionally used both as food and medicine, treating ailments such as thrush, constipation, pain, and cuts. These findings highlight the predominance of invasive species on the site, with only a limited but culturally significant presence of native flora.

Fauna

The survey recorded the presence of Axis deer (*Axis axis*) and domestic cattle (*Bos taurus*), with other invasive species such as mice, rats, dogs, cats, pigs, and mongoose likely to use the area even though they were not directly observed. Axis deer, while introduced, are tied to customary subsistence practices through hunting, which is regulated by state law. The endangered Hawaiian hoary bat (*Lasiurus semotus*), Hawaiʻi's only endemic terrestrial mammal, is known to roost and transit over the site. The most common birds documented were non-native species, including the common mynah

(*Acridotheres tristis*) and zebra dove (*Geopelia striata*). Due to the area's dry conditions, habitat for native seabirds is poor, though a single ʻiwa (frigatebird, *Fregata minor*) was observed.

Water Resources

Water (*wai*) holds immense cultural, spiritual, and historical significance for Native Hawaiians, with strong associations to the god Kāne, who is revered as the giver of fresh water and life. Traditional chants and moʻolelo emphasize Kāne's role in opening springs and sustaining people, while historical accounts highlight water as the most precious element in Hawaiian culture. This connection underlies the long-standing view of water as a communal resource, not a commodity, reinforced by laws from the Kingdom era such as Kamehameha III's 1839 regulation ensuring equitable distribution of irrigation water. Today, these principles continue under the Hawaiʻi Water Code, which protects traditional farming practices.

Within the project's context, it is important to evaluate potential impacts on cultural practices tied to water, even beyond the immediate site. Though the project's groundwater use is not expected to reduce resources for traditional users, careful management is urged to avoid exceeding sustainable yields.

Two local water sources carry special significance. Wailuku Stream, one of Nā Wai ʻEhā ("The Four Great Waters"), historically supported the largest kalo-growing region in Hawaiʻi and was central to Maui's political and cultural life. The abundance of water enabled agriculture, aquaculture, and gathering practices that sustained generations. Wailuku Spring, located near Pihāna Heiau, was once reserved for cultivating taro for chiefly consumption and gave the town and district of Wailuku its name.

A supplemental *Ka Paʻakai* analysis will be conducted prior to the submission of any permits to CWRM.

Rain and Winds

The rain and winds are deeply connected to the Hawaiian culture. The native Hawaiians believed that each rain is different from one another, and each has a cultural significance. The Hawaiian culture went into great lengths to describe the rains and winds through mele (song), ʻōlelo noʻeau (wise sayings) and historical descriptions. The CIA details various rains and winds associated with the area. Some of the rains that are discussed are the Kiliʻoʻopu rain, the Ua Kiliʻoʻpu rain, the ʻUlalena Rain, the Kili Rain and the Uhiwai Rain. The CIA found that there are two traditional Hawaiian winds

that are associated with the Wailuku moku. These are the Iʻaiki (little fish) and the Makaniho'oehaili (wind that hurts the skin) wind.

Intangible Cultural Resources

The Hawaiian culture is rooted in both the resources that can be felt and held such as the physical resources of the area, but also the intangible resources such as spiritual resources, the native language and voice, and even the aura or mana that is felt in the presence of others or a place. The Hawaiian language and stories exist today due to the passing down of knowledge from generation to generation and the eventually documentation of all the information. The importance of the language in native Hawaiian culture is immeasurable. Poetic language and music live at the heart of the culture. The CIA discusses the importance of the ʻōlelo noʻeau and mele of the area. The use of song and poetry to describe a moku is very common across the islands. Refer to the CIA for a full breakdown of the ʻōlelo noʻeau and mele from the moku of Wailuku.

Oral Records, Interviews and Consultations

Honua Consulting gathered additional information by meeting with individuals with lineal and cultural ties to the area. The interviews discussed the history of the area, businesses that used to exist in the moku, immigration patterns and the impacts from historical events such as wars. The complete summary of these consultations is found in the attached CIA.

Potential Impacts and Mitigation Measures

There are potential impacts from the proposed project on the existing cultural resources associated with the project site and the moku. The CIA provided a detailed analysis in its Section 7 Impact Assessment of the project's potential impacts.

Flora Impacts

The biological assessment found no flora resources of concern. However, the project is strongly encouraged to use indigenous, endemic, and native plants in landscaping to help restore the area's natural habitat.

Fauna Impacts

The biological assessment indicates no expected impacts to candidate, threatened, or endangered fauna. However, if the endangered ʻōpeʻapeʻa is found in tall trees on site, USFWS advises trimming only outside pupping season (June 1–September 15) and avoiding barbed wire, which can entangle and kill bats

Historic Site Impacts

While no traditional Hawaiian site features are anticipated, the area—disturbed by over a century of sugar cane cultivation—likely contains historic agricultural properties. Honua recommends SHPD consultation to determine necessary measures.

Intangible Cultural Resource & Cultural Practices Impacts

Intangible cultural resources are non-physical traditions, such as hula or mele. Since no cultural practices are known on the property and the land has been heavily disturbed, the proposed activities are unlikely to impact such resources on or near the site.

Ka Paʻakai Analysis

The *Ka Paʻakai* analysis arises from the Hawaiʻi Supreme Court's decisions in *PASH* (1995) and *Ka Paʻakai* (2000). These rulings affirm that the State of Hawaiʻi has a constitutional duty under Article XII, Section 7 to protect Native Hawaiian customary and traditional rights to the extent feasible. The State may not delegate this responsibility to other entities, including the federal government, because those entities are not bound by the Hawaiʻi State Constitution or accountable to the public in the same way.

The *Ka Paʻakai* decision provides a three-part framework for state and county agencies when reviewing development projects. First, agencies must identify valued cultural, historical, or natural resources in the project area, including traditional and customary practices. Second, they must assess how the proposed project may affect or impair those resources and practices. Third, they must determine feasible actions to reasonably protect Native Hawaiian rights if such practices are found to exist. A summary of the analysis is provided below.

Part 1: Identification of Resources

Archaeological and historical resources have not been identified in the project area, although the land has historic associations with ranching and farming. Archaeological surveys required under HRS 6E will formally assess potential impacts to historic properties.

No traditional or customary practices are currently documented within the project area. Practitioners may, however, access lands mauka (upland) of the site.

Traditional practice requires both the existence of resources, such as plants, animals, or cultural sites, and physical access to those resources. Cultural access can also involve traditional routes or seasonal protocols, such as those associated with the Makahiki season. At this project site, there are no indicators that such resources or access routes are present or used today.

Part 2: Assessment of Potential Impacts

Direct impacts are not anticipated because no traditional or customary practices are currently occurring on the property, and no unique cultural or historic sites have been identified.

The Court also requires agencies to consider indirect and cumulative impacts. These can include loss of resources, restrictions on access, or changes to cultural landscapes. While development could theoretically restrict access, there is no evidence of existing cultural access routes or practices within the project area, so impacts are not expected.

If archaeological sites or historic resources are discovered during construction, they will be addressed through compliance with HRS 6E.

As noted above, a supplemental *Ka Paʻakai* analysis will be completed prior to submitting any permits to CWRM to further detail potential resources or impacts from the use of the well.

Part 3: Feasible Protection Measures

Because no cultural practices or resources have been identified within the project area, no specific protective actions are required under *Ka Paʻakai*.

The *Ka Paʻakai* analysis concluded that there are no known traditional or customary Native Hawaiian practices currently taking place within the project site. The area does not appear to have unique cultural or historic significance beyond its history of agricultural use. With the completion of archaeological surveys, compliance with HRS 6E, and the implementation of BMPs, the project is not expected to adversely affect Native Hawaiian rights, cultural practices, or access.

Application of this framework determined that no traditional or customary Native Hawaiian practices are currently exercised within the project area. No cultural access routes, gathering areas, or seasonal practices were identified. Because both the resources necessary to support such practices and the

physical access to those resources are absent, no direct, indirect, or cumulative impacts to Native Hawaiian rights are anticipated.

All mitigation measures required pursuant to Hawai‘i Revised Statutes Chapter 6E would be implemented, and construction best management practices would be applied to minimize potential effects on adjacent water resources. In the event that ‘iwi kūpuna or other cultural materials are encountered during ground-disturbing activities, work would cease in the affected area, the State Historic Preservation Division would be notified, and consultation with the appropriate Island Burial Council and lineal or cultural descendants would be conducted in accordance with applicable State requirements.

In addition, the project would incorporate indigenous, endemic, and canoe plants into the landscape design to enhance the cultural landscape. Through compliance with HRS Chapter 6E, continued coordination with SHPD, and implementation of standard inadvertent discovery protocols and cultural landscaping measures, the project is not expected to adversely affect Native Hawaiian traditional or customary practices, cultural resources, or access rights.

16. Use of Chemicals and Fertilizers

Existing Conditions

The project area is currently vacant and recently burned. The vegetation consists of primarily non-native species such as Guinea grass and Buffel grass. In areas where grasses are thin, other aggressive non-native plants dominate, including spiny amaranth, lion's tail, golden crown-beard, and tumbleweed. Clumps of shrubby non-native fleabane also dot the fields of grass. Pre-contact, the area would have likely supported a diverse, native dry forest and grassland habitat. The diversity has been greatly reduced by past sugar cane production. Chemicals and fertilizers typically used for sugar cane agricultural activities were likely used on the project site.

A Phase I Environmental Site Assessment (ESA) prepared by Environmental Risk Analysis, LLC was completed for the Ho‘onani Village project to evaluate potential residual impacts from former agricultural operations. See **Appendix B.** The Phase 1 ESA concluded that the property was historically used for sugarcane cultivation by Hawaiian Commercial & Sugar Company (HC&S), where the use of fertilizers and agricultural chemicals was common. The Phase I ESA did not identify any Recognized Environmental Conditions (RECs) or evidence of hazardous substance releases on the property.

Potential Impacts and Mitigation Measures

Soil sampling was also conducted by Malama Environmental and is included as **Appendix T.** Soil samples across the site found that concentrations of agricultural-related compounds, including legacy pesticides and metals, were below Hawai'i Department of Health (DOH) environmental action levels and do not pose a significant risk to human health or the environment. As a result, no remediation is required prior to development. Mitigation measures will consist of implementing Best Management Practices (BMPs) during grading and construction to prevent soil erosion, runoff, and dust emissions. Any excavated soils will be handled and disposed of in accordance with DOH guidelines, and future landscaping will follow a low-chemical management plan emphasizing native and drought-tolerant species to minimize fertilizer and pesticide use.

There are potential impacts from the proposed development due to the various landscaped areas along the streets, within the residential & commercial areas, for the large open space central commons, and the detention basins. The landscaping for the project will be designed in a manner that reduces the need for herbicides, pesticides and fertilizers. A low maintenance approach will be taken to limit impacts on the site and surrounding areas. During the establishment period for new plantings, fertilizers may be used to ensure survivability. Herbicides and pesticides may also be used in limited situations for landscape maintenance. Once stabilized and fully grown in, the use of chemicals and fertilizers will be kept to a minimum to avoid affecting the residents, visitors and neighbors of the project.

The project will also include a comprehensive drainage system to retain stormwater due to increased run-off rates of impervious surfaces. Water quality of the runoff will provide treatment to prevent impacts to downstream properties and the downstream drainage system. A combination of detention and flow-through BMPs will be utilized to treat the stormwater. The detention basins and BMPs that include landscaping will be maintained with minimal use of chemicals and fertilizers. These will play a role in the selection of the BMPs that are chosen for water quality.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Regional Setting

Existing Conditions

The project site is located within the Kahului/Puʻunēnē region of Central Maui, an area that serves as the island's primary hub for commerce, transportation, and public services. Kahului contains Maui's largest concentration of retail, industrial, and employment centers, anchored by Kahului Airport, Kahului Harbor, and major commercial corridors such as Hoʻokele Street, Dairy Road, and Kaʻahumanu Avenue. The region includes a diverse mix of land uses, including residential neighborhoods, commercial shopping centers, industrial facilities, civic institutions, and remaining agricultural lands associated with the island's plantation-era landscape.

Puʻunēnē, immediately south of Kahului, historically functioned as one of Hawaiʻi's most significant sugar plantation communities. The Hawaiian Commercial & Sugar Company (HC&S) operated its central mill and extensive network of plantation villages, rail lines, and agricultural fields in this area for more than a century. Following the closure of HC&S in 2016, much of the former plantation land transitioned to fallow conditions, and portions were taken over for diversified agriculture by Mahi Pono, while other areas have gradually shifted toward light industrial and commercial development. Evidence of the plantation era, including former mill structures, road alignments, and field patterns remains visible throughout the region.

Land use patterns in Kahului and Puʻunēnē reflect this transition. The northern portion of the region contains major commercial centers such as Queen Kaʻahumanu Center and Puʻunēnē Shopping Center, while industrial activities are concentrated along Hansen Road, Pūlehu Road, and the vicinity of the former sugar mill. Residential neighborhoods are located primarily to the north and west. The region is well served by major arterials, including Mokulele Highway (Route 311) and Hana Highway (Route 36), which connect Central Maui to Upcountry, South Maui, and West Maui.

Kahului also plays a central role in Maui's economic and logistical systems. Kahului Airport is the island's main aviation gateway, and Kahului Harbor serves as the island's principal commercial port. These facilities, along with extensive industrial and warehouse areas, make Central Maui the focal point for goods movement, employment, and public infrastructure. At the same time, ongoing urbanization has increased demand for housing, commercial services, and community facilities within the region.

Other uses surrounding the project site include commercial centers to the north, industrial and recycling facilities to the east and southwest, and former plantation lands extending further south. The area remains largely characterized by open, fallow fields and residual plantation infrastructure, but is increasingly surrounded by urbanizing uses consistent with the Wailuku–Kahului Community Plan's vision for Central Maui as the island's primary growth center.

Potential Impacts and Mitigation Measures

The project will introduce approximately 1,600 new housing units, as well as commercial, office, light industrial, and recreational uses, which will increase activity in the area and reinforce the region's role as a major employment and service hub. These additional land uses are compatible with the surrounding context, which includes shopping centers, industrial facilities, and former plantation lands transitioning to new urban uses.

Potential regional impacts include increased demand on transportation networks, public infrastructure, and community services. These impacts will be mitigated through the project's integration into regional transportation corridors, internal multimodal street design, and implementation of recommendations identified in the Transportation Impact Analysis Report.

Improvements such as new roadway connections, interior roundabouts, and pedestrian and bicycle infrastructure will help distribute traffic, enhance safety, and support the County's multimodal objectives. Similarly, regional utility impacts will be addressed through new water and wastewater systems designed to operate independently from constrained County infrastructure, as described in the Preliminary Engineering Report. These systems reduce the likelihood of regional service strain and support orderly urban growth within the planned development area.

From a land use compatibility perspective, the project has been designed to transition appropriately between surrounding commercial and industrial operations and new residential neighborhoods. Buffers, landscaping, and strategic placement of buildings along project edges will soften the interface between differing uses and minimize potential conflicts related to noise, dust, traffic, or visual character. This design approach reflects the County's urban design principles for Central Maui and supports a cohesive, human-scaled community that complements adjacent development patterns.

The project will also affect the regional landscape by building on former plantation lands. While this represents a continuation of the long-term shift away from monocrop agriculture, the site no longer functions as viable farmland due to the loss of irrigation infrastructure. Repurposing these lands

for housing and employment supports regional needs, reduces development pressure on rural and agricultural areas elsewhere on the island and aligns with State and County smart-growth policies encouraging infill and development within urban growth boundaries.

Mitigation measures will include implementation of traffic improvements identified in the TIAR, construction BMPs to protect air and water quality, buffering of adjacent industrial and commercial operations, and compliance with County development standards for stormwater, landscaping, and design. With these measures in place the project is expected to have less-than-significant impacts on the regional setting and will support the County's long-term vision for a self-sufficient, well-connected, and livable Central Maui community.

2. Population, Demography, and Social Impacts

Existing Conditions

Maui County, which includes the islands of Maui, Molokaʻi, Lānaʻi, and the uninhabited island of Kahoʻolawe, has experienced modest but consequential demographic change in recent years. According to U.S. Census Bureau estimates, Maui County's population was approximately 163,700 residents in 2024, reflecting a slight decline from the 2020 Census population of 164,754. The island of Maui, which contains the majority of the County's population and urban development, accounted for approximately 156,000 to 157,000 residents, or roughly 95 percent of the County total, during this period. These trends reflect broader influences related to housing availability, cost of living, employment conditions, and migration patterns.

Maui County remains ethnically and culturally diverse. Recent Census and American Community Survey data indicate that the population includes substantial Native Hawaiian and Other Pacific Islander, Asian, multiracial, White, and Hispanic or Latino communities. The County's median age of approximately 43 years reflects an aging population relative to state and national averages, with implications for healthcare demand, workforce availability, housing types, and mobility needs. Median household income approaches $100,000; however, income distribution varies widely, and a significant share of households experience housing cost burden despite relatively high nominal incomes.

Housing conditions are a defining demographic and social issue in Maui County. The Hawaiʻi Housing Factbook and recent American Community Survey data indicate that Maui has among the highest housing costs in the state, with median owner-occupied home values exceeding $900,000 and median gross rents substantially higher than statewide and national averages. Although overall housing vacancy rates exceed 20 percent, a

substantial portion of vacant units are classified as seasonal, recreational, or occasional use and are therefore not available for long-term occupancy. As a result, vacancy rates for long-term rental housing remain low, contributing to intense competition for available units and upward pressure on rents.

The Analysis of The Maui Housing Market for Affordable Multi-Family Units Study prepared for the project documents that these housing market conditions have resulted in elevated levels of overcrowding, particularly among renter households. See **Appendix E.** Overcrowding, defined as more than one person per room, has increased as families and unrelated households double-up or share housing to cope with high rents and limited availability of affordable units. The study identifies overcrowding as a direct outcome of constrained rental supply, rising housing costs, and a mismatch between household incomes and housing prices. These conditions disproportionately affect lower- and moderate-income households, including working families and multigenerational households.

At the same time, Maui County has experienced continued outmigration, particularly among working-age adults, young families, and lower-income residents. Housing studies and demographic analyses indicate that rising housing costs and limited rental availability are primary drivers of this outmigration, contributing to labor shortages in essential sectors such as healthcare, education, construction, hospitality, and public services. These trends have broader social implications, including reduced workforce stability, increased commuting burdens, and challenges in sustaining community cohesion.

The August 2023 wildfires in West Maui and parts of Upcountry Maui have significantly exacerbated existing housing and social challenges. Thousands of housing units were destroyed or rendered uninhabitable, resulting in widespread displacement. Post-fire recovery assessments indicate that many displaced households relocated elsewhere on Maui, further intensifying demand for rental housing, increasing overcrowding conditions documented in the Affordable Rental Housing Market Study, and placing additional upward pressure on rents. The wildfires also generated secondary social impacts, including employment disruption, housing instability, prolonged displacement, and increased financial stress, particularly for renters and lower-income households. These impacts continue to influence population trends, household composition, and social well-being across Maui County.

Potential Impacts and Mitigation Measures

The project proposes development of approximately 1,608 rental housing units within a mixed-use development. The project includes a combination of affordable and market-rate rental units and would increase the supply of

long-term rental housing within Maui County. Based on an assumed average household size of approximately 2.9 persons per unit, consistent with Maui County averages, the project could accommodate up to approximately 4,640 residents at full buildout. This estimate represents a maximum potential population increase and does not account for the likelihood that a portion of future residents would be drawn from the existing Maui County population rather than representing net in-migration.

The addition of population associated with the project would incrementally increase demand for public services, infrastructure, and community facilities. However, the project site is located within an established urban area that contains existing transportation networks, utilities, employment centers, schools, healthcare facilities, and commercial services. Consistent with County and State land use plans, directing population growth to areas with existing infrastructure is intended to promote efficient service delivery and reduce development pressure on rural and agricultural lands.

From a demographic and social perspective, the project would contribute to addressing documented housing shortages and overcrowding conditions by expanding the supply of rental housing across income levels. The Affordable Rental Housing Market Study identifies significant unmet demand for rental units serving households between approximately 30 and 120 percent of area median income, particularly for one- and two-bedroom units. By providing additional housing opportunities within this range, the project may reduce household doubling-up, alleviate overcrowding among renter households, and improve housing stability for residents affected by high housing costs and wildfire-related displacement.

The *2025 Hawai‘i Community Health Needs Assessment* prepared by Straub Medical Center and the Benioff Children’s Hospitals, which evaluates health and social conditions statewide, identifies housing affordability, housing stability, and overcrowding as key social determinants of health throughout Hawai‘i. While the assessment is statewide in scope, its findings are particularly relevant to Maui, where housing cost burdens, limited rental availability, and post-disaster displacement have intensified existing social and health vulnerabilities. The report documents linkages between housing insecurity and adverse outcomes such as financial stress, barriers to accessing healthcare, and increased mental health strain, especially among lower- and moderate-income households.

On Maui, these conditions have been exacerbated by recent events, including the COVID-19 pandemic and the August 2023 wildfires, which resulted in the loss of housing stock, widespread displacement, and prolonged housing instability for many residents. The assessment notes that

communities experiencing housing loss and prolonged displacement within constrained housing markets face heightened risks of overcrowding, household doubling-up, and outmigration, all of which can contribute to long-term social and health stressors. In Maui's case, these pressures have occurred within an island setting already characterized by high housing costs, limited land availability, and restricted opportunities for rapid housing replacement.

The statewide assessment further identifies the expansion of long-term, stable, and affordable housing as an important factor in supporting household stability, economic resilience, and overall community well-being. In this context, the provision of additional affordable and workforce rental housing on Maui may help alleviate overcrowding, reduce housing insecurity, and support recovery efforts following recent disruptions. While the project would not, on its own, resolve broader housing or health challenges, its contribution to the local housing supply is consistent with strategies identified in the assessment for mitigating housing-related social and health impacts in high-cost, disaster-affected communities such as Maui.

The project may also help moderate outmigration trends by improving housing access for working-age residents and families who might otherwise leave the island due to housing constraints. While the project would introduce additional residents, it would do so in a manner consistent with planned growth patterns and supported by existing infrastructure and services.

The project would not result in displacement of existing residents or businesses, as the site is currently vacant and does not contain occupied residential uses. No substantial adverse social impacts related to population displacement, demographic imbalance, or community disruption are anticipated. Accordingly, no mitigation measures specific to population, demography, or social impacts are required.

Population-related effects associated with the project would continue to be addressed through ongoing County planning, infrastructure investment, and public service provision that account for cumulative growth, housing demand, and post-disaster recovery needs over time.

3. Economy and Labor Force

Existing Conditions

The County of Maui, including the Kahului area, has historically been dependent on the tourism industry. As a central hub for transportation and commerce on the island, Kahului hosts Maui's primary commercial airport,

Kahului Airport, and the island's principal harbor, making it a key entry point for visitors. Tourism drives a substantial portion of local economic activity, supporting accommodation, food service, retail trade, transportation, and related service sectors.

In addition to tourism, the Central Maui region, particularly Kahului and Wailuku, has a strong presence in retail trade, transportation and warehousing, healthcare, education, and government services. Agriculture historically played a dominant role in the regional economy, particularly through sugarcane and pineapple cultivation; however, large-scale plantation agriculture has declined significantly in recent decades. Today, retail and transportation industries continue to provide service support for the visitor industry, while healthcare, education, construction, and public administration serve both resident and visitor populations.

For the calendar year 2023, total spending by visitors on Maui was $5.80 billion (-0.5%) and daily spending was $287 per person (+17.5%). In comparison, total visitor spending on Maui was $5.82 billion and daily spending was $244 per person in 2022. (Hawai'i Tourism Authority, 2023). This reflects the significant contribution of tourism to the local economy, with spending on accommodation, dining, activities, and retail being key areas of expenditure.

The 2023 wildfires severely disrupted the tourism sector, leading to a significant downturn in visitor arrivals and associated economic activities. In response, state tourism officials have initiated marketing campaigns to encourage visitors to return, emphasizing areas outside the affected zones to aid in economic recovery.

Maui County's economy continued to show signs of recovery through 2025, supported by gains in the visitor industry, construction activity, and employment sectors. According to the DBEDT's *Fourth Quarter 2025 Report,* Maui County experienced a 3.6 percent increase in visitor arrivals in the third quarter of 2025 compared to the same period in 2024, reflecting stronger visitor demand relative to several other counties, where arrivals declined. This increase contributed to ongoing improvements in lodging, retail, and food service activity across the region.

Labor market trends likewise indicate strengthening economic conditions. Maui County's unemployment rate declined from 4.3 percent to 3.1 percent between the second quarters of 2024 and 2025, one of the most notable improvements statewide. During this period, the county added approximately 1,700 non-agricultural wage and salary jobs, representing a 2.3 percent increase. Job growth was concentrated in food services and

drinking places, which expanded by 700 jobs; accommodation, which added 500 jobs; and health care and social assistance, which added 300 jobs. The government sector also saw modest growth with an increase of 100 jobs.

Indicators of construction and investment activity further demonstrate the county's economic momentum. In the third quarter of 2025, the value of private building permits increased by approximately $85.2 million, or 77.5 percent, compared to the same quarter of the previous year. This substantial rise contrasts with declines in Honolulu and illustrates renewed confidence in development and redevelopment projects on Maui.

Overall, these economic conditions illustrate a region in recovery and underscore ongoing demand for employment, housing, and commercial services. As Maui County continues to grow and diversify its economic base, additional mixed-use development and workforce housing, such as that proposed by the Hoʻonani Village project, will play a role in supporting long-term community and economic needs.

Potential Impacts and Mitigation Measures

The proposed project is expected to generate substantial beneficial economic impacts for Maui County during both construction and long-term operations. CBRE prepared an Economic and Fiscal Impact Assessment, which evaluates the direct, indirect, and induced economic effects of the proposed mixed-use development. Refer to **Appendix D**.

Construction Impacts

During the construction and build-out period, the project is estimated to generate approximately 8,602 total worker-years of employment statewide when evaluated under the State of Hawaiʻi Input–Output (Type II) model. Construction-related activity is projected to generate approximately $764.8 million in total statewide earnings and approximately $1.74 billion in total statewide economic output during buildout. These impacts would contribute to short-term employment gains, increased demand for local materials and services, and expanded economic circulation within Maui County and the broader State economy.

Operational Impacts

Once fully built and stabilized, the project is estimated to support approximately 7,817 jobs statewide annually across retail, hospitality, office, light industrial, maintenance, and service sectors. These ongoing employment impacts reflect the combined effects of residential activity, commercial and industrial operations, hotel activity, and associated secondary and induced economic activity.

The Economic and Fiscal Impact Report estimates that stabilized operations would generate approximately $321.8 million in annual statewide earnings. Earnings represent wages and salaries paid to workers, including employer-paid benefits. This income flows directly to households and supports local spending on goods and services.

In addition to earnings, the project is estimated to generate approximately $459.5 million in total annual statewide economic output once stabilized. Economic output reflects the total value of goods and services produced as a result of the project and includes labor income, business revenues, and supplier transactions. Supplier transactions represent expenditures by businesses on goods and services purchased from other businesses, such as utilities, maintenance services, inventory, professional services, and materials. Together, these components represent the overall scale of economic activity associated with the project.

On a Maui County base impact level, total economic activity associated with capital investment and on-site operations is estimated to reach approximately $2.814 billion during buildout, with stabilized annual base economic activity of approximately $379.2 million thereafter.

Housing and Labor Force Stabilization

The project includes approximately 1,608 rental housing units targeted to households earning up to 140 percent of area median income. By increasing the supply of workforce and attainable rental housing in proximity to employment centers in Kahului and Puʻunēnē, the project may help stabilize the local labor force. Housing affordability constraints have been identified as a contributing factor to workforce shortages and outmigration. Expanding rental housing supply may improve job retention across multiple sectors, reduce commuting distances, and enhance overall labor market stability.

The integration of residential and employment-generating uses within a planned growth area also supports a more efficient live-work relationship in Central Maui. Locating housing near major job centers may reduce vehicle miles traveled, support multimodal transportation options, and reinforce long-term economic resilience.

Fiscal Impacts

In addition to employment and output effects, the Economic and Fiscal Impact Report evaluates fiscal impacts to the State of Hawaiʻi and the County of Maui. During buildout, the project is estimated to generate net public fiscal benefits of approximately $75.4 million to Maui County and approximately $322.7 million to the State of Hawaiʻi.

On a stabilized annual basis thereafter, the project is estimated to generate net public fiscal benefits of approximately $9.3 million annually to the County and approximately $34.7 million annually to the State, after accounting for estimated public service costs associated with population and visitor activity. These revenues support the provision of public services, infrastructure maintenance, and long-term capital improvements necessary to accommodate planned growth within the Central Maui region.

The project site is currently vacant former plantation land and does not support active commercial or agricultural operations. As such, the project is not expected to result in displacement of existing economic uses. By directing development to a planned urban expansion area in Central Maui, the project supports broader policy objectives to concentrate growth where infrastructure can be efficiently provided and to reduce development pressure on rural and agricultural lands elsewhere on the island.

Overall, the project is anticipated to result in beneficial economic impacts through job creation, workforce housing stabilization, increased household income, expanded commercial activity, and positive fiscal contributions to public agencies. These impacts support ongoing economic recovery, long-term resilience, and diversification within Maui County.

C. PUBLIC SERVICES

1. Police and Fire Protection

Existing Conditions

The Maui Police Department (MPD) provides law enforcement services for the region from its Wailuku Station on Mahalani Street, located approximately 4 miles from the project site. MPD oversees patrol, investigative, administrative, and support divisions serving communities across Maui County, including Kahului and Puʻunēnē. Fire protection, suppression, and emergency medical response are provided by the County of Maui Department of Fire and Public Safety. The Kahului Fire Station, located on Dairy Road approximately 0.5 miles west of the project site, is the nearest responding station. Countywide, the Maui Fire Department (MFD) operates 14 stations with specialized equipment and personnel trained to respond to structural fires, hazardous materials incidents, emergency medical calls, and ocean-related rescues. Lessons from the 2023 wildfires have highlighted the need for enhanced community-level preparedness, risk reduction planning, and improved access for emergency response.

Potential Impacts and Mitigation Measures

The proposed development will add residents, employees, and visitors to the area, which may increase overall call volumes for MPD and MFD. However, the project is expected to reduce several existing public safety concerns on the currently vacant property, which has historically experienced illegal dumping, trespassing, and episodic homeless encampments. Development of the site into a managed community with regular activity, controlled access, lighting, and on-site management will help deter these issues and reduce associated safety risks.

The community's property management will establish and enforce policies that promote safety, peaceful living, and accountability among residents and tenants, helping to minimize unnecessary calls to MPD. The presence of active uses, improved lighting, and regular maintenance will further reduce the likelihood of criminal activity or nuisance behavior. During project operation, call volumes and MPD's response capacity can be monitored in coordination with the department to ensure adequate service is maintained.

For fire protection and life safety, the project will be fully designed in accordance with the Maui County Fire Code, including requirements for building fire suppression systems, hydrant placement, fire flows, defensible space where applicable, and safe emergency access. The internal roadway network will be constructed to accommodate emergency vehicle access, turning radii, and clearances for apparatus staging. These features, combined with landscaped buffers and project-wide fuel management practices, will help reduce wildfire risk and allow MFD to respond effectively to emergencies within the development.

Both police and fire service impacts will be further offset by additional real property tax revenues generated by the project, which contribute to County funding for public safety staffing, equipment, and facilities. With implementation of property management oversight, security-oriented design features, compliance with fire and life safety codes, and coordination with public safety agencies, the project is not anticipated to have adverse impacts on police or fire protection services.

2. Medical Facilities

Existing Conditions

As of mid-2025, the healthcare infrastructure in the County of Maui, particularly in Central Maui, is navigating a complex landscape shaped by longstanding capacity challenges, workforce shortages, and the ongoing recovery from the August 2023 wildfires. Central Maui serves as the island's

primary medical hub, housing the majority of acute care, outpatient, and specialty services.

Maui Memorial Medical Center, located in Wailuku and operated by Maui Health, is the only acute care hospital on the island. It provides a comprehensive range of services, including emergency care, cardiology, oncology, neurology, orthopedics, maternity, and surgical services. The facility is staffed by over 1,300 caregivers, has about 220 beds and serves both residents and visitors. The hospital's emergency department is notably busy, caring for nearly 60,000 patients annually. To address the high demand plans are underway to construct a Clinical Decision Unit (CDU) aimed at streamlining care for patients requiring observation and protocol-driven treatment. The project is under construction and is hoping to open at the end of 2026.

Within the Wailuku and Kahului area, there are doctor's offices and clinics throughout. These clinics include, but are not limited to, Maui Medical Group, Paradise Medical Services, Maui Medical, Maui Family Medicine, Minit Medical Urgent Care, Maui VA Clinic, Champs Pediatric and Kaiser Permanente to name a few.

Potential Impacts and Mitigation Measures

The proposed project will impact the existing medical facilities with the increase in 4,000 to 5,000 residents, the workers at the commercial and industrial facilities, and the consumers in the retail and restaurants. This increase in activity in the area will lead to an increase in service population and calls for the local healthcare providers. Maui Memorial as the only acute care hospital will likely have an increase in pressure to maintain the existing quality of care as they already operate near capacity. Other local outpatient services, EMS, preventive health care and other specialty services would also see an increase in needs for services.

For EMS, the increase in demand for services could impact some response times. The existing EMS and Fire Department responders are understaffed and are working to build up their workforce. The development will be a phased build out and occupancy. This will help the EMS analyze how the development is affecting their response times and service. This monitoring can help mitigate some of the effects of the new increase in demand.

The project also has several positive impacts on the existing healthcare field and workers. The increase in need for services could be beneficial for some of the outpatient and specialty services businesses. Local eye doctors, dermatologists, and primary care doctors etc. will have a new pool of

residents to help their businesses grow. In these outpatient medical services will benefit from the proposed project.

Additionally, the project can have a positive impact on the medical workforce by supplying affordable rentals that could help house new workers to increase the supply in the hospitals and clinics. Although the housing isn't specifically for healthcare workers, the additional 1,608 units, conveniently located near the existing medical facilities will help provide opportunities for existing and new healthcare workers to have a place to live. The project also provides new commercial spaces for new or existing health care outpatient clinics or specialty services to run their business from. The potential inclusion of an urgent care type facility in the commercial area would relieve the existing facilities of some of the new increase in service demand.

While the proposed mixed-use development has the potential to increase some existing challenges that the medical infrastructure and work force are facing, there are positive contributions from the project such as the increase in housing availability and creating economic growth in Central Maui. Addressing these impacts proactively through collaborative planning, targeted investments, and sustainable development practices will be essential to ensure that the healthcare system can continue to meet both current and future community needs effectively.

3. Education Facilities

Existing Conditions

Central Maui serves as the principal educational hub for the island housing a significant share of Maui County's public and private schools as well as the island's primary higher education institution. The region's schools serve a diverse and multicultural student population, which has implications for capacity, facility needs, and educational programming.

The project site is located within the Hawai'i Department of Education (DOE) service area for Kahului Elementary School, Maui Waena Intermediate School, and Maui High School. Kahului Elementary School serves students in kindergarten through fifth grade, Maui Waena Intermediate School serves grades six through eight, and Maui High School serves grades nine through twelve. These schools collectively form the public school complex that would serve school-aged residents of the proposed project. Enrollment figures for these schools in addition to schools are shown in **Table 7** below.

Table 7. DOE School Enrollment

In-District DOE School Enrollment					
School	**SY 21-22**	**SY22-23**	**SY 23-24**	**SY 24-25**	**SY 25-26**
Kahului Elementary School	835	832	799	778	768
Maui Waena Intermediate School	1,140	1,044	1,126	1,015	1,037
Maui High School	2,058	1,999	1,908	1,725	1,544
Total	4,033	3,875	3,833	3,518	3,349

In addition to public schools, Central Maui includes several private educational institutions that provide alternatives to the public school system and contribute to regional educational diversity. Notable private schools include St. Anthony School in Wailuku, which offers instruction from preschool through twelfth grade and serves students from across the island. Other private and religious schools in the Central Maui area provide additional options for families seeking alternative academic models or faith-based education.

Higher education in Central Maui is anchored by the University of Hawai‘i Maui College (UHMC), located in Kahului. UHMC serves as a key center for post-secondary education, workforce development, and lifelong learning. As of 2024, UHMC enrolls approximately 2,500 to 3,000 students and offers associate degrees, select bachelor’s degree programs through the University of Hawai‘i system, and a range of vocational and technical training programs. UHMC plays an important role in supporting workforce needs in sectors such as healthcare, education, business, hospitality, and sustainable technologies, and serves both traditional students and adult learners throughout Maui County.

This educational setting provides the baseline context for evaluating potential impacts associated with the project on school enrollment, facility capacity, and educational services.

Potential Impacts and Mitigation Measures

Development of the project would incrementally increase demand on educational facilities by introducing new residential units that may generate additional students at the elementary, intermediate, and high school levels, as well as potential enrollment impacts at post-secondary institutions. Consistent with demographic characteristics of the proposed housing program, many residents are anticipated to be full-time occupants, and a portion of households would be expected to include school-aged children enrolled in public and private schools within the Maui County school district.

The State of Hawai'i Department of Education (DOE) has been notified of the proposed project and is aware of its potential to contribute to future enrollment changes. The DOE is responsible for monitoring enrollment trends, evaluating school capacity, and determining whether new school facilities or expansions are warranted to serve growth within the district. As reflected in agency correspondence, the DOE has reviewed the project at a programmatic level and has not identified immediate concerns requiring project-specific mitigation at this stage of planning.

The determination of whether new schools are needed, as well as the timing and location of any future facilities, would be made by the DOE through its long-range facilities planning process. The Hawai'i School Facilities Authority (SFA), which is responsible for planning, designing, constructing, and maintaining public school facilities statewide, has also reviewed the proposed project and provided comments regarding existing school capacity, enrollment trends, and the importance of continued coordination as project phasing and population projections are refined. Correspondence from SFA acknowledges the proposed residential development and notes that additional information related to phasing and student generation may be evaluated as the project advances through subsequent stages of planning and review.

Using the DOE's multi-family Student Generation Rates (SGRs) from the 2010 *Analysis of the Central Maui School Impact District,* the projected student generation for 1,608 multi-family units is estimated for each residential phase, as shown in **Table 8** below.

Table 8. Estimated DOE School Enrollment

Projected Student Enrollment Increase						
Date of Completion	Multi-Family Units	Cumulative Units	K-5 (0.13/unit)	6-8 (0.04/unit)	9-12 (0.05/unit)	Total K-12 (0.22/unit)
2029	268	268	35	11	13	59
2031	268	536	70	21	27	118
2034	268	804	105	32	40	177
2036	536	1,340	174	54	67	295
2038	268	1,608	209	64	80	354

Based on DOE Central Maui multi-family Student Generation Rates, the project's 1,608 residential units could generate an estimated 354 public school students at full buildout (approximately 209 elementary, 64 intermediate, and 80 high school students). Student generation would occur incrementally with phased occupancy. Under the current delivery schedule, the initial 268 units anticipated in June 2029 could generate approximately 59 students (35 elementary, 11 intermediate, and 13 high school). With subsequent 268-unit phases in December 2031 and June 2034, cumulative student generation would increase to approximately 118 students and 177 students, respectively. The 536-unit phase anticipated in December 2036 represents the largest single increment and would increase cumulative student generation to approximately 295 students. Full buildout following the final 268 units in June 2038 would result in the estimated 354 students. These estimates represent planning-level averages and do not account for the timing of household formation, tenant turnover, or lag between unit delivery and stabilized school enrollment; accordingly, actual enrollment effects may occur more gradually than unit delivery.

The project is proposed to be constructed and occupied in phases, which would allow enrollment effects to occur gradually over time rather than as a single, immediate increase. Phased development would provide DOE and SFA with the opportunity to monitor enrollment changes, adjust forecasts, and incorporate growth associated with the project into broader district-wide facilities planning.

As a mitigation measure, the Applicant would comply with all applicable State and County requirements related to school impact fees, if applicable, and would continue coordination with DOE and SFA as project details are refined. With implementation of these measures and ongoing agency oversight, impacts to educational facilities will be addressed.

4. Recreational Facilities

Existing Conditions

Central Maui offers a wide variety of recreational opportunities that support both active and passive outdoor activities. The region's shoreline is a major recreational asset, drawing residents and visitors for surfing, windsurfing, kiteboarding, paddling, fishing, swimming, jogging, picnicking, and other ocean- and beach-related activities. In Kahului and the surrounding coastline, public shoreline parks and beach access areas include Kanahā Beach Park, a premier location for wind sports; Hoʻaloha Park along Kahului Harbor; the shoreline fronting Kahului Beach Road; and nearby Spreckelsville Beach and Baby Beach, known for family-friendly swimming conditions. These coastal resources also play an important role in community gatherings, cultural practices, and subsistence shoreline fishing. The County of Maui is actively implementing shoreline resilience strategies, including dune restoration and erosion management, to improve long-term sustainability in these areas.

Central Maui also contains an extensive network of public parks and community facilities. Major public recreational sites include Keōpūolani Regional Park, War Memorial Sports Complex, Maui Lani Regional Park, Kahului Community Center Park, Kahului Park, and Lihikai Park. These facilities provide a range of amenities, including ball fields, playgrounds, open lawns, multi-use courts, and walking paths. In 2016, the County completed the Central Maui Regional Sports Complex, which features multiple Little League and softball fields, full-size soccer fields, concession and restroom facilities, and approximately 600 parking stalls. The complex serves as a venue for league play, tournaments, and large community events.

In addition to parks, several golf courses serve Central Maui residents. Waiehu Golf Course, operated by the County, offers an affordable public facility in nearby Waiehu. Other public courses, such as The Dunes at Maui Lani and Pukalani Country Club, provide additional options for recreational golf. The private Maui Country Club in Spreckelsville rounds out the regional offerings. Together, these facilities provide diverse recreational choices without requiring long-distance travel to West or South Maui.

Potential Impacts and Mitigation Measures

The proposed project is anticipated to have a beneficial effect on recreational resources in the Central Maui region by adding new amenities that complement existing public facilities. The project will provide additional on-site recreational opportunities, including active and passive parks, trails, green spaces, pedestrian and bicycle pathways, and a large entertainment and gathering area designed to function as a town center. These facilities will

help meet local recreational demand generated by project residents and employees, thereby reducing pressure on heavily used regional parks.

The plan also includes the potential for a future County community center, which would enhance public access to indoor and outdoor recreational programming. The Applicant is proposing to dedicate approximately 3.4 acres of land to the County for use as a community center and will coordinate with the Department of Parks and Recreation to ensure compliance with park dedication and assessment requirements under Maui County Code §18.16.320. By integrating recreation into the community's core design, the project supports public health, walkability, and social cohesion.

Given the lack of large community gathering spaces in Central Maui, the project's central open space and event-oriented amenities would fill an identified gap and provide a venue for cultural events, farmers' markets, performances, and informal community use. No adverse impacts to existing recreational resources are anticipated, and no off-site mitigation is required. Instead, the project is expected to expand the overall supply of recreational facilities and enhance the diversity of options available to residents of Central Maui.

5. Solid Waste Collection

Existing Conditions

Solid waste collection in Central Maui is handled by a combination of County-operated services and private haulers such as Maui Disposal Company and Waste Pro Hawai'i. As the project will consist solely of multi-family residential, commercial, office, and industrial uses, the development will not require County-provided residential waste collection service. All solid waste from the project will ultimately be disposed of at the Central Maui Landfill, located approximately 1.35 miles southeast of the site, which also accepts commercial and industrial waste collected by private haulers. A County-supported green waste recycling facility is co-located at the landfill and serves local landscaping, commercial, and residential users.

The project site is currently vacant and generates no solid waste. However, illegal dumping and episodic homeless activity on the property have contributed to intermittent waste accumulation. Development of the site into a managed community with private collection services will eliminate these existing nuisance conditions and reduce unmanaged waste generation.

Potential Impacts and Mitigation Measures

Construction Waste

During construction, the project will generate waste materials such as packaging, wood scraps, metal remnants, and other debris typical of large-scale development. While the exact quantity cannot be determined at this stage due to multiple building types and phases, the Applicant will prepare a Construction Waste Management Plan outlining procedures for material recycling, reuse where practical, and proper disposal at permitted facilities. This approach supports the project's sustainability objectives and reduces pressure on landfill capacity.

Operational Waste Generation

Following completion, the project is expected to produce solid waste through residential, commercial, office, and light industrial operations. The residential component, consisting of approximately 1,608 multi-family units, is projected to generate about five pounds of waste per unit per day. This results in an estimated 8,040 pounds of waste per day, equal to roughly 4.02 tons per day or approximately 1,469 tons per year. Commercial waste generation was estimated separately for retail, restaurant, and food hall uses. The project includes approximately 79,800 square feet of retail and restaurant space and 7,400 square feet of food hall area. Applying standard generation rates of four pounds per 100 square feet per day, these uses are expected to generate about 3,524 pounds of waste per day, equivalent to roughly 1.76 tons per day or about 642 tons per year. Office waste was calculated using a rate of 1.25 pounds per 100 square feet per day for the approximately 100,000 square feet of office area, resulting in an estimated 1,250 pounds per day, or about 0.63 tons per day and roughly 228 tons per year. Light industrial waste, estimated at one pound per 100 square feet per day for the approximately 198,100 square feet of industrial buildings, is expected to generate 1,981 pounds per day, which equates to about 0.99 tons per day or roughly 362 tons per year. When combined, the project is anticipated to generate approximately 7.40 tons of solid waste per day, or about 2,701 tons per year. Seasonal variations are likely, particularly during periods of increased visitor activity and during large community events held in the project's gathering spaces.

Waste Management and Mitigation

All operational waste will be collected by private commercial haulers, ensuring that the project does not impact the County's residential solid waste collection system. Building designs will incorporate centralized refuse rooms or covered trash collection enclosures tailored to each use type. Commercial tenants will be subject to regular waste pickup schedules, and industrial tenants will be required to comply with appropriate disposal

protocols consistent with their operational needs. Landscaping and open space areas will generate green waste, which will be managed by private landscaping contractors or waste companies and taken to the County's green waste recycling facility at the Central Maui Landfill.

By transforming a vacant lot that currently attracts illegal dumping into a well-managed development with structured waste handling systems, the project will lead to an overall improvement in on-site environmental conditions. With proper planning, adherence to County regulations, and contracted private waste hauling, the project's solid waste generation will be effectively managed and is not expected to create adverse impacts on Maui's waste collection infrastructure.

D. INFRASTRUCTURE

1. Roadways and Transportation

Existing Conditions

Roadways

The project site is bounded by Pūlehu Road to the east and Hansen Road to the south. A Transportation Impact Analysis Report (TIAR) was prepared by Fehr & Peers to assess existing conditions and potential impacts and mitigations to accommodate the project. The TIAR evaluated 13 study intersections along key County and State roadways, which include Hāna Highway, Maui Veterans Highway, Hoʻokele Street, Pūlehu Road, Hansen Road, Kūihelani Highway, and Mayor Elmer F. Cravalho Way. See **Appendix U**.

i. Hansen Road

Hansen Road is a County roadway under the jurisdiction of the County of Maui Department of Public Works and extends generally in an east–west direction between Hana Highway (State Route 36) to the northeast and Maui Veterans Highway (State Route 311) to the west in the Kahului area of Central Maui. The roadway serves as an important connector between State highways and provides access to adjacent industrial, commercial, and transportation-related land uses. Hansen Road generally consists of a multi-lane roadway, with one to two travel lanes in each direction depending on the segment and includes turn lanes at major intersections to facilitate traffic movements between regional corridors and surrounding land uses. It is primarily a two-lane undivided facility, with an approximate pavement width

of 24 to 30 feet, designed to accommodate both passenger vehicles and heavy trucks in the area.

Pedestrian and bicycle facilities along Hansen Road vary by segment. Sidewalks are not present throughout the majority of the corridor. Most of the other road segments accommodate pedestrian travel via roadway shoulders. Bicycle travel is generally accommodated through shared roadway conditions and paved shoulders. Hansen Road is functionally classified by the County of Maui as a Major Urban Collector on the County's overall transportation plan, reflecting its role in collecting and distributing traffic between local roadways and higher-capacity State highways. Posted speed limits along the corridor are generally approximately 35 miles per hour, varying by segment and surrounding land use context. As a County-maintained roadway, Hansen Road is operated and maintained by the County of Maui.

ii. Pūlehu Road

Pūlehu Road is maintained by the County of Maui and functions as a key north–south transportation corridor linking the urbanized Kahului area with the Kula region of Upcountry Maui. Between Hoʻokele Street in Kahului and Lower Kula Road in Kula, Pūlehu Road traverses a range of land use contexts, including urban, industrial, agricultural, and utility-related areas, and serves commuter traffic as well as commercial, service, and heavy vehicles accessing regional infrastructure and employment centers. The roadway alignment and cross section vary along the corridor and generally include a two-lane configuration, with auxiliary turn lanes provided at major intersections to facilitate traffic operations and access to adjacent uses.

Facilities for non-motorized travel along Pūlehu Road are limited and are not continuous throughout the corridor. Sidewalks are generally absent, and pedestrian movement typically occurs along the roadway edge or within available shoulder areas. Bicycle travel is accommodated through shared roadway conditions and paved shoulders, consistent with County design practices for collector roadways serving mixed urban and rural environments. Pūlehu Road is designated by the County of Maui as a Major Urban Collector on the County's overall transportation plan, which supports its role in promoting local circulation and providing connections to higher-capacity arterial and State highway facilities. Posted speed limits along this segment are generally up to approximately 45 miles per hour and vary based on roadway geometry and adjacent land uses. As a County facility, Pūlehu Road is subject to County standards and operation and maintenance.

iii. Maui Veterans Highway

Maui Veterans Highway is a State highway and is maintained by the Hawai‘i State Department of Transportation. Formerly known as Mokulele Highway, this road is designated as Route 311 and is a principal arterial roadway in Central Maui that runs in a north-south direction, connecting Kahului to Kīhei and other communities in South Maui. It is a four-lane divided highway (two in either direction), with typical pavement widths of approximately 60 to 80 feet, designed to accommodate high-capacity traffic volumes including commuter, freight, and visitor travel. The highway features a landscaped median and limited access points, enhancing safety and facilitating efficient regional mobility. Non-motorized facilities, such as shoulders suitable for bicycling, are present along some segments, although pedestrian activity remains limited due to the road’s high-speed, regional function. Maui Veterans Highway is critical for supporting economic development, reducing congestion on local roadways, and providing a primary evacuation and transportation route between Central and South Maui.

iv. Mayor Elmer F. Cravalho Way

Mayor Elmer F. Cravalho Way is a State-designated roadway under the jurisdiction of the Hawai‘i Department of Transportation (HDOT) and is officially identified as Hawai‘i Route 3800. The roadway functions as a principal airport access facility, providing a direct connection between Pu‘unēnē Avenue and Kahului Airport in central Maui. Formerly known as the Kahului Airport Access Road, the roadway was renamed in honor of former Maui Mayor Elmer F. Cravalho. The roadway generally consists of a multi-lane cross section with two travel lanes in each direction, separated by a raised or landscaped median in certain segments, along with paved shoulders and sidewalks or shared-use paths where applicable. Intersections along the corridor are typically signalized and designed to accommodate high traffic volumes associated with airport passenger activity, commercial traffic, and service vehicles.

Mayor Elmer F. Cravalho Way is functionally classified as a State urban principal arterial, reflecting its role in serving regional travel demand and providing access to a major transportation facility. Posted speed limits along the corridor are generally up to 45 miles per hour, consistent with its arterial function and controlled-access characteristics. As a component of the State highway system, the roadway is maintained and operated by HDOT, and any roadway improvements, access modifications, or traffic-related changes are subject to State review and approval.

v. Kūihelani Highway

Kūihelani Highway is a State-designated roadway under the jurisdiction of the Hawai‘i Department of Transportation (HDOT) and is officially identified as Hawai‘i Route 380. The roadway serves as a major east–west transportation corridor in Central Maui, providing a direct connection between Kahului and Waikapū and functioning as an important alternative to Hana Highway for regional traffic movement. Kūihelani Highway generally consists of a multi-lane arterial cross section, typically with two travel lanes in each direction separated by a median, along with paved shoulders, sidewalks, and bicycle facilities in certain segments. The corridor includes a combination of signalized and unsignalized intersections and is designed to accommodate commuter traffic, commercial vehicles, and local access serving surrounding residential, commercial, and institutional land uses.

Kūihelani Highway is functionally classified as a State urban principal arterial, reflecting its role in serving regional travel demand and supporting connectivity between Central Maui communities. Posted speed limits along the highway are generally up to 45 miles per hour, varying by segment and consistent with surrounding land use context and intersection spacing. As part of the State highway system, Kūihelani Highway is maintained and operated by HDOT, and any roadway improvements, access modifications, or traffic-related changes would be subject to State review and approval.

vi. Hāna Highway

Hāna Highway is a State-designated roadway under the jurisdiction of the Hawai‘i Department of Transportation (HDOT) and is officially identified as Hawai‘i Route 36 in its western segments and Hawai‘i Route 360 east of Kahului. The highway extends generally in an east–west and northeast–southwest direction from the Kahului area toward East Maui and serves as a principal transportation corridor connecting Central Maui with North Shore and East Maui communities. Within the Kahului and Central Maui area, Hāna Highway functions as a major urban arterial, accommodating high traffic volumes associated with commuter travel, commercial activity, visitor traffic, and access to surrounding residential and employment centers. The roadway cross section varies by segment and typically includes multiple travel lanes in developed areas, transitioning to narrower two-lane configurations in less urbanized portions, with turn lanes and signalized intersections provided at key junctions.

Pedestrian and bicycle facilities along Hāna Highway vary considerably by location. In more urbanized segments, sidewalks are generally provided along one or both sides of the roadway, with marked crosswalks and

pedestrian signalization at major intersections. Bicycle accommodation typically consists of shared roadway conditions and paved shoulders where available, with limited dedicated bicycle facilities. Hāna Highway is functionally classified as a State urban principal arterial in developed areas, reflecting its regional mobility function. Posted speed limits along the highway range from approximately 25 miles per hour in urbanized segments to higher speeds in less developed areas, varying based on roadway geometry, adjacent land uses, and access conditions. As a State-maintained facility, Hāna Highway is operated and maintained by HDOT, and any roadway improvements, access modifications, or changes to vehicular, bicycle, or pedestrian facilities are subject to State review and approval.

vii. Hoʻokele Street

Hoʻokele Street is a County roadway under the jurisdiction of the County of Maui Department of Public Works and extends generally in a northeast–southwest direction between Hāna Highway (State Route 36) and Maui Veterans Highway (State Route 311) in the Kahului area of Central Maui. The roadway functions as an important local connector within the Kahului urban area, providing access between State highway facilities and adjacent commercial, industrial, residential, and institutional land uses. Hoʻokele Street typically consists of a multi-lane urban roadway, with one to two travel lanes in each direction depending on the segment and includes auxiliary turn lanes at major intersections to support traffic circulation and access to surrounding properties. The street has an overall pavement width ranging from approximately 60 to 80 feet.

Pedestrian and bicycle facilities are generally present along this segment of Hoʻokele Street and reflect its urban context. Sidewalks are provided along portions of the corridor, offering pedestrian connectivity to adjacent land uses, transit stops, and intersecting roadways, with marked crosswalks and pedestrian signalization at key intersections. Bicycle travel is typically accommodated through shared roadway conditions and striped or paved shoulders where available, consistent with County practices for urban collector roadways. Hoʻokele Street functions as an urban collector roadway, serving to collect and distribute traffic between local streets and higher-capacity arterial and State highway facilities. Posted speed limits along the corridor are generally approximately 25 to 35 miles per hour, varying by segment and surrounding land use. As a County-maintained roadway, Hoʻokele Street is operated and maintained by the County of Maui.

Existing Bicycle and Pedestrian Facilities

The project site is located adjacent to Pūlehu and Hansen Roads that function as agricultural two-lane roads with no bicycle lanes or sidewalks for pedestrian use. The existing road cross section is specifically designed for the low volume agricultural nature of the surrounding area. Along Pūlehu Road as the road heads north towards Hoʻokele Street, the road has full street improvements including sidewalks on both sides and bicycle lanes. Additionally, Hoʻokele Street is built out with sidewalks on both sides for pedestrian uses but does not have separate bicycle lanes. In general, the area surrounding the site is commercial and agricultural in nature and has an overall lack of bicycle and pedestrian facilities. As the area is built out and more bicycle and pedestrian circulation is needed, new road improvements will be recommeded to include such facilities to promote safe active transporation.

Existing Public Transit Facilities

The Maui Bus Public Transit System currently provides transit service within the study area through three bus routes: Route 5, Route 6, and Route 39. Each of these routes serves distinct corridors and offers connections to various destinations originating from the Queen Kaʻahumanu Center, which functions as a central transit hub for the region.

Routes 5 and 6 both operate in loop configurations, beginning and ending at Queen Kaʻahumanu Center. These routes travel in opposite directions around their respective loops, thereby providing bi-directional service coverage within the corridor. Service frequency for both Route 5 and Route 6 is every 60 minutes on weekdays as well as on weekends, ensuring a consistent level of transit availability throughout the week. Within the study area, the closest bus stops serving these routes are located at the intersections of Hoʻokele Street with Pakaula Street, Alaihi Street, and Pūlehu Road. However, it is important to note that these stops lie slightly beyond a one-half mile (½ mile) walking distance from the boundaries of the project site, which may limit their convenience and attractiveness for potential transit users associated with the project.

In addition to Routes 5 and 6, Route 39 also provides transit service in the vicinity of the study area. This route operates as a loop originating from Queen Kaʻahumanu Center, extending southward from Kahului to Keokea and including key intermediate stops in Kula and Pukalani. Route 39 offers service every 90 minutes on both weekdays and weekends, maintaining a regular schedule for passengers traveling longer distances along the Upcountry corridor. The nearest bus stop for Route 39 in relation to the study area is situated at the intersection of Hoʻokele Street and Pakaula Street. This stop is located approximately one-half mile from the northern edge of the

project site, similarly, posing a moderate walking distance for prospective riders from the project area.

Given the distances of these transit stops from the project site, it is anticipated that the proposed project will not generate a substantial increase in transit demand that would exceed the capacity of the existing transit network. Furthermore, while the General Plan includes a proposed Conceptual Transit Corridor in proximity to the project area, this planned corridor is not expected to influence or impose any significant impact on the proposed development at this time.

Existing Collision History

There are no major safety issues identified in the existing roadway system near the project site. The HDOT reported six fatal crashes near the site with five of these having alcohol or drug use as the primary contributing factor. The existing lack of bicycle and pedestrian facilities near the site increases the risk of potential crashes involving active transportation users.

Potential Impacts and Mitigation Measures

The TIAR evaluated Existing (2024) conditions, 2042 No Project conditions, and Year 2042 Plus Project conditions in order to assess potential impacts and mitigations for the project.

1. Kūihelani Highway/Maui Veterans Highway/Mayor Elmer F. Cravalho Way/ Puʻunēnē Avenue
2. Maui Veterans Highway/Hoʻokele Street
3. Hoʻokele Street/Pakaula Street
4. Hoʻokele Street/Pūlehu Road
5. Hāna Highway/Hoʻokele Street
6. Pūlehu Road/Project Driveway 1
7. Pūlehu Road/Project Driveway 2
8. Maui Veterans Highway/Hansen Road
9. Hansen Road/Project Driveway 3
10. Hansen Road/Project Driveway 4
11. Hansen Road/Project Driveway 5
12. Hansen Road/Pūlehu Road
13. Hāna Highway/Hansen Road

Based on the Year 2042 No Project and Plus Project analysis, all study intersections are forecast to operate at acceptable overall levels of service under both scenarios with the exception of three intersections where cumulative impacts occur due to already undesirable No Project operations:

- Kūihelani Highway / Maui Veterans Highway
- Maui Veterans Highway / Hoʻokele Street
- Hāna Highway / Hansen Road

These locations require improvement consideration as described below.

Kūihelani Highway/Maui Veterans Highway

Under Year 2042 conditions, this signalized regional intersection is projected to operate at:

- AM Peak Hour: LOS D under both No Project and Plus Project
- PM Peak Hour: LOS E under No Project and LOS F under Plus Project

The PM peak hour delay increases by approximately 11.6 seconds under Plus Project conditions. The intersection is forecast to experience poor operations even without the project; however, project traffic contributes to worsening PM conditions, resulting in a significant cumulative impact.

Mitigation identified in the TIAR includes installation of an additional eastbound left-turn lane. With this improvement, the entire intersection would operate at LOS E during the PM peak hour with delay lower than No Project conditions. Final determination regarding implementation of improvements rests with HDOT.

Maui Veterans Highway/Hoʻokele Street

This signalized intersection is projected to operate at:

- AM Peak Hour**:** LOS D under both No Project and Plus Project
- PM Peak Hour: LOS E under No Project and LOS F under Plus Project

The PM peak hour delay increases by approximately 9.4 seconds under Plus Project conditions. Similar to the Kūihelani intersection, poor PM operations are forecast under No Project conditions, and the project contributes incrementally to the degradation.

Mitigation measures identified in the TIAR include:

- Reconfiguration of the eastbound approach to provide shared through-left and shared through-right lanes;
- Implementation of east-west split signal phasing;
- Conversion of the northbound channelized free right-turn lane to a signal-controlled movement.

With these improvements, the intersection would operate at LOS E during the PM peak hour with reduced delay compared to No Project conditions. Final design and implementation would be subject to HDOT coordination.

Hāna Highway/Hansen Road

The westbound left-turn movement at this yield-controlled intersection operates at LOS F under existing conditions and remains LOS F under both Year 2042 No Project and Plus Project scenarios. The project contributes to a significant cumulative impact because operations are already unacceptable and the intersection meets signal warrants. The TIAR identifies installation of a traffic signal as the appropriate mitigation measure, which would improve operations to acceptable levels.

Although most signalized intersections operate at acceptable overall LOS, analysis of individual turning movements identifies several movements that operate at undesirable LOS during peak periods.

Key movements identified include:

- Westbound left-turn at Hoʻokele Street / Pūlehu Road (PM peak), projected to operate at LOS F under Plus Project conditions;
- Westbound and northbound left-turn movements at Hāna Highway / Hoʻokele Street (PM peak), projected to operate at LOS E or F;
- Westbound left-turn at Maui Veterans Highway / Hansen Road (PM peak), operating just above the LOS E threshold.

For these intersections, the TIAR concludes that signal timing optimization and phasing adjustments can improve individual turning movement performance without requiring additional lane construction. These turning movement issues are therefore operational in nature and can be addressed through signal timing adjustments rather than roadway widening.

Improvements to Existing Streets

Hoʻonani Village will be accessed via Pūlehu Road, Hansen Road and the future extension of Pakaula Street. Hansen Road connects west to Maui Veterans Highway and northeast to Pūlehu Road. Both Pūlehu Road and Pakaula Street connect north to Hoʻokele Street which connects to Hāna Highway to the northeast and Maui Veteran's Highway to the west.

Pūlehu and Hansen Roads are Major Urban collectors and run adjacent to the site to the east and south respectively. The Applicant is proposing to complete half-street improvements and pavement widening on these streets that meet the County of Maui's standards to incorporate the access points to the development and accommodate the additional traffic. The applicant is proposing 30 feet of right of way from centerline on both streets, which would be about a 2-foot ROW dedication on Pūlehu road (actual dedication varies), and a 10-foot ROW dedication on Hansen Road. The streets are being proposed to have 22 feet of paved width from the centerline with curb,

gutter and sidewalk. These roads are planned to have an 11-foot-wide travel line in either direction and a 6-foot-wide bike lane along the project site

Pakaula Street north of the site has a paved width of about 54 feet and has a travel lane and a lane for on-street parking on both sides, and a center turn lane. This existing street and its right-of-way terminate north of the project site. A parcel owned by the County of Maui exists between the project site and the end of Pakaula Street. The project does not propose any improvements to this existing street.

Both Hansen and Pūlehu are posted for a 30 mile per hour speed limit. The south end of Hansen is posted for a 20 mile per hour speed limit approaching Maui Veterans Highway. Pakaula Street is posted 25 miles per hour near its intersection with Hoʻokele Street. All existing intersections along Hansen and Pūlehu Roads are unsignalized.

The project site plan proposes two intersections with Pūlehu Road, and four intersections with Hansen Road. Due to the size and classification of the existing roads the TIAR recommends various geometries for the intersections. There are three main intersections along Hansen Road, which are the intersections with Road B, C and E. The intersection of Road C and Hansen Road will be the main access point for Phases 1 and 2 of the development. The intersection of Road B and Hansen Road will function as the main intersection for access from Hansen to the interior street network. The intersection of Road E and Hansen Road will function as the main access point to the light industrial area of the site. The main intersection along Pūlehu Road is the intersection with Road A. This intersection will function as the main access from Pūlehu Road to the interior street network and the interior commercial uses and the later phases of residential units.

The TIAR proposes two alternative designs for these main intersections with the adjacent urban major collector roads. The first alternative is for a standard geometry for a T-intersection, including a left turn lane into the site, and a center relief lane for vehicles turning left out of the site. The second alternative for these intersections would be for these to function as single lane roundabouts. This alternative offers a way for traffic to flow, reduce queueing and waiting times and function at a high level of service. This alternative, while highly functional, is not a practical option as the owners of the adjacent TMKs on the other side of Pūlehu and Hansen Road would have to give up a large portion of land for the improvements to be completed. As the applicant is not in control of the adjacent parcels, and the intersections can function well in a standard T-intersection geometry, that is the direction that is being proposed.

The other minor intersections along these Major Urban Collectors are proposed to function as Right-in Right-out intersections. A small center island will be designed and constructed to prohibit left turns out of the project site. This will allow vehicles to turn right with less queueing and remove the need for additional left turn lanes in and out of the site. The proposed minor intersections will continue to be analyzed through the design process. Should any of these intersections become deemed unnecessary for the site to function efficiently, these may be removed later in the design process.

As mentioned above, the intersection of Pūlehu Road and Hansen Road is currently being designed by others for a County of Maui project to install a single lane roundabout. The proposed improvements to these roads from the Hoʻonani Village project will match the proposed design of this roundabout. For the County project to be completed, it is likely that agreements for land swapping will need to be completed for the approaches to the roundabouts. The applicant will continue to coordinate with the County of Maui on the roundabout at this location. The proposed roundabout, when completed, will only benefit the Hoʻonani Village project by maximizing the efficiency of the travel through that intersection.

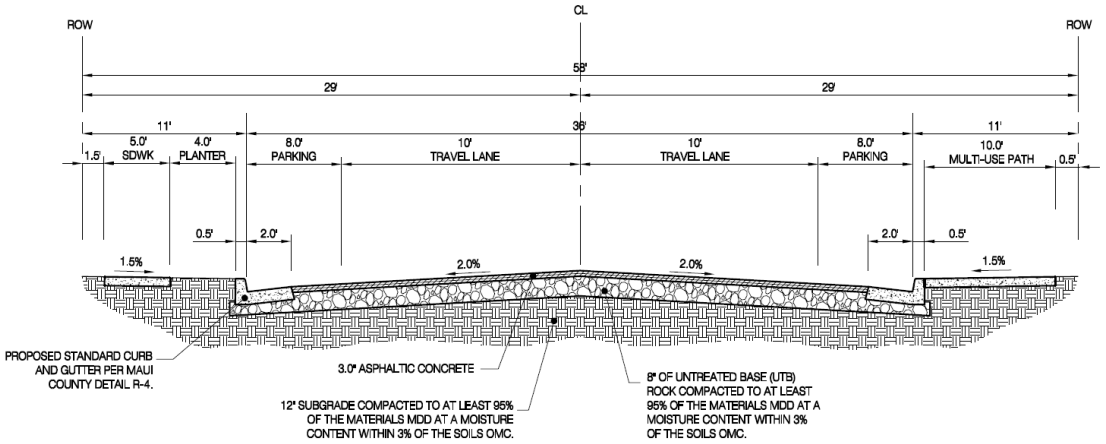
Proposed Street Improvements

The interior street network has been designed to maximize the efficiency of the site, to promote multi-modal transportation, and to reduce stops and queues on site. The interior street network has been designed with three different street sections, Street Types A, B and C. These street sections have been designed to align with various street sections in the County of Maui Street Design Manual, December 2018. These street sections are preliminary and are subject to change through the design process.

Street Type A

The proposed Street Type A street section has been designed similar to the section of a minor collector. The proposed street section has 58 feet of right-of-way, 32 feet of pavement to provide 10-foot travel lanes in either direction and 8-foot lanes for on-street parallel parking. The street improvements are accompanied by a 5-foot sidewalk on one side and a 10-foot-wide multi-use path on the other. This street section is currently proposed for the two main access ways to the interior street network from Pūlehu and Hansen Roads, and for the main stretch along the southern portion of the Central Commons. This section is the only street section that proposes on-street parking as off-street parking is provided across the site. See **Figure 24** below for the preliminary street section for Street Type A.

Figure 24 – Preliminary Street Section – Street Type A



TYPICAL MINOR COLLECTOR
STREET SECTION
- PARKING BOTH SIDES

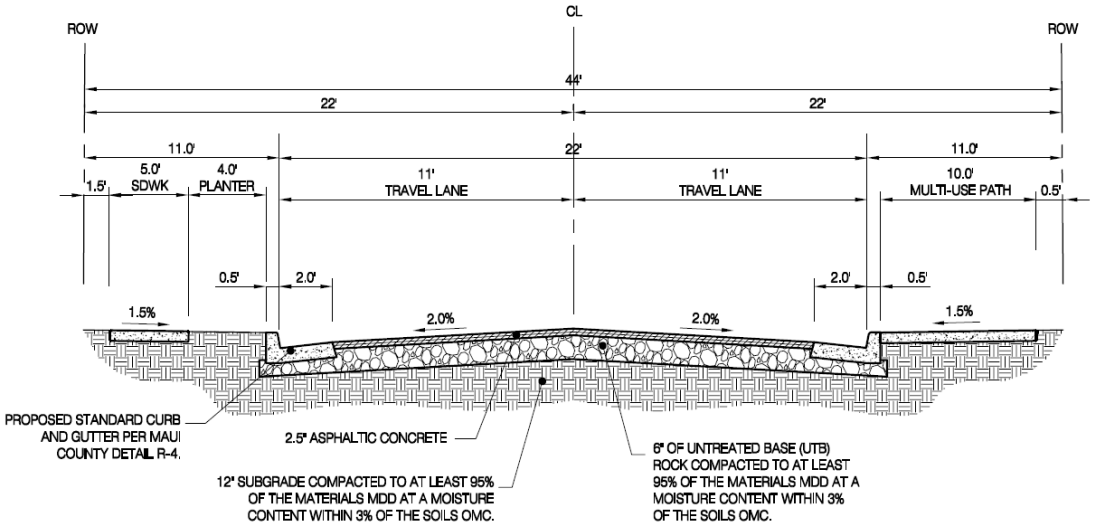
NTS

Street Type A

Street Type B

The proposed Street Type B street section has been designed to follow the section of a Minor Street without on-street parking from the County of Maui Steet Design Manual. The proposed street section has 44 feet of right-of-way, and 22 feet of pavement to provide 11-foot travel lanes in either direction. The street improvements are accompanied by a 5-foot sidewalk on one side and a 10-foot-wide multi-use path on the other. This street section is currently proposed for various sections across the site but mainly for the main street section adjacent to the northern side of the Central Commons. Without on-street parking proposed with this street section, this street emphasizes connecting on-street traffic to the various uses across the site and promotes efficient circulation without having to stop for vehicles parking on the street. This street section also promotes safe multi-modal transportation across the site by including the on-street multi-use path to protect bicycle access. See **Figure 25** below for the preliminary street section for Street Type B.

Figure 25 – Preliminary Street Section – Street Type B



TYPICAL LOCAL STREET SECTION - NO PARKING

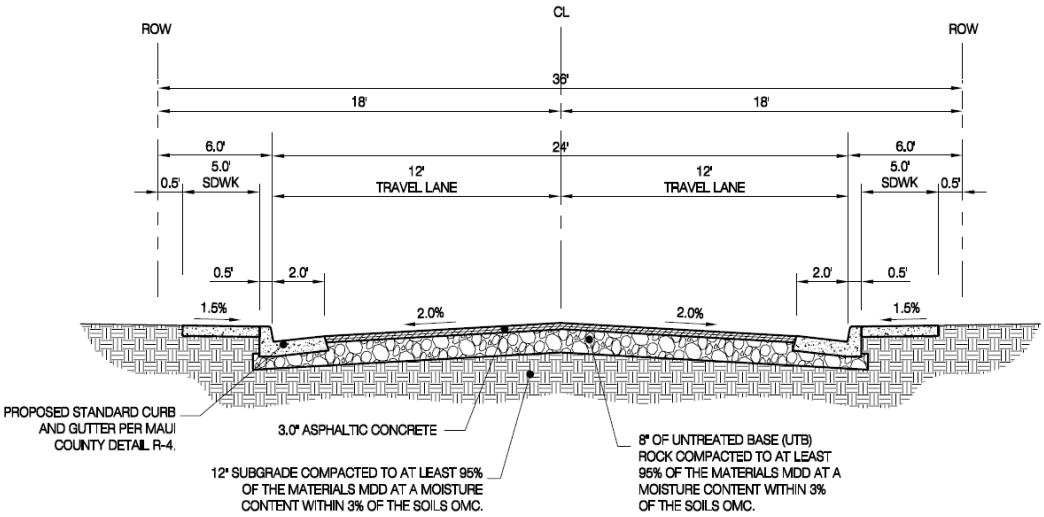
NTS

Street Type B

Street Type C

The proposed Street Type C street section has been designed to follow the section of a Minor Street in an industrial area without on-street parking from the County of Maui Steet Design Manual. The proposed street section has 36 feet of right-of-way, and 24 feet of pavement to provide 12-foot travel lanes in either direction. The street improvements are accompanied by 5-foot sidewalks on either side. This street section is currently proposed for within the portions of the commercial and industrial areas where on-street parking is not offered. This street section is designed with wider travel lanes that are designed to accommodate the larger vehicles that are more frequently utilizing the streets to access the industrial and commercial uses. The street section does not include planter strips or on-street multi-use paths as there is typically less bicycle and pedestrian circulation adjacent to these uses. See **Figure 26** below for the preliminary street section for Street Type C.

Figure 26 – Preliminary Street Section – Street Type C



TYPICAL INDUSTRIAL
STREET SECTION
- NO PARKING

NTS

Street Type C

Interior Street System

The interior street system is oriented around the potential Central Commons area with Road A to the south and Road B to the north. These streets are connected on the west and east side of the commons with single lane roundabouts designed with an Inscribed Circle Diameter of 120 feet. These are proposed to reduce vehicle queueing around the site and to promote a more continuous flow through the development. As mentioned above, Street Type A adjacent to the town center is proposed to have 10-foot-wide travel lanes to promote slower speeds near the area with the greatest pedestrian traffic on site. The 8-foot-wide parallel parking lanes in both directions along this road will provide parking for visitors and will also function as a traffic calming measure. A mix of standard sidewalks and mixed-use paths will border these central streets to provide off-street circulation for bicycles and pedestrians. An off-street path system is planned within the phases to connect to the on-street system. One of the objectives of the transportation design is to emphasize multi-modal transportation. The multi-use paths will promote bicycle and pedestrian access to the Central Commons from the residential areas on-site, while keeping the users safe by separating them from the main flow of traffic.

Additionally, the site may include in the future designated pull-out areas for ride sharing drop-off and pick-up locations to make it easier for the outside community to gain access to the various retail and restaurant uses on site.

Visitors will have access to several parking lots within the Central Commons as well as the on-street parallel parking stalls. Fehr & Peers has completed a complete parking analysis for the site and is discussed below.

The local street system within the development will utilize various traffic calming techniques to promote lower speeds throughout the site. These traffic calming measures may include speed humps, bump-outs, raised crosswalks and the proposed roundabouts. The traffic calming measures will be designed to meet the County of Maui standards for local streets.

Proposed On-Site Parking

Parking will be provided for each of the proposed uses. It is anticipated that minimum parking requirements will be met, however, final parking counts have not yet been established.

Proposed Bicycle and Pedestrian Facilities

The Hoʻonani Village project was designed with the mindset of creating a place for the Maui community to live, work and play; a place to grow together and thrive. In efforts to achieve this, the site plan is designed for the residents of the project to be able to access the Central Commons and various commercial areas without the need to drive. Pedestrian facilities including the sidewalks and multi-use paths are located adjacent to all interior streets and are protected by the proposed curbs, planter strips and traffic calming measures. Additionally, pedestrian walking paths will be located throughout the individual phases and within the Town Center (Recreation, Restaurant and Entertainment) area to provide active open space for the residents and visitors to Hoʻonani Village, and to connect the various residential and commercial uses. The Hoʻonani Village site plan will create a very walkable community. The site will be designed to meet the requirements of the Americans with Disabilities Act to ensure that the circulation and walkability of the site will be functional for all visitors and residents.

New bicycle facilities will be created on Hansen and Pūlehu Roads with the proposed street widening improvements as 6-foot bike lanes. The interior streets include a 10-foot-wide multi-use path in certain areas to provide less experienced cyclists a path from the multi-family units to the Central Commons area. Cyclists who utilize biking as a main form of transportation and access the site from Hansen or Pūlehu Road will be able to share the travel lane on the interior streets to connect to the Central Commons area..

Although not confirmed at this time, the applicant has visited the idea of including e-bike sharing services on the project site. This would provide the residents with an additional option for transportation throughout the development. This option only becomes practical with a greater demand from the nearby community as well to make financial sense. Additional planning is needed with the County of Maui and the Department of Transportation to see if the implementation of a bike sharing service would be practical for the site.

The proposed site plan integrates safe circulation for both pedestrians and cyclists from the residential units to the various commercial uses. The site plan will include multi-use paths throughout the site, and new bike lanes on Hansen Road, Pūlehu Road and to create a safer commute for local cyclists. The project will increase the safety of these modes of transportation on and adjacent to the project site.

Proposed Public Transit Facilities

There are no additional public transportation facilities currently proposed with the development. The site is designed in a way to potentially include new bus stops to promote public transportation to and from the site. The applicant is in active coordination and planning with the Department of Transportation and the County of Maui regarding potential future public transportation facilities.

Transit Oriented Corridor (TOC)

The County of Maui is currently in the process of updating the Wailuku-Kahului Community Plan (2002). As the County Council initiated Community Plan Amendment in process, the applicant is requesting that the project site be designated as Transit Oriented Corridor (TOC) in order to be consistent with the proposed amendments to the Maui Island Plan Urban Growth Boundary, and the County of Maui M-1 Light Industrial zoning. This TOC designation is not currently a land use designation in the Wailuku-Kahului Community Plan but has been implemented in the latest West Maui Community Plan that was accepted in 2022 and is included in the current draft of the South Maui Community Plan. The proposed mixed-use elements, street improvements and development pattern within the Hoʻonani Village site are consistent with the TOC designation including the emphasis for multi-modal access and circulation across the site, the implementation of high efficiency intersections by utilizing roundabouts, the creation of a vibrant street scape with native vegetation, and the potential implementation of various ride or bike sharing systems and public transportation.

2. Water System

Existing Conditions

The existing site does not have any water systems located on site for domestic or agricultural purposes. As the site was once used for agricultural purposes, it is assumed that at one time there was an irrigation system across the site to provide water to the crops on site. This system has since been removed. There are no existing water systems or structures in Pūlehu Road or Hansen Road that are adjacent to the site. DWS records show that there is an existing 6-inch ductile iron pipe along Old Puʻunēnē Road that also runs along a portion of Hansen Road fronting the property TMK. Connected to the 6-inch waterline is an 8-inch ductile iron waterline that traverses the property, just west of the project site boundary, and connects to a 12-inch waterline, which services the Puʻunēnē Shopping Center. Per DWS, the water service to these lines is most likely provided by the Mokuhau wells that feed into 16- and 18-inch transmission lines. The nearest existing fire hydrant is located near the terminus of Pakaula Street. See **Figure 27** below for the existing map of the DWS Water System.

Figure 27 – Existing Water System GIS Map



An existing Department of Water Supply (DWS) irrigation meter remains along Hansen Road, located east of the A&B Sugar Museum. No existing potable water infrastructure or water system facilities are located within Pūlehu Road or along the remainder of Hansen Road adjacent to the project

site. In addition, the adjacent Maui Business Park development, located north of the project site, is served by a private well and onsite water system that provides both domestic and fire protection water. The nearest existing fire hydrant is located near the terminus of Pakaula Street.

The County of Maui's Department of Water Supply's (DWS) comment letter in response to the Hoʻonani Village Environmental Impact Statement Preparation Notice (EISPN) dated December 23, 2025 was provided during the EISPN comment period. A complete response to this letter is provided in this DEIS.

Existing Water Supply

A Water Resource Assessment prepared in March 2026 by Tom Nance Water Resource Engineering evaluated groundwater availability for the proposed project. The assessment was completed based on the current potential water demand for the project.

The project site is located within the Kahului Aquifer System, near its boundary with the Pāʻia Aquifer System. The Kahului aquifer has a CWRM designated sustainable yield of 1.0 million gallons per day. Historical groundwater withdrawals during the plantation era were significantly higher than current pumping levels. During active HC&S operations, total withdrawals from the aquifer system were estimated to reach approximately 50 million gallons per day. Since the closure of plantation operations, groundwater withdrawals have declined substantially and are currently estimated to range between approximately 6 and 7 million gallons per day based on recent monitoring data.

The proposed project would utilize the existing Puʻunēnē–Pump 6 Well (State Well No. 5226-002), a former HC&S production well located within the Kahului Aquifer System. The well facility consists of a vertical shaft well providing access to two horizontal skimming tunnels constructed during plantation operations.

The well was historically equipped with pumps capable of producing approximately 23 million gallons per day, substantially greater than the water demand associated with the proposed development.

Groundwater produced from the well is slightly brackish. Historic measurements indicated electrical conductivity ranging from approximately 1,300 to 2,000 microsiemens per centimeter, corresponding to chloride

concentrations of approximately 350 to 550 milligrams per liter. Recent measurements conducted in August 2025 recorded conductivity values near 1,200 microsiemens per centimeter, equivalent to approximately 325 to 330 milligrams per liter chloride.

Based on these results, groundwater from the well is considered potentially usable for potable supply with treatment. Reverse osmosis filtration is anticipated to reduce salinity levels to meet drinking water standards.
The Water Resource Assessment concludes that operation of the Puʻunēnē–Pump 6 Well at the proposed pumping rate would not adversely affect nearby wells or impair the overall utility of the Kahului Aquifer system.

Potential Impacts and Mitigation Measures

A PER for the proposed development has been prepared as part of the EIS process to assess water needs for the proposed development. Refer to **Appendix R – Preliminary Engineering Report** for the complete analysis of the proposed water system.

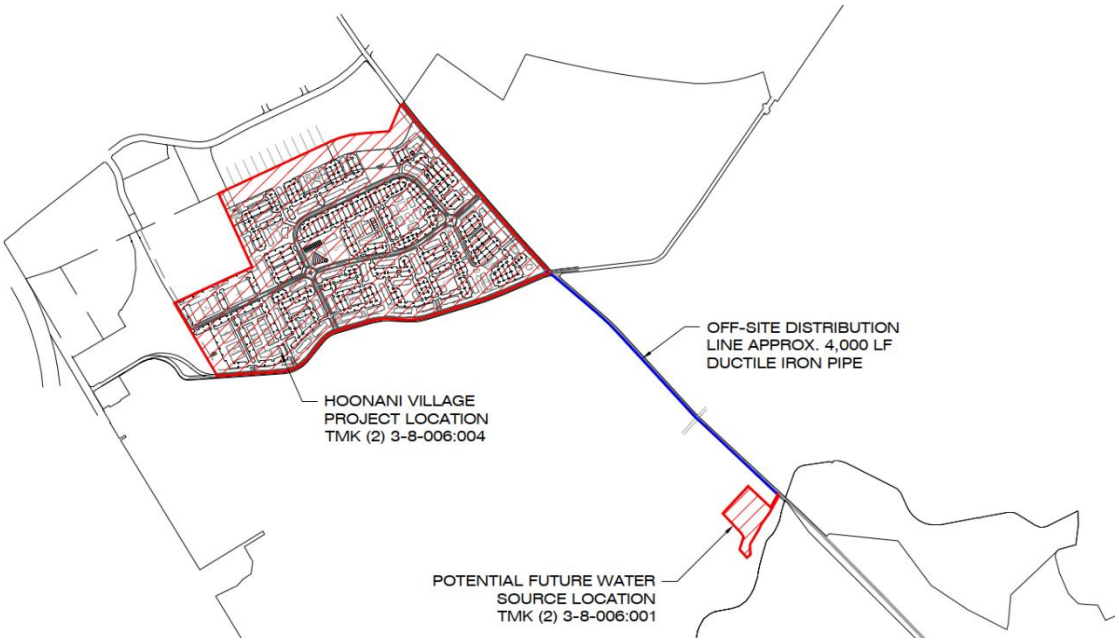
The proposed water system will be constructed to meet the requirements of the County of Maui Department of Water Supply, and the latest Hawai'i State Fire Code, which is based on the National Fire Protection Association's (NFPA) 2021 NFPA 1 Fire Code.

The water system on site will be constructed with various sizes of ductile iron pipe (or approved equal), and will be located within the streets, parking lots, and open spaces to serve the various uses on site. Separate water services, meters, pressure reducers and backflow preventers etc. will be installed throughout the site to serve the various residential, commercial and industrial buildings, and open space areas. Fire hydrants will be spaced every 250 feet as required by the Department of Water Supply for fire suppression. Additionally, the buildings will have FDC's and other fire suppression measures that will be addressed in the future.

The proposed off-site water distribution system includes the utilization of Puʻunēnē–Pump 6 as the water source, the modification of the existing pumps associated with the water source, the construction of new water storage tanks, likely a water treatment system, a new water distribution pump system, and distribution main lines from the water source to the project site. The intent of the modifications to the existing water source is to construct a future municipal water supply that will be owned and operated by the County of Maui and serve various users within the local community,

including the residents and visitors to Hoʻonani Village. If an agreement with the County of Maui is not finalized, then the system will be planned as a private water system. See **Figure 28** below for the approximate location of the off-site water system improvements.

Figure 28 – Preliminary Off-Site Water System Map



Preliminary Water System Calculations

The mixed-use development that includes low-rise multifamily residential buildings, commercial and recreational uses, office space, light industrial uses, hospitality facilities, and landscaped open space. Water system demand and sizing were evaluated in accordance with the County of Maui Department of Water Supply (DWS) standards and guidelines. DWS Domestic Consumption Guidelines and Fire Flow Requirements were applied in the water system demand calculations.

The residential component of the project currently consists of approximately 1,608 low-rise multifamily dwelling units, including a mix of one-, two-, and three-bedroom units. The total number of units and the distribution of unit types may be refined as project design advances. For planning and system sizing purposes, domestic water demand for the residential units was estimated at 400 gallons per unit per day. While DWS standards identify a

planning value of 560 gallons per unit per day for multifamily development on Maui, a reduced per-unit demand was applied to better reflect the anticipated water use characteristics of the proposed affordable housing development and to estimate projected potable water demand more accurately. Additionally, the City and County of Honolulu, and the County of Hawai‘i utilize 400 gal./day for these units, while the County of Kaua‘i uses 350 gal./day. As the residents of a low-rise multi-family unit on Maui won't typically be using an additional 160 gal/day, the applicant is requesting to apply the larger of these estimates to size the system. As the goal is to estimate the actual water demand and understand the impact on the existing aquifer, the additional 257,280 gal./day does not provide an accurate representation of the proposed water system. Based on this assumption, the estimated average daily residential water demand is approximately 643,200 gallons per day (gpd).

Commercial and light industrial uses within the project, including retail, restaurant, entertainment, hospitality, office, and light industrial space, were evaluated based on estimated acreage by use type. These uses were modeled using a planning factor of 6,000 gallons per acre per day, consistent with DWS guidelines, resulting in an estimated average daily demand of approximately 289,627 gpd. Landscaped open space areas were modeled at 1,700 gallons per acre per day, resulting in an estimated average daily demand of approximately 64,600 gpd. Water usage associated with the proposed wastewater treatment facilities was assumed to be negligible. The project is anticipated to be developed in multiple phases, with individual phases incorporating varying combinations of residential and non-residential uses. Potable water demand by development phase is detailed in the Domestic Private Water System Calculations provided in the attached PER.

Table 9 below summarizes the estimated potable water demand by land use and development phase for the proposed Ho‘onani Village project. The total estimated average daily demand (ADD) for full buildout is approximately 997,427 gpd. A contingency factor of 10 percent was applied to account for system losses and unmetered water use, resulting in a design ADD of approximately 1,097,170 gpd. Applying a peaking factor of 1.5, the estimated maximum daily demand (MDD) for the project is approximately 1,645,755 gpd.

At this time water for irrigation use of the open space areas could come from the new water system, or from reusable R-1 water from the proposed wastewater treatment plant on site. To err on the side of caution, irrigation consumption has been added to the water system calculations below.

Irrigation meters and backflow preventers will be installed as necessary to irrigate the open space and landscape amenities on site.

Table 9. Preliminary Water System Sizing Calculations

Preliminary Water System Sizing Calculations				
Phase	**Type of Use**	**Quantity of unit**	**Average Daily Demand (gpd)**	**Max Daily Demand (gpd) (1.5 x ADD)**
1	Residential Irrigation	268 units 3.77 acres	113,609	170,414
2	Residential Commercial Irrigation	268 units 0.230 acres 4.77 acres	116,686	175,030
3	Residential Commercial Irrigation	268 units 1.722 acres 4.96 acres	125,963	188,944
4	Residential Commercial Irrigation	268 units 1.033 acres 4.60 acres	121,218	181,828
5	Residential Commercial Irrigation	268 units 0.803 acres 6.63 acres	123,292	184,938
6	Residential Irrigation	268 units 3.56 acres	113,252	169,878
7	Commercial Irrigation	240 units 2.05 acres	87,485	131,228
8	Commercial Irrigation	235,000 sq. ft. 1.41 acres	35,297	52,946
9	Commercial Irrigation	25 acres 6.25 acres	160,625	240,938
Project Total	**-**	**-**	**997,427**	**1,496,141**
Project Total	**-**	**-**	**1,097,170 (Increased by 10% for unmetered losses)**	**1,645,755**

With the Maui County Council's adoption of Ordinance 5759, the Department of Water Supply (DWS) now determines domestic water demand and development impact fees based on projected daily water use rather than the number of water fixtures. The updated approach uses Equivalent Single Dwelling (ESD) units, where 1 ESD equals 300 gallons per day (GPD). An ESD represents the estimated daily water demand of a typical home based on its number of bedrooms and bathrooms.

Because this methodology was recently adopted, the applicant is coordinating with the County of Maui DWS to determine whether it can be used to size the water system for the proposed project, as it provides a more realistic estimate of residential water demand.

The preliminary Phase 1 unit mix may include 90 one-bedroom/one-bath units (0.5 ESD), 144 two-bedroom/one-bath units (0.6 ESD), and 36 three-bedroom/two-bath units (0.9 ESD). Based on this breakdown, the average daily demand per unit is approximately 182 GPD. This updated methodology indicates that the Water System Standards domestic consumption guidelines overestimate the project's projected water demand and aquifer impact. If applied to the residential portion of the project, the estimated total average daily demand would be approximately 649,067 GPD.

Coordination with DWS will continue, and the final water system sizing methodology will be confirmed prior to final design.

The Water Resource Assessment was completed based on what is currently known for the potential water demand that is needed to serve the project. The applicant is working with the County of Maui and Mahi Pono on agreements that include providing potable water to both entities. Approximately 1.65 MGD is required to serve the Ho'onani Village project at full build out, Mahi Pono has preliminarily requested for 200,000 GPD, and the County of Maui has requested for half of the total water produced. The preliminary estimated total that is required to serve these uses is around 3.7 MGD. As the final pumpage amount is subject to change, additional pump testing and water sample testing may be completed in the future to assess the impacts of a larger pumpage amount. The final pumpage amount will be determined prior to construction.

Water Main System & Water Storage Sizing

Based on the estimated average daily demand and maximum daily demand on-site and off-site water distribution facilities were evaluated and sized to meet both domestic water demand and fire protection requirements. The

primary distribution main conveying water from the off-site source to the project site is intended to serve the full domestic demand of the development. Hydraulic analysis of this main was conducted using a peak-hour flow rate of approximately 2,286 gallons per minute (gpm). In accordance with County of Maui Department of Water Supply criteria, maximum water velocity within domestic water mains during peak conditions is limited to less than 5 feet per second. To meet this criterion, the main distribution line would require a minimum diameter of approximately 14 inches. The final sizing of this line will be completed with construction plan approval.

Within the project site, distribution mains branch from the primary line to serve localized land uses. Because these internal mains supply smaller service areas, their sizing is governed primarily by fire flow requirements rather than peak domestic demand. Commercial uses within the County of Maui are required to be capable of supplying a minimum fire flow of 2,000 gpm for a duration of two hours. Based on this requirement, on-site water mains would require a minimum diameter of approximately 12 inches to meet fire protection standards. As the analysis of the on-site water system will continue with final design, the final sizing of the water mains on site will be completed with the phased design plans.

The proposed water reservoir that serves the development will be sized based on the larger requirement between the maximum day consumption, and the combined maximum day consumption flow plus fire flow for the duration of the fire (2 hr.). During the two-hour period of a potential fire, a ¾ full reservoir would have to hold 377,146 gallons, which would make the reservoir have a size of at least 502,862 gallons. However, this is significantly less than the maximum day consumption of 1,645,755 gallons, which would control the volume needed to serve the project. The applicant is working on potential agreements with the County of Maui and Mahi Pono to pump, store and distribute additional potable water as a future municipal water source. The final volume of storage will be confirmed during the final design phase of the system.

It is anticipated that the water that will be pumped from Puʻunēnē – Pump No. 6 will likely be brackish and need to be treated to serve domestic uses. A treatment system will be designed and installed to provide a long-term water source for the development. A reverse osmosis (RO) treatment system will likely be utilized to treat the water. The RO process produces a byproduct often referred to as the brine that is made up of concentrated dissolved salts, hardness minerals, silica and other trace metals and treatment chemicals. Depending on the quality of the groundwater when the pumps are

functioning at full capacity, the brine will typically make up for about 15-30% of the total amount of groundwater that is pumped and treated.

Pump No. 6 is adjacent to Haiku Ditch, which is an irrigation ditch utilized by Mahi Pono. The ditch adjacent to the well site flows to the south for over 3 miles to a large basin for irrigation use. The applicant's preferred discharge method for the brine is to convey it to the Haiku ditch to be diluted with the ditch water and to be reutilized by Mahi Pono for irrigation. Continued testing of the ditch water in the basin would be completed to confirm that the salinity of the ditch water isn't high for irrigation use following the addition of the brine. Because the RO brine disposal plan is still preliminary, the applicant is evaluating several alternatives, including injection wells, evaporation ponds, and other potential options for dilution or reuse. The final brine disposal approach will be determined prior to construction. The overall treatment and disposal system will be designed at a later stage in accordance with County of Maui standards, and the treatment system and disposal method may be refined as the design progresses.

Water System Alternatives

There are a few different options to serve the project site for domestic water service and fire protection. Below is a breakdown of the possible alternatives for water service.

1) Connecting to the existing County of Maui Water System.
   As discussed above, an existing public water system owned and operated by the County of Maui is located near the project site in Hoʻokele Street and Pakaula Street. An existing issue in the County of Maui is water availability. As the proposed system on site will be sized based on the water system sizing requirements with the Department of Water Supply, the proposed development would put a large burden on the existing system with the additional demand. To avoid affecting the existing residences and businesses that are served by the system, the applicant is proposing not to connect to the existing public system. The existing public water system will not be affected by the proposed development.

2) Connecting to an existing private water system.
   There are existing privately owned water systems near the development site including the source and system adjacent to the site to the north in the Maui Business Park site. Unfortunately, the privately owned system does not have the capacity built into the existing system to provide the necessary water supply volume, flow rate and pressure to serve the

development. The development is not proposing to connect to an existing private water system.

3) Creating a new water source.

The development plans to utilize this alternative as the preferred secondary alternative should the primary alternative not be feasible. For this alternative, the development would construct a new water source, water storage and pump site, and distribution system that would be designed and constructed to provide water for domestic uses, irrigation and fire suppression. The intent of this new system would be for the system to be initially owned and maintained privately but would be constructed to the Department of Water Supply standards so that in the future there could be an opportunity to turn the system over to the County of Maui.

This alternative was analyzed by Tom Nance Water Resource Engineering to identify the potential impacts to the Pāiʻa aquifer system under the assumption that the new wells would be located in that aquifer system. The report found that the Pāiʻa Aquifer system has a sustainable yield of 7 million gallons per day that is currently being pumped by Mahi Pono's use of former HC&S irrigation wells. A test well would have to be drilled to test the salinity of the supply well. This alternative would impact the existing supply of the Pāiʻa Aquifer. The WWTP that is proposed to create R-1 water will likely percolate the treated wastewater to add to the aquifer supply. This alternative is not the preferred alternative due to the additional drilling and impacts to the existing aquifer, a lengthy approval process with the State of Hawaiʻi, and the overall costs of construction.

4) Modifying an existing water source.

The Applicant is working to acquire an existing well referred to as Mahi Pono Well #6 or Puʻunēnē Mill Pump No.6. The existing well has the capacity to supply enough volume to serve the development. Modifications to the existing pump system to draw that water would be made, as well as constructing a new storage and distribution system. The existing well was tested for chlorides multiple times over the past year, and it is likely that treatment may be required to provide water for domestic uses. The Water Resource Assessment that was completed by Tom Nance Water Resource Engineering based on the current potential water demand for the project and concluded that the utilization of the existing well would not adversely impact any ongoing use of the wells or the utility of the Kahului Aquifer System. Should the final pumpage amount increase to serve additional users, it is possible that additional

pump testing and water sample testing will be required to analyze the impacts of this increased water demand.

The applicant proposes to make modifications to the existing well, including the installation of a new pump distribution system and storage tanks to serve the development. The existing pumps have a capacity that far exceeds what is needed to serve the development. To make the system more efficient, the applicant plans to downsize the existing pump system to utilize less resources to run the system. An offiste water distribution system would be designed and constructed to convey the water to the site for use.

This alternative would reduce the amount of additional drilling that is needed to supply water for the project and minimize additional impacts to the aquifer. Additionally, the overall construction costs would be much less than creating a new water source by avoiding the additional costs of drilling multiple new wells.

Modifications to the existing water source and constructing the rest of the private distribution system are the preferred alternative to serve the development for domestic service, fire suppression and irrigation. The intent of this new system would be for the system to be initially owned and maintained privately but would be constructed to the Department of Water Supply standards so that in the future there could be an opportunity to turn the system over to the County of Maui to function as a municipal water source.

The proposed development is pursuing the creation of a new system to limit all impacts on existing water systems in the area and their users.

3. Wastewater System

Existing Conditions

According to the County of Maui Department of Environmental Management (DEM) comment letter on the Hoʻonani Village Environmental Impact Statement Preparation Notice (EISPN), dated December 12, 2025, the project site is located outside the County's existing public sewer service area. No existing public wastewater collection lines or wastewater structures are located within the Hoʻonani Village development site. County of Maui wastewater infrastructure GIS records indicate the presence of private wastewater lines and associated structures on the western portion of the parcel, near the A&B Sugar Museum. Additional private wastewater lines are

located within Hoʻokele Street and serve various phases of the Maui Business Park development. These private wastewater facilities generally consist of 8-inch and 10-inch sewer mains that connect to the public wastewater collection system located makai of Mayor Elmer F. Cravalho Way.

Public wastewater collection lines and associated structures are also present within Pakaula Street and provide service to existing users within the Puʻunēnē Shopping Center. Both the public and private wastewater systems in the area ultimately convey flows to the Wailuku–Kahului Wastewater Reclamation Facility. **Figure 29** below illustrates the existing wastewater infrastructure surrounding the project site.

The DEM comment letter indicates that the existing public wastewater collection system does not currently have sufficient capacity to serve the Hoʻonani Village site. The letter further notes that the Wailuku–Kahului Wastewater Reclamation Facility (WWRF) does not presently have available capacity to accept additional wastewater flows. Future capacity may become available following completion of the Central Maui Wastewater Treatment Plant (WWTP) and the diversion of a portion of existing wastewater flows to the new facility. The letter also acknowledges that, subject to County review and approval, separate agreements may be considered to allow connection of early phases of the proposed development to the existing public sewer system. A full response to this letter is found in Chapter V of this DEIS.

Figure 29 – Existing Sewer Infrastructure Map



Potential Impacts and Mitigation Measures

The applicant plans to install a private wastewater system on-site to serve the development. This system will likely be privately owned and maintained for its entire lifespan. The proposed on-site system will be sized to meet the Wastewater flow requirements of the State of Hawai'i Department of Health HAR Chapter 62 of Title 11 Wastewater Systems, and the County of Maui's Wastewater Flow Design standards. The proposed wastewater system will consist of a network of gravity sanitary sewer main lines directing wastewater towards that low point of the site near the northwest corner of the site. Each building will connect to this gravity system through individual sanitary service laterals.

As mentioned above, the closest existing sewer system is a private system that will be constructed with the Maui Business Park and connects to the downstream public wastewater system. The nearest connection to the public wastewater system is near the terminus of Pakaula Street. Both of these systems convey wastewater to the Wailuku/Kahului WWTP. Agreements with the adjacent property owners would be needed to allow the project to connect to these systems. Both systems are comprised of gravity sewer lines that end up connecting on the makai side of Mayor Elmer F. Carvalho Way.

Connection to the County of Maui public wastewater collection and treatment system represents the preferred long-term alternative for serving the proposed development. However, the Department of Environmental Management (DEM) comment letter indicates that the existing wastewater system does not currently have sufficient capacity to accommodate the full wastewater flows generated by the proposed project. While connection to the existing public system may be feasible for certain early phases of development through coordination with the County, the comment letter notes that approximately 7,900 linear feet of existing sewer infrastructure may require upsizing to provide service to the Ho'onani Village site. The extent of these improvements and associated costs could limit the practicality of this alternative for full project buildout.

The DEM comment letter further indicates that the Wailuku–Kahului Wastewater Reclamation Facility (WWRF) does not currently have adequate treatment capacity to serve the entire proposed development. For full buildout to be accommodated by the public system, a portion of wastewater flows would need to be diverted to the planned Central Maui WWTP, which is intended to relieve capacity constraints at the Wailuku–Kahului WWRF. Because the timing and implementation of these system improvements are outside the Applicant's control, the feasibility of constructing a new private wastewater treatment facility is being evaluated. This facility could be constructed at the outset of development to serve initial project phases or

implemented later in the construction timeline, depending on infrastructure availability and project phasing considerations.

If a WWTP will have to be constructed on site to serve the development, a pump station will be constructed near the low point on site to transfer the wastewater via a pressure line system to the WWTP. The project site plan currently shows the potential location for the WWTP to be situated on the western end of the project site adjacent to Hansen Road. The treatment plant would likely be designed to process wastewater and produce reusable R-1 water for irrigation use on and off-site. The applicant is also exploring potential partnerships with nearby landowners and agricultural users, including Mahi Pono and Maui Business Park, to expand off-site use. Final agreements and uses of the R-1 water will be determined at a later stage.

During periods of reduced irrigation demand, backup disposal methods will be implemented. Potential options include underground infiltration chambers or absorption beds, infiltration basins, Soil Aquifer Treatment beds, and Underground Injection Control (UIC) wells, subject to State Department of Health approval. Other possible methods include NPDES-permitted surface discharge or industrial reuse. Infiltration-based disposal methods would support aquifer recharge. All recycled water uses and disposal methods will comply with Hawai‘i Administrative Rules Chapter 11-62 and applicable monitoring and regulatory requirements.

Implementing an R-1 recycled water system supports green infrastructure for the Ho‘onani Village project by reducing potable water demand and promoting aquifer recharge. The final recycled water use and disposal strategy will be confirmed during final design and construction planning.

Various routes and alignments are possible for the proposed pipe network to optimize efficiency, and the location of the proposed mains may change. The slopes, sizes of the main lines, and the proposed structures will be designed in accordance with the requirements of the County of Maui Wastewater Reclamation Division. Refer to **Appendix R – Preliminary Engineering Report** for the complete analysis of the proposed wastewater system.

Wastewater Sizing Calculation

The proposed sanitary sewer system would consist of a network of gravity sewer mains constructed of polyvinyl chloride (PVC) or high-density polyethylene (HDPE) pipe in a range of sizes appropriate to anticipated flows. Individual sanitary sewer laterals would generally be a minimum of 6 inches in diameter, consistent with County of Maui Wastewater Reclamation Division (WRD) standards. Wastewater generation for the mixed-use

development was estimated by land use type in accordance with the WRD Wastewater Flow Standards. Because the site plan and land use configuration may be refined as project design advances, the calculations presented herein reflect the conceptual land use program in effect at the time of this analysis.

The residential component of the project currently includes approximately 1,608 dwelling units consisting of a mix of one-, two-, and three-bedroom units. Residential wastewater generation was estimated at 255 gallons per unit per day, consistent with WRD criteria, resulting in an estimated residential wastewater flow of approximately 410,040 gallons per day (gpd).

Non-residential wastewater generation was estimated separately by use type to account for differing occupancy and flow characteristics. Retail space was evaluated assuming one employee per 350 square feet of floor area and a generation rate of 15 gallons per employee per day. Based on approximately 16,500 square feet of retail space, this results in an estimated wastewater flow of approximately 707 gpd. Restaurant uses were evaluated assuming that approximately 60 percent of the gross floor area is usable, with one customer seat per 20 square feet of usable area and a generation rate of 80 gallons per seat per day. Based on approximately 23,500 square feet of restaurant space at buildout, restaurant uses would generate an estimated 56,400 gpd. Office space was evaluated assuming one employee per 200 square feet of floor area and a generation rate of 20 gallons per employee per day. Approximately 100,000 square feet of office space would generate an estimated 10,000 gpd. Hospitality uses, including hotel accommodations, were estimated at 300 gallons per unit per day; for approximately 240 units, this results in an estimated wastewater flow of 72,000 gpd. Light industrial uses were evaluated assuming one employee per 500 square feet of floor area and a generation rate of 25 gallons per employee per day. Based on approximately 255,000 square feet of light industrial space, this results in an estimated flow of approximately 12,750 gpd. Additional commercial uses, such as entertainment venues and civic facilities, were also included in the overall commercial wastewater estimate using planning-level assumptions. In total, non-residential uses are estimated to generate approximately 165,031 gpd of wastewater at full buildout.

The combined average wastewater flow for the mixed-use development, exclusive of infiltration and inflow, was estimated at approximately 575,071 gpd. Consistent with WRD requirements, both dry-weather and wet-weather infiltration and inflow (I/I) were incorporated into the analysis. Dry-weather I/I was estimated at 5 gallons per capita per day; based on an estimated on-site population of approximately 7,928 persons, this results in an additional

flow of approximately 39,641 gpd. Wet-weather I/I was estimated at 1,250 gallons per acre per day. For an overall project area of approximately 151.5 acres, wet-weather I/I is estimated at approximately 189,375 gpd.

The total average wastewater flow, inclusive of infiltration and inflow, was therefore estimated at approximately 804,086 gpd. To provide appropriate system capacity and operational flexibility, a safety factor of 25 percent was applied, resulting in a minimum WWTP design capacity of approximately 1,005,108 gpd. Final WWTP design would be completed at a later stage and would be required to comply with all applicable Hawai‘i Department of Health and County of Maui wastewater regulations.

Peak wastewater flow was estimated by applying a peaking factor of 2.0 to the total average daily flow rate, resulting in an estimated peak flow rate of approximately 2.49 cubic feet per second. This peak flow rate would be used for sizing the proposed wastewater conveyance system. **Table 10** below shows the phased breakdown of the wastewater produced by the project.

As the project moves forward, the location of the potential WWTP is subject to change, which could include locating the plant on an adjacent parcel. Additionally, at this time no off-site wastewater is expected to be conveyed to the WWTP, but there is a possibility that the plant could serve adjacent parcels. The final WWTP design will include all proposed wastewater sources in the final sizing calculations.

Table 10. Preliminary Wastewater System Sizing Calculations

Preliminary Wastewater System Sizing Calculations				
Phase	**Type of Use**	**Quantity of unit**	**Average Daily Flow (gpd)**	**Average Flow Rate (cfs)**
1	Residential	268 units	68,340	0.106
2	Residential Commercial (retail) Commercial (restaurant)	268 units 5,000 sq. ft. 5,000 sq. ft.	80,712	0.125
3	Residential Commercial (light industrial)	268 units 75,000 sq. ft.	72,090	0.112
4	Residential Commercial (office)	268 units 45,000 sq. ft.	72,840	0.113
5	Residential Commercial (retail) Commercial (restaurant) Commercial (entertainment)	268 units 11,500 sq. ft. 18,500 sq. ft. 5,000 sq. ft.	113,966	0.176

Preliminary Wastewater System Sizing Calculations				
Phase	**Type of Use**	**Quantity of unit**	**Average Daily Flow (gpd)**	**Average Flow Rate (cfs)**
6	Residential	268 units	68,340	0.106
7	Commercial (hospitality)	240 units	75,600	0.111
8	Commercial (light industrial) Commercial (office)	180,000 sq. ft. 55,000 sq. ft.	14,500	0.022
9	Commercial (civic) Commercial (future entertainment)	30,000 sq. ft. 17.40 ac	8,683	0.013
Dry Weather Infiltration/Inflow	5 gal/capita/day	7,928 capita	39,641	0.061
Wet Weather Infiltration/Inflow	1,250 gal/acre/day	151.50 ac	189,375	0.293
Project Total Wastewater Flow	**-**	**-**	**804,086**	**1.244**
Min. WWTP Volume	**(Additional 25% factor of Safety)**	**-**	**1,005,108**	**1.555**
Project Peak Wastewater Flow Rate	**(2.0 Peaking factor multiplied to Project Total Wastewater Flow)**	**-**	**-**	**2.488**

Wastewater System Alternatives

The wastewater system on-site will be sized to the requirements of the County of Maui and the State of Hawaii. There are several possible alternatives for sewer service for the Hoʻonani Village development that were considered. The final plan for sewer service is unknown at this time due to factors out of the applicant's control such as the construction timeline of the Central Maui WWRF, the potential future availability of capacity at the Wailuku/Kahului WWRF, and the availability of capacity in the adjacent sewer systems to serve early phases of the development. Below is a breakdown of the various options for sewer service for the project.

1) Connect to the existing Sewer System adjacent to the site.

   As mentioned above the nearest existing wastewater systems are private lines that are planned to be constructed in Maui Business Park Phase II adjacent to the site, and public sewer lines in Pakaula Street downstream

of the site. Both of these sewer systems connect to the County's public sewer system and flows to the Wailuku/Kahului Wastewater Refuse facility.

According to the Maui County General Plan 2030,

"*The Wailuku-Kahului wastewater system is the largest and oldest of Maui's wastewater collection systems. The treatment facility currently has a design capacity of 7.9 mgd. Based on population growth to 2030, the capacity of the treatment facility will not be reached by the end of the planning horizon.*

In August 2005, the County completed a study to address shoreline erosion and tsunami hazards at the Central Maui Wastewater Reclamation Facility. The study evaluated 11 treatment and disposal alternatives that ranged from maintaining the facility at its current location with fortification to withstand shoreline erosion and tsunami hazards, to relocating the facility to an alternative inland location. Cost estimates associated with these alternatives ranged from $30 million to $400 million, respectively. Based on the conclusion of this study, the Maui County Council adopted a resolution to maintain the existing facility at its present location with appropriate fortification to withstand shoreline erosion and tsunami hazards." (County of Maui, Hawaii, Planning Department, 2010)

The existing system has a design capacity of 7.9 MGD. The projected peak wastewater flow for the site is approximately 2.0 MGD, or over 25% of the capacity of the existing system. The General Plan assumes typical economic and population growth, which does not include a new development that is the size of the proposed Hoʻonani Village. The plan identifies the existing system having sufficient capacity through the year 2030, but the addition of the project would remove the additional capacity that is built into the system. This would prohibit many other new residences or businesses from connecting to the system.

According to the comment letter from DEM, connecting to the adjacent sanitary system will likely include the upsizing of approximately, 7,900 LF of existing sewer mains that run from the nearest manhole to the Alamaha Pump Station along Alamaha Road, and upgrades to the Alamaha Pump Station and the associated 10-inch force main. The construction cost estimate for these upgrades would be approximately 25 million dollars. These potential construction costs would render this alternative infeasible to serve the entire project.

As shown above in the phasing breakdown, Phase 1 would only create approximately 68,340 gallons per day of sewage. Phase 2 would only create approximately 80,712 gallons per day of sewage. Phase 3 would only create approximately 72,090 gallons per day of sewage. Phase 4 would only create approximately 72,840 gallons per day of sewage. These smaller individual phases would have much less impact on the existing public sewer system. The applicant is in active coordination with the County of Maui's Department of Environmental Management and Wastewater Reclamation Division to discuss the potential sewer service for some of the early phases of the development. Coordination and a final decision will be made prior to construction.

2) Connect to the proposed future WWTP at Central Maui

The second alternative is to connect to the new WWTP planned for Central Maui. However, there are several reasons why this is less practical than the preferred alternative. The Central Maui WWTP is over 3.5 miles southwest of the proposed development, necessitating a very long pipeline. These offsite improvements would include the necessary trenching and repaving of existing roadways, potential lane closures for construction, and potential easements depending on the alignment of the pipeline.

There are potential cost sharing opportunities with this alternative as this new line could be sized to serve a large area of existing or future County of Maui wastewater users. The issue with this is that for the project to move forward on the current schedule, it is unlikely that the cost sharing and sewer master plan would be complete to make this a viable option.

Additionally, the applicant has no control over the timing of the construction of the new Central Maui WWTP. The construction of the facility must be complete and sewer service would have to be available prior to the occupancy of the first phase of Hoʻonani Village. These factors make this alternative less practical for the development and is not the preferred alternative.

3) Construct a new Wastewater Treatment Plant on site.

The preferred alternative is to connect to the County Sewer System to serve the development for the initial phase(s) of the project. Should the later phases not be allowed to connect to the sewer system without major upgrades to the County system, the applicant will likely install a private WWTP on-site to serve the development. This system will likely be privately owned and maintained for its entire lifespan, but the

applicant is leaving the possibility open for the system to be turned over to the County of Maui. The estimated construction costs for an on-site WWTP are approximately 18 million dollars for the initial construction and another 500,000 dollars a year for operation and maintenance. These costs are smaller initial costs compared to upgrading the existing County sewer system downstream of the site, and it creates less impacts to the surrounding community as all the construction would be located on the project site.

The treatment plant will likely be designed to process wastewater and produce R-1 reusable water for irrigation purposes on and off of the site. The R-1 water will reduce the amount of actual water that is needed from the aquifer as this reused water will replace much of the irrigation water needs. A WWTP has a very low usage rate for domestic water, so because the amount of R-1 water created will be much larger than its water usage, this will be a large reduction in water usage by the site. A typical WWTP has an approximate R-1 yield of about 85% of the total sewage produced, which would be about 683,000 gallons per day.

This alternative allows the applicant to control the construction timeframe of the WWTP. It removes any off-site mainline installation and its associated impacts on existing roadways and traffic. Additionally, this alternative allows the applicant to potentially reuse the R-1 water for irrigation on site emphasizing a green community design. Creating a new system in this area also allows for potential future connections to adjacent and nearby properties who do not currently have a potential sewer system to connect to. Lastly, creating a new system will allow the development to reduce or remove any impacts to the existing County sewer system and all the existing users of this system.

The proposed WWTP would be designed to meet the requirements of the State of Hawai‘i Department of Health. The applicant would acquire the necessary permits prior to the construction of the WWTP.

For disposing of R-1 water, several alternatives are considered, and the final plans will be approved through the D.O.H. review. The intent is for the potential R-1 water to replace potable water use for on-site and off-site irrigation through agreements with other entities. During periods of low irrigation demand, the potential disposal design may include but is not limited to underground infiltration through large chambers or absorption beds, above ground infiltration basin(s), Soil Aquifer Treatment beds, and Underground Injection control (UIC) wells, subject to State Department of Health approval. Less common, but potential disposal methods may also include NPDES-permitted surface discharge

or industrial reuse applications as well. The final use of R-1 water will be determined later in the design process.

4) Inclusion of a Graywater System

This alternative is considered a potential addition to the main sewer service for the project. This alternative analyzes the addition of a specific graywater system to the site. Graywater is defined as lightly used, non-potable wastewater from sources such as showers, bathroom sinks, and washing machines etc. A separate graywater system would reduce the total amount of sewage that woudl be conveyed to either the County's sewer system, or the on-site WWTP. The graywater system would include an additional piping system in all buildings on site, filtration of the greywater, a potential storage & treatment system, and a distribution to utilize the graywater.

For large low-rise multifamily buildings, centralized greywater reuse systems are typically more complex than basic residential systems. Planning-level cost estimates range from approximately $200,000 to over $350,000 per building for buildings with approximately 45 units, depending on system complexity, level of treatment, storage, and reuse applications. For the 36 residential buildings on site alone this would be over $7 million utilizing the lower end of the cost range. This system would not fully replace the need for a main sewer system and makes this additional system impractical for the project.

Additionally, a typical greywater system represents approximately 60-65% of the total sewage for a residential unit. The amount of greywater that would be created per phase would be approximately 41,000 gallons per day of greywater. The irrigation needs for the project would not be sufficient for utilizing all of the greywater and would make this system an inefficient addition to the sewer system on site.

The potential construction of an on-site WWTP makes a greywater system unnecessary as well. The R-1 water can be utilized on site for irrigation, percolated into the aquifer, or taken off site for use. Having multiple ways to utilize the R-1 water provides the applicant additional flexibility that a greywater system does not. For these reasons, the addition of a greywater system is unlikely at this time.

4. Drainage System

Existing Conditions

The pre-developed drainage area associated with the project site encompasses approximately 195.226 acres. Under existing conditions, surface runoff generally flows from the southern portion of the site downslope toward the north, consistent with regional topography originating from the slopes of Haleakalā. In accordance with the County of Maui Code, Title MC-15, Chapter 4, Rules for the Design of Storm Drainage Facilities, stormwater runoff for the project site was evaluated using the 100-year, 24-hour storm event.

Pursuant to Section 15-04-05(d), the Natural Resources Conservation Service (NRCS) unit hydrograph method was used to estimate runoff flow rates and volumes. The State of Hawai'i is classified within the NRCS Type I rainfall distribution. Based on National Oceanic and Atmospheric Administration (NOAA) rainfall data applicable to the project site, a total rainfall depth of approximately 9.17 inches was applied for the 100-year, 24-hour storm event. HydroCAD software was used to model pre-development hydrographs for the site and to quantify associated runoff flow rates and volumes. Detailed results of the pre-development drainage analysis are provided in the PER in **Appendix K.**

Existing On-site Drainage Analysis

For analysis purposes, the project site was divided into two existing on-site drainage basins, identified as Basins E1 and E2, each corresponding to an existing discharge point. The boundaries and acreage of these basins are shown on the Pre-Developed Basin Map included in PER. Runoff Curve Numbers (CNs) of 58 and 98 were applied in the SCS TR-20 methodology to represent existing ground cover conditions characterized by meadow areas and paved roadways with curbs and storm drainage, respectively, for Hydrologic Soil Group B. Because soils classified as Hydrologic Soil Group C represent an insignificant portion of the site, separate curve numbers for Group C soils were not applied in the analysis of existing conditions.

Using basin areas, land cover characteristics, and times of concentration, pre-development runoff flow rates were modeled in HydroCAD for the 100-year, 24-hour storm event. Under existing conditions, on-site Basins E1 and E2 collectively generate an estimated peak discharge of approximately 131.48 cubic feet per second (cfs) and a total runoff volume of approximately 64.83 acre-feet. **Table 11** summarizes the distribution of peak flows to the respective on-site discharge points.

Table 11. Pre-Developed On-Site Basin Analysis

Pre-Developed On-Site Discharge Point Analysis					
Discharge Point #	**Basin Label**	**Basin Area (AC)**	**Pre-Developed Flow Rate (cfs.)**	**Pre-Developed Volume (Ac-ft.)**	**Type of Flow**
Basin B-2A & B-2B	E1	8.963	15.55	2.98	Sheet flow to existing drainage ditch.
Basin B-2A & B-2B	E2	186.263	115.93	61.85	Sheet flow from south to north to drainage Basin B-2A and B-2B.
TOTAL		**195.226**	**131.48**	**64.83**	

Existing Detention Basins

The overall runoff in the area has been analyzed multiple times since 2010 for the various phases of the Maui Business Park. These past projects created multiple regional stormwater detention basins to manage the runoff. Downstream of Hoʻokele Street is a regional pond noted as Basin A, and to the west of the project site on future lot E3 is another regional basin noted as Basin B-1. These two large ponds are currently constructed and stabilized. The project will not have an impact on either of the existing detention basins.

Maui Business Park Phase 2 is located adjacent to the project site to the north. This development proposes to install two detention basins on the Hoʻonani Village site to manage the runoff from the upstream basins, which includes the project site. These basins are noted as Basin B2A and B2B. These basins have not been constructed but are in the design process with the County of Maui. These basins are proposed within an existing easement along the northern property line of the site for these specific drainage improvements.

Upstream Drainage Analysis

For the Hoʻonani Village project, there are two upstream basins that would flow to basins B2A and B2B, and they are noted as O1-O2. The two (2) upstream basins have a total basin area of 148.753 acres. These basins contribute a total flow rate of 97.61 cfs and flow volume of 49.62 acre-feet to the project site. See **Table 12** below for the breakdown of the upstream basin.

Table 12. Pre-Developed Upstream Basin Analysis

Pre-Developed Upstream Basin Analysis					
Discharge Point #	**Basin Label**	**Basin Area (AC)**	**Pre-Developed Flow Rate (cfs.)**	**Pre-Developed Volume (ac-ft)**	**Type of Flow**
Hansen Road	O1	141.426	88.02	46.96	Sheet flow towards Hansen Road to be collected in new storm system on Hansen Road and conveyed to a detention pond.
Basin B-2A & B-2B	O2	7.326	9.59	2.66	Sheet flow to Pūlehu Roadside ditch to be discharged by pipe in existing basin B-2B.
TOTAL		**148.753**	**97.61**	**49.62**	

No stormwater detention basins currently exist within the Hoʻonani Village project site, and under existing conditions surface runoff generally flows downslope toward the northern property boundary. The adjacent Maui Business Park development has received County of Maui approval and includes the design of two stormwater detention basins, identified as Basins B-2A and B-2B, within a designated drainage easement located on the Hoʻonani Village property. Although these detention basins have not yet been constructed, they are anticipated to be completed prior to construction of the Hoʻonani Village development.

Basins B-2A and B-2B were designed to manage pre-development runoff generated from the Hoʻonani Village site as well as from upstream drainage Basins O1 and O2. The two basins are designed to operate in series and are hydraulically connected by a 60-inch drain line, allowing them to function as a single integrated detention facility. As currently designed, the combined available storage volume of the basins is approximately 109.14 acre-feet.

Pre-development hydrologic analysis for the Hoʻonani Village site and contributing upstream areas indicates a total stormwater runoff volume of approximately 114.45 acre-feet for the 100-year, 24-hour storm event, which exceeds the available storage capacity of the proposed detention basins. Both basins are designed with identical bottom and top elevations, with basin bottoms at approximately elevation 32 feet, basin tops at elevation 46 feet, and perimeter berms at elevation 47 feet. The designed basins are 5.31 acre-feet under capacity below the overflow elevation.

As the currently designed detention basins do not provide sufficient storage capacity to fully manage the projected runoff volumes, the proposed Hoʻonani Village development plans to include modifications to increase basin storage capacity to adequately accommodate both on-site and upstream drainage flows. See **Table 13** below for the breakdown of the existing and designed detention basins.

Table 13. Pre-Developed Existing & Designed Detention Basins Analysis

Pre-Developed Designed Detention Basins				
Basin Label	**Available Storage (Ac-ft.)**	**Pre-Developed Flow Rate (cfs.)**	**Pre-Developed Volume (Ac-ft)**	**Available Volume (Ac-ft)**
Basin B-2A & B-2B	109.14	229.09	114.45	-5.31
TOTAL	**109.14**	**229.09**	**114.45**	

Potential Impacts and Mitigation Measures

The proposed development will impact the site and the predeveloped drainage condition by adding impervious surfaces such as buildings, roads, sidewalks and multi-use paths etc. The proposed development will increase the quantity of the runoff from the site and will also introduce uses with a higher likelihood of adding contaminants to the runoff from the site. Additionally, during the construction period the construction equipment and operations will add temporary impacts to the site's runoff as well. An Erosion and Sediment Control Plan (ESCP) with Best Management Practices (BMP) will be completed and approved by the County of Maui prior to construction. This plan will describe all the BMPs that will have to be installed to reduce and prevent any erosion and sediment from flowing off the site and affecting the downstream system or properties. Additionally, the proposed development will implement permanent stormwater management BMPs that will be designed to meet the County of Maui's Rules for the Design of Storm Drainage Facilities for runoff quantity control, and the Rules for the Design of Storm Water Treatment Best Management Practices for water quality control.

Developed Condition Drainage Analysis

In the Developed condition, the Hoʻonani Village site plan is divided 27 drainage basins notated as R1-8, P1-9, W1 and B2. Upstream Basins O1 and O2 continue to flow towards the site and will be managed in the proposed system. The basins were all analyzed individually utilizing their approximate

impervious areas and time of concentration to calculate the associated flow rate.

The project site is underlain primarily by Hydrologic Soil Group B soils and for the developed conditions, would include a combination of impervious surfaces and landscaped open space areas. For hydrologic modeling purposes, runoff curve numbers (CNs) of 98 and 61 were applied to represent impervious surfaces and open space lawn areas, respectively. The proposed development program includes a range of land uses, including low-rise multifamily residential areas, light industrial and business office areas, roadway rights-of-way, neighborhood commercial areas, hospitality uses, and designated open space.

To develop composite runoff curve numbers for the site, impervious surface coverage was estimated for each land use category. Residential areas were assumed to consist of approximately 65 percent impervious surface, light industrial and business office areas approximately 85 percent impervious surface, and commercial areas approximately 75 percent impervious surface. Impervious roadway areas were estimated based on proposed roadway typical sections. These impervious coverage assumptions were combined with associated land uses to determine composite runoff curve numbers for individual drainage basins.

Time of concentration values for the developed drainage basins were calculated using a conservative methodology that included an initial overland flow travel time of five minutes plus conveyance time associated with the longest anticipated drainage pipe run within each basin, assuming a flow velocity of 3 feet per second. As a conservative measure for preliminary design, pipe lengths were estimated based on basin size and configuration, which results in an intentional overestimation of runoff flow rates and volumes.

Developed basin areas, composite runoff curve numbers, and times of concentration were input into HydroCAD to generate runoff hydrographs for the 100-year, 24-hour storm event. Rainfall depths for the storm event were based on National Oceanic and Atmospheric Administration (NOAA) precipitation data applicable to the project area. See **Table 14** below for the breakdown of the developed basins.

Table 14. Developed Basins Analysis

Developed Basin Analysis					
Basin #	**Basin Area (AC)**	**Composite Runoff Curve**	**Approx. Dev. T.O.C. (min.)**	**Developed Flow Rate (cfs.)**	**Developed Volume (Ac-ft.)**
R1	2.912	96.15	25.11	12.56	2.108
R2	1.813	96.15	20.14	8.50	1.313
R3	2.687	94.30	18.19	13.03	1.891
R4	2.053	94.30	15.83	10.55	1.445
R5	1.031	92.45	17.22	5.04	0.705
R6	0.257	96.15	15.44	1.35	0.186
R7	1.573	92.45	12.06	18.74	1.075
R8	0.895	92.45	11.39	5.24	0.666
P1	10.798	85.05	18.06	47.62	6.611
P2a	9.919	85.05	25.11	37.34	6.073
P2b	2.342	88.75	11.50	12.83	1.530
P2c	2.854	88.75	12.72	15.18	1.864
P3a	9.706	92.45	22.64	41.89	6.635
P3b	9.986	85.05	15.78	46.58	6.114
P4a	10.178	85.05	18.08	44.88	6.231
P4b	4.166	92.45	14.53	21.82	2.848
P5a	9.911	85.05	9.19	54.93	6.068
P5b	11.559	88.75	9.42	67.00	7.549
P6	10.486	85.05	11.39	54.76	6.420
P7	8.191	88.75	6.00	51.40	5.350
P8a	13.314	92.45	23.36	56.51	9.101
P8b	5.648	92.45	13.19	30.56	3.861

Developed Basin Analysis					
Basin #	**Basin Area (AC)**	**Composite Runoff Curve**	**Approx. Dev. T.O.C. (min.)**	**Developed Flow Rate (cfs.)**	**Developed Volume (Ac-ft.)**
P9a	14.271	88.75	12.25	76.84	9.320
P9b	3.124	88.75	7.28	18.99	2.040
P9c	6.779	88.75	16.72	32.54	4.427
W1	1.462	79.50	6.14	8.05	0.820
B2	12.17	61.00	5.00	42.53	4.422
TOTAL	**170.090**	**-**	**-**	**826.96**	**106.67**

In the developed conditions, the on-site drainage basins collectively generate an estimated peak flow rate of approximately 826.96 cubic feet per second (cfs) and a total runoff volume of approximately 106.67 acre-feet, as documented in the developed conditions HydroCAD modeling results provided in the PER. Under pre-development conditions, the project site generated an estimated peak flow rate of approximately 131.48 cfs and a total runoff volume of approximately 64.83 acre-feet. On-site peak flow rates are estimated to increase by approximately 695.48 cfs, and total runoff volume is estimated to increase by approximately 41.84 acre-feet.

The proposed on-site storm drainage system would utilize a combination of open-channel and closed-conduit conveyance features to collect and convey stormwater runoff to designated discharge locations, where flows would be detained and allowed to infiltrate. Hoʻonani Village will likely utilize curb inlets, area drains, manholes and an underground storm drain line system to convey runoff from the on-site and upstream basins to the proposed detention basin. The proposed drainage system will have enough vertical fall to ensure positive drainage to the final detention basin. The storm drainage design remains conceptual and may be refined as project planning and engineering progress. This analysis reflects the currently proposed drainage approach, as well as additional potential alternatives that may be considered as the project design advances.

Stormwater Quantity Control

The increased runoff generated by on-site development would be managed through an on-site detention facility that will be designed to comply with the County of Maui Rules for the Design of Storm Drainage Facilities. The proposed drainage management will be through a redesign to Detention Basins B-2A and B-2B. To accommodate the larger volume of runoff, the basins will be redesigned to be combined into one larger basin labeled as B-

2. The detention basin would be widened and deepened, with the basin bottom lowered from approximately elevation 32 feet to elevation 20 feet. The top of the basin would remain at approximately elevation 46 feet, resulting in a total basin depth of approximately 26 feet. The additional depth, combined with the consolidation of the existing detention basins into a single facility, would substantially increase available storage capacity and allow the applicant to manage the stormwater runoff from the entire development on-site. Under pre-development conditions, Detention Basins B-2A and B-2B were estimated to provide a combined storage volume of approximately 100.16 acre-feet. Under the proposed configuration, the consolidated Detention Basin B-2 would provide an estimated storage volume of approximately 168.99 acre-feet.

Stormwater runoff generated by the proposed development is estimated to contribute a total volume of approximately 156.29 acre-feet to Detention Basin B-2 during the design storm event. Because the proposed basin would exceed 25 feet in depth and provide storage capacity greater than 50 acre-feet, the facility would be subject to the requirements of the State of Hawai‘i Dam and Reservoir Safety Program, administered by the Department of Land and Natural Resources pursuant to Hawai‘i Revised Statutes Chapter 179D and Hawai‘i Administrative Rules Chapter 13-190.1, Dams and Reservoirs. See **Table 15** below for the breakdown of the proposed Basin B-2.

Table 15. Detention Basin B-2

Detention Basin B-2	
Detention Basin Bottom Elev. (ft.)	20.00 ft.
100-year, 24- hr. storm Elev. (ft.)	44.20 ft.
Top of Pond Elev. (ft.)	46.00 ft.
Amount of Freeboard (ft.)	1.80 ft.
Total Available Volume (Ac.-ft.)	168.99 ac.-ft.
Total Flow Volume (Ac.-ft.)	156.29 ac.-ft.
Total Storage Volume (Ac.-ft.)	12.70 ac.-ft.

The original design of Detention Basins B-2A and B-2B includes an overflow structure located at the northwest corner of Basin B-2A. The structure consists of a 4-foot by 4-foot concrete inlet with a grated opening at approximately elevation 44 feet and is connected to the existing storm drainage system by a 42-inch diameter pipeline. To provide controlled discharge prior to overtopping, a 4-inch orifice is proposed on the east face of the structure at approximately elevation 40 feet. Hydraulic analysis assuming discharge through the overflow structure and excluding infiltration

indicates a peak water surface elevation of approximately 44.20 feet, providing an additional storage volume of approximately 12.70 acre-feet. Based on these results, the proposed Detention Basin B-2 is adequately sized to manage developed runoff from the contributing drainage areas. Detailed hydrograph results for the 100-year, 24-hour storm event are provided in the attached PER.

In addition to the primary overflow structure, an emergency overflow spillway would be constructed along the eastern edge of the detention basin adjacent to Pūlehu Road to convey flows in excess of the design storm event away from any downstream structure. The spillway invert is proposed at approximately elevation 44.50 feet, providing an estimated flow depth of 1.50 feet under extreme storm conditions. Discharge from the emergency spillway would be directed toward Pūlehu Road.

Percolation tests were completed by Hawaii Geotechnical to test the ability of the existing soil to accept runoff. These rates were utilized in HydroCAD software to analyze the Developed Conditions for the detention basins. The basin was designed using the NRCS hydrograph method for the 100-year 24-hr storm event.

The on-site storm drainage system would be privately owned and maintained by the applicant until such time as ownership and maintenance responsibilities are transferred to the HOA established to manage the development. A detailed operations and maintenance plan would be prepared and incorporated into the final storm drainage report.

Stormwater Quality Treatment

Proposed Detention Basin B-2 is designed to function as an infiltration basin and would be developed in accordance with the County of Maui Rules for the Design of Storm Water Treatment Best Management Practices (Chapter 15-111). The basin is designed to accommodate runoff associated with the 100-year, 24-hour storm event. As a result, runoff generated by smaller storm events would be captured and allowed to infiltrate through the basin bottom, as discharge is limited to an emergency overflow structure and spillway. This design promotes sediment settling and filtration, thereby reducing the transport of suspended solids and associated pollutants to downstream storm drainage systems or receiving waters.

The basin would be constructed with adequate infiltration capacity to allow stormwater to percolate through vegetated surfaces and underlying soils. To maintain performance, routine maintenance would be required, including periodic inspections and debris removal following major storm events. Additional pretreatment measures, such as water quality manholes, may also

be incorporated to treat runoff prior to discharge into Detention Basin B-2. Based on the proposed design and applicable standards, the detention basin is anticipated to provide effective stormwater quantity control and water quality treatment for runoff generated by the project site and contributing upstream drainage areas, without adversely affecting downstream drainage conditions.

Stormwater Management Alternatives

The storm drainage system represents one of the project components that may be refined as planning and design advance. Due to the variable nature of stormwater management design, evolving construction costs, and the availability of multiple approaches that can meet County of Maui requirements, the currently proposed drainage concept may be modified while maintaining regulatory compliance.

Low Impact Development (LID) strategies to manage stormwater where practical in accordance with the County of Maui stormwater requirements. The project is designed to mimic pre-development hydrology by minimizing impervious surface impacts, promoting on-site retention, and reducing runoff volume through distributed source-control measures. For the street system, the applicant is emphasizing reduced street sections to minimize impervious surfaces while keeping the streets safe. The streets include shared bicycle and walking paths to reduce impervious surfaces. Throughout the project site, parking areas and roof drains will direct runoff to pervious open space areas to the maximum extent practical to provide pretreatment for runoff on site. Additionally, the applicant has chosen to design buildings with a smaller overall footprint to maximize open space areas on site.

The following alternatives represent potential measures that could be implemented, either in lieu of or in combination with Detention Basin B-2, to address stormwater quantity control and water quality treatment for the project site and contributing upstream drainage areas. While additional measures may be considered as design progresses, the alternatives described below reflect the primary stormwater management strategies currently under consideration.

1) Street-side swales, planters, and rain gardens:

   Vegetated swales, planters, or rain gardens may be incorporated along public and private street frontages and within parking or landscaping areas, where feasible, to convey and treat stormwater runoff. These LID features would provide both stormwater management and aesthetic benefits and may be incorporated into the final drainage design. This alternative typically includes special drainage soils, underground storage

rock and additional underdrain and storm inlets. These LID features promote green infrastructure but are costly additions to a project and require more maintenance than a single shared detention basin.

2) Subsurface detention systems:

Underground detention facilities, such as modular chambers or perforated pipe systems, may be used to manage increased runoff volumes within individual drainage areas. These systems can be installed beneath parking areas or open space, conserving surface land. Site percolation testing indicates adequate infiltration capacity, making subsurface detention suitable for both water quantity control and water quality treatment. While subsurface detention systems allow the utilization of the land above the system, since the storm event that has to be managed for the project is the 100-year, 24-hour storm, the number of chambers and drain rock that would be needed to manage such a large storm would create a significant financial hardship to the project. This method is much less cost effective compared to the proposed detention basin. These systems may be considered dependent on the additional construction costs.

3) Bioretention areas and landscaped features:

Runoff from building roof drains and paved areas may be directed to bioretention basins, landscaped planters, or other vegetated treatment areas for detention, infiltration, and water quality treatment. These features may be used alone or in combination with underground detention or centralized basins to manage larger storm events. This alternative typically includes special drainage soils, underground storage rock and additional underdrain and storm inlets. These bioretention and landscape features manage storm water at the source, which can result in less debris entering the main drainage system. However, bioretention is typically more costly than a larger detention basin as it involves the construction and maintenance of multiple smaller basins.

4) Localized infiltration structures:

Smaller drainage areas may be served by individual infiltration measures such as dry wells or open-bottom catch basins. While less efficient for large drainage areas, these systems may be appropriate where long storm drainpipe runs would otherwise be required and may be incorporated where practicable.

5) Off-site detention basin:

While the proposed design manages all developed runoff on site within a redesigned Detention Basin B-2, an existing downstream detention basin (B-1) located west of the project site could potentially be used to manage a portion of project runoff. Use of this basin would require additional easement agreements and coordination with adjacent property owners and remains a potential alternative for further evaluation.

6) Temporary stormwater management measures:

Early phases of development, particularly along Hansen Road, may require extended storm drain pipe runs to reach Detention Basin B-2. If necessary, temporary stormwater management measures may be implemented during initial phases to reduce construction costs. Future phase areas could temporarily function as detention or treatment areas until permanent facilities are constructed. Any temporary measures would be designed to comply with County of Maui requirements.

5. Electrical, Telephone, and Cable Television/Internet

Existing Conditions

Electrical power in the Kahului area is provided by Maui Electric Company (MECO), which owns and operates the transmission and distribution system serving Central Maui. There are many different providers for telephone, internet or cable television services in the area. These include but are not limited to Spectrum (Charter Communications), Hawaiian Telcom / Altafiber, T-Mobile Home internet, Verizon, Starlink, DIRECT TV Satellite TV and DISH Satellite TV. These utilities support existing residential, commercial, industrial, and transportation-related land uses in the vicinity of the project site.

Existing overhead electrical distribution lines and associated communication infrastructure are located along the western side of Pūlehu Road and the southern side of Hansen Road adjacent to the project site. These facilities include electrical distribution lines, communication cables, and utility poles that serve surrounding developments. An existing 50-foot-wide easement called Easement 11 traverses the site about 260 feet west of Pūlehu Road. This easement was created for electrical transmission purposes. At this time, there are no overhead transmission lines located within this easement. This easement will likely be vacated with the proposed project. No electrical, telephone, or cable television infrastructure currently exists within the interior of the project site.

Natural gas infrastructure is limited in Central Maui and is not currently present within the project site. While incorporation of natural gas facilities may be evaluated during detailed design if service becomes available and feasible, the project is anticipated to rely primarily on electrical energy to support residential and non-residential uses.

Proposed Impacts and Mitigation Measures

The proposed development would require extension of electrical, telecommunications, and cable television/internet services from existing utility infrastructure to serve the project site. All new utility distribution systems within the development would be installed underground, consistent with County of Maui standards and MECO service requirements. Underground installation would reduce visual impacts, improve system reliability, and enhance resilience to severe weather events.

Electrical service to the project would be planned and designed in coordination with MECO through the utility's formal service application and engineering review process. Electrical demand associated with the proposed mixed-use development would include low-rise multifamily residential units, commercial retail, restaurant, office, light industrial, hospitality, recreational, and community-serving uses. Final electrical load calculations, service voltages, transformer sizing, and feeder configurations would be determined by MECO during detailed design. Where required, on-site distribution infrastructure, pad-mounted transformers, and protective equipment would be installed to meet MECO standards. Any off-site system improvements necessary to support the project would be identified and implemented in coordination with MECO to ensure safe and reliable service.

The project would be designed to incorporate energy conservation and efficiency measures consistent with the County of Maui's sustainability goals and the requirements of Ordinance No. 3613, as well as applicable State energy codes. These measures may include high-efficiency building envelopes, energy-efficient lighting and appliances, smart building controls, and demand-management strategies to reduce peak electrical loads.

To further reduce reliance on grid-supplied electricity, the Applicant will potentially evaluate the incorporation of renewable energy systems, including rooftop, ground-mounted or carport array photovoltaic (PV) systems and battery energy storage, where feasible. These systems could offset a portion of on-site electrical demand, reduce peak load impacts on MECO's system, and support the State of Hawai‘i's renewable energy and clean energy transition goals. Final plans for renewable energy sources will be completed prior to construction.

The applicant may also consider incorporating electric vehicle (EV) charging infrastructure to support the growing adoption of electric vehicles in Maui County. EV charging facilities may include a combination of Level 2 chargers for residential and commercial uses and limited provisions for future fast-charging capability, as appropriate. EV infrastructure would be phased with development and designed to meet applicable County, State, and utility requirements. Installation of EV charging infrastructure would support reductions in transportation-related greenhouse gas emissions and align with State and County climate action objectives.

Telecommunications and broadband infrastructure would be extended to the site to serve residential and non-residential uses. Service providers would be selected during later stages of development based on availability, capacity, and project needs. Modern telecommunications infrastructure would support high-speed internet access, emergency communications, and future technological requirements.

Climate Change and Greenhouse Gas Considerations

Electrical energy use and transportation activities represent key contributors to greenhouse gas emissions in Maui County. By incorporating energy-efficient building design, renewable energy systems, underground utility infrastructure, and EV charging facilities, the proposed project would reduce per-capita energy consumption and associated GHG emissions compared to conventional development. Coordination with MECO and integration of renewable energy and demand-management strategies would help limit incremental impacts on the regional electrical grid while supporting Hawai‘i’s long-term climate resilience and decarbonization goals.

With the potential implementation of these measures and continued coordination with utility providers, the proposed project is not anticipated to result in significant adverse impacts to existing electrical, telecommunications, or cable television infrastructure. Any increases in utility demand would be addressed through phased infrastructure improvements, efficiency measures, and potential renewable energy integration.

E. SUMMARY OF PROBABLE IMPACTS

1. Cumulative Environmental Impacts

According to HAR, Chapter 11-200.1-2, cumulative impacts refer to the incremental effect of an action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes the other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time. Located within the Wailuku/Kahului Community Plan area, the Hoʻonani Village project site is currently designated for agricultural and heavy industrial uses. The site is adjacent to other parcels designated in the Community Plan for agricultural, light industrial and heavy industrial uses. The applicant is pursuing the necessary entitlements to change the community plan designation to light industrial for the project site.

The Proposed Action is anticipated to contribute to cumulative impacts associated with the development of residential units and various commercial spaces for retail, restaurant and office type uses. Upon completion and occupancy of the approximately 1,608 residential units and the various commercial spaces associated with the Proposed Action, cumulative effects are expected across multiple resource areas. These include, but are not limited to, increases in vehicular traffic and associated use of pedestrian, bicycle, and transit facilities; greater demand for potable water, wastewater treatment, electrical power, drainage infrastructure, solid waste and recycling services; as well as increases in residential and traffic-related noise, air pollutant emissions, and greenhouse gas emissions resulting from transportation, construction, and energy generation activities. Visual resources in the immediate vicinity of the new residential communities may also be affected. Additional cumulative demands are expected on public schools, and public safety services, including police, fire protection, and emergency medical response.

With respect to water resources, the proposed action will affect the aquifer system's capacity with the pumping needed to serve the proposed development and potentially various other users in the County of Maui. Historically, the Kahului aquifer was pumped up to 50 MGD, and has a current pumpage of around 6-7 MGD. The existing well had a pumping capacity of 23 MGD and the proposed pumpage rate is potentially between 0.896 MGD and 3.7 MGD. The project is proposing a daily pumpage amount far less than what was pumped historically. According to the Water Resource Assessment, the impact on the aquifer system from pumping the existing

well to serve the project will be minimal. The project is proposing other methods to minimize the water consumption on site such as utilizing R-1 water for irrigation. Additionally, the project will have minimal to no impact on the existing wastewater infrastructure. The project proposes to connect one or more of the early phases of the development to the existing County Sewer system under the assumption that no improvements to the system would be required. Should this not be the case, the project would propose to construct a new WWTP to serve the development and to avoid any impact to the existing public system. The project will provide stormwater quality and detention facilities on site to manage the onsite runoff and will have minimal to no impacts on the downstream drainage system.

Additionally, the cumulative impact analysis includes other public and private development projects in the near vicinity of the project that could also impact these resources. Adjacent to the project site to the north, the Maui Business Park project. This project has multiple phases and is creating a business park for commercial and industrial businesses. This project has a private water source on site that will be used to serve the business park and reduce any impacts on the existing public water system. The project will connect to the existing private wastewater system in Hoʻokele Street that conveys the wastewater to the public system and the Kahului WWTP. The project will manage runoff on-site and in the adjacent regional detention facility on the north side of Hoʻokele Street. The commercial and industrial businesses within the project site will have a small impact on the traffic in the nearby area, and the other public resources such as fire protection, the police and emergency services. The project will create temporary noise, air pollution, and greenhouse gas emissions during construction, but will be mitigated with the implementation of the necessary BMPs to minimize these impacts. The overall negative impacts from this adjacent project will be mitigated to the maximum extent practical.

The County of Maui also has a future project to install a roundabout at the intersection of Hansen Road and Pūlehu Road. This project will have temporary impacts on traffic in the area but will otherwise not have any adverse impacts on the existing environmental resources. After the completion of the project, the intersection will function at a higher level of service and will have a net positive impact on the local community.

The project would provide several beneficial outcomes that are part of the cumulative impact analysis, including the removal of non-native vegetation and the introduction of native and canoe plants, consistent with the County of Maui's landscaping guidelines for the area. The proposed development will also reduce areas susceptible to illegal dumping, homeless encampments

and related wildfires, and invasive species. The proposed development plans to modify an existing water source to create a future municipal water supply that could be utilized to serve other landowners in the area. Should the project construct a private WWTP, the system would also provide potential future opportunities to serve others in the nearby area. These resources are very limited in the County of Maui and would be very beneficial for the adjacent property owners. Finally, the Proposed Action is anticipated to increase State and County revenues, thereby enhancing the capacity to support community facilities and public services.

The Hoʻonani Village project will function as a genuine community gathering place, featuring potential uses such as cultural programming, local entertainment, dining and retail amenities, and site improvements. By providing convenient access from the local community and within the development, the project provides opportunities for residents and visitors to engage with the property beyond the various commercial uses. This vision for the site reflects and addresses many concerns in the Wailuku/Kahului Community Plan and the Maui Island Plan, supports stakeholder goals to celebrate local culture and history of the area, and achieves a balanced integration of economic development, cultural preservation, and public access that outweighs potential adverse effects.

2. Potential Secondary Impacts

Secondary impact means an effect that is caused by the action and is later in time or farther removed in distance, but is still reasonably foreseeable (HAR, Chapter 11.200.1-2). Such effects may include a growth-inducing effect and other effects related to induced changes in the pattern of land use, population density or growth rate, and related effects on air, water, and other natural systems, including ecosystems. The Hoʻonani Village development will create a cohesive community for the local Maui community to live, work, and grow together. The Project will provide rental housing units to address the existing housing shortage in the County, and will provide contemporary retail, entertainment, and dining services, supporting the growth of the local community on site and in the nearby areas.

The project will enhance pedestrian and vehicular safety and connectivity within and around the site, creating a more welcoming environment for nearby residents and visitors. The improvements are expected to encourage walking and biking throughout the development, and improved street connectivity and public street facilities that will promote connection to the adjacent properties and existing uses. The improved connectivity will benefit surrounding businesses and contribute to broader regional connectivity

goals. Indirectly, this may also generate additional demand for local services and amenities.

Landscaping improvements will enhance open space within the Project site and complement the aesthetics of the rest of the community and the island of Maui. These enhanced areas provide potential opportunities for recreational and cultural activities—such as community gatherings, markets, outdoor educational programs and other events—thereby fostering a vibrant space for both residents and visitors. By increasing the site's appeal to both residents and visitors with recreational opportunities, quality dining and local retail offerings, the Project may influence visitor patterns, encouraging longer stays and more frequent visits, with indirect benefits to the local economy.

As the project will modify an existing water system to serve the site and will manage stormwater runoff on site, the project will not create any secondary impacts on these existing systems. The project may connect to the County Sewer system to serve one or more of the initial phases of the development. The applicant plans to connect to the County sewer system if no downstream improvements are required for the existing sewer system. The project would only be able to connect to the County sewer system if the Department of Environmental Management within the County determines that it has the capacity to serve those phases of the project. At this time, no adverse secondary impacts are anticipated as the connection is based on available capacity in the existing system. The project will be receiving electrical service from HECO and will be getting cable tv, communications, and internet from Spectrum and/or Hawaiian Telcom. The site may have secondary impacts on these systems, but at this time it is understood that these service providers have the capacity to serve the development. The development will provide many additional users for these systems and will eventually provide additional income and job opportunities for these companies. No adverse secondary impacts are anticipated at this time.

Over the long term, the residential unit and the commercial operations at Hoʻonani Village will generate demand for goods and services from other businesses on Maui and statewide. Increased demand for locally sourced food, small local retail businesses, local professional businesses, and local entertainment is anticipated to create indirect employment opportunities in many different fields. These linkages could strengthen local economies, particularly for small local businesses aligned with the Project's focus on building the Maui economy.

The new residential units may also indirectly encourage existing Maui residents to relocate, thereby making their current homes available for purchase or rental by others. In addition, the units could appeal to shoreline residents seeking upland housing options as a proactive measure against sea level rise, tsunami inundation, storm wave runup, and other climate-related hazards, thereby supporting managed retreat objectives. The new units will also have a portion of affordable units which could provide replacement housing at a lower cost and help some families save money on their current monthly rent.

The potential environmental impacts of the project, as outlined in Chapter II, will be addressed through the implementation of sustainable and innovative practices. These include incorporating native landscaping, employing water conservation strategies such as the use of R-1 water for irrigation, and utilizing Low Impact Development (LID) features for stormwater management where practical. By integrating these measures, the Project promotes a balanced approach to growth and supports regional objectives to mitigate secondary impacts on both natural and human environments.

3. Relationship between the Short-term Uses of the Environment and the Maintenance and Enhancement of Long-term Productivity

The relationship between the short-term uses of the environment and the long-term productivity of the Project is primarily associated with temporary impacts during the construction phase. These short-term impacts may include elevated noise levels, air quality disturbances, and potential soil erosion resulting from the grubbing and clearing of the site, site excavation, and the construction of new facilities. All construction activities will comply with applicable State and County of Maui regulations, including the use of properly maintained equipment and vehicles. Best Management Practices (BMPs), as detailed throughout this EIS will be implemented to minimize potential short-term effects.

Temporary impacts on transportation systems, including pedestrian, bicycle, bus, and vehicular circulation, may also occur during construction. These impacts may result from the delivery of materials and equipment to the site, as well as any lane or roadway closures required to accommodate construction activities.

The ALRA showed that there are no historical sites located on the project site. Additional coordination with SHPD will be completed prior to the construction of the project. An Archaeological Monitoring Plan (AMP) will be prepared and implemented during construction to ensure the protection of archaeological resources if required. On-site archaeological monitoring will

be conducted during construction if required by SHPD to identify and document any newly discovered historic properties that may be encountered during construction. In the event that inadvertent archaeological finds are uncovered, construction activities will immediately cease, and the SHPD will be notified without delay. Furthermore, construction activities will be restricted to daylight hours to minimize potential impacts on neighboring residents.

The project is anticipated to preserve and enhance the long-term productivity of the site for both residents, the local community and visitors. The development of the currently vacant site will further contribute to the vitality of the surrounding area by strengthening the community by adding new residential units to bring more of the community to the area and diversifying the commercial retail and restaurant offerings in the area. Complemented by ancillary retail and dining opportunities and potential event spaces, the Project will address the recreational needs of the growing Central Maui region. In addition, pedestrian facilities will be upgraded to improve connectivity, promote walkability throughout the community, and provide a safe and enjoyable environment for visitors to the Hoʻonani Village gathering spaces.

The development has been planned with consideration of anticipated climate change impacts, including sea level rise (SLR). The project site is outside of the SMA and Shoreline Setback areas and likely unaffected by SLR for the foreseeable future. The design also accounts for the natural and cultural sensitivity of the existing agricultural environment adjacent to the site. The project will temporarily increase greenhouse gas emissions during the construction period. These will be mitigated to the maximum extent practical and are discussed in Section II above. Through these measures, the Project seeks to achieve a balance between economic vitality, community well-being, and environmental & cultural stewardship.

Trade-offs Between Short-Term and Long-Term Effects

The development of the Hoʻonani Village site will involve certain short-term impacts during the construction phase, including the temporary closure of adjacent roadways, elevated noise and dust levels, and increased traffic associated with the movement of construction vehicles and equipment. These impacts are anticipated to be temporary in nature and will be mitigated through the implementation of Best Management Practices (BMPs), compliance with State and County of Maui regulations, and adherence to construction management measures identified in this EIS.

In the long term, the Project will enhance the economic and social vitality of the growing Central Maui region. The project will provide a diverse range of

retail, dining, and entertainment opportunities in a central and convenient location that both reflects and honors the Hawaiian cultural legacy of Maui while incorporating contemporary design elements. These long-term benefits, including improved community amenities, increased economic activity, and strengthened regional identity, are expected to substantially outweigh the temporary adverse effects associated with construction activities.

Foreclosure of Future Options

The development of the Hoʻonani Village land plan is designed to maintain reasonable and appropriate uses of the site while preserving flexibility for future options. The proposed program has been developed to address existing issues in the Wailuku/Kahului Community plan and the Maui Island Plan. Within this framework, the Project incorporates adaptable facilities that can accommodate a range of activities. For example, the central commercial area will be designed to support various types of commercial uses and will be designed to accommodate both daytime and evening programming. In addition, passive and active open space areas will provide multipurpose gathering spaces, while the potential town center component may be integrated to offer a diverse range of retail opportunities.

Narrowing of the range of beneficial uses of the environment

The existing project site is vacant with no current commercial, agricultural or industrial activities. The project is adjacent to many other vacant parcels that are zoned for agricultural purposes. The proposed development will remove this land from the agricultural zone to the M-1 Light Industrial zone within the County of Maui. The County of Maui has an overabundance of agricultural zoned lands that are not being utilized for agricultural purposes. The greater need within the County is for residential units and commercial spaces. The project does not preclude agricultural uses on adjacent and nearby parcels should the owners of those parcels choose to begin active agricultural activities. The programming on site will provide a great benefit to the local community.

Long-term risks to health and safety

The Project is not anticipated to result in long-term risks to public health or safety. As discussed throughout this EIS, climate change, population growth, brushfire management and transportation infrastructure represent inevitable challenges for Hawaiʻi's future. In response, the Applicant is committed to incorporating adaptive and resilient design measures to ensure the continued safe, sustainable, and successful operation of the Project over the long term. GHG emissions will be minimized to the maximum extent practical during and after construction of the project. Additionally, LID and other innovative practices will be implemented to minimize the project's

effect on existing resources such as the water supply, power generation, and downstream drainage systems etc.

The vacant site is a hazard and a high risk for a brush fire that is adjacent to an existing high traffic commercial area. The proposed development will remove this risk by constructing the on-site improvements and the associated landscaping. The proposed development will improve the safety of the adjacent roadways with the improvements associated with the development. This will improve the safety for both vehicle and bicycle traffic on these roads. Overall, the project will implement various measures to improve the health and safety of the local community.

4. Irreversible and Irretrievable Commitments of Resources

Construction of the Hoʻonani Village project would require the irreversible and irretrievable commitment of fiscal resources, labor, energy, construction materials, and other inputs necessary for site preparation, infrastructure installation, and development of the proposed improvements. Substantial financial and material resources would be permanently dedicated to the planning, design, construction, and long-term operation of the project. These commitments must be considered in comparison to the No Action Alternative, under which the site would remain vacant and underutilized, and existing conditions—such as unmanaged vegetation, illegal dumping, informal encampments, and elevated wildfire risk—would be expected to persist.

The project would also result in the conversion and commitment of land currently designated for agricultural use. Development of buildings, internal roadways, utilities, and landscaped areas would preclude future agricultural use of the site. The subject property contains soils that have been classified by the State as having high agricultural productivity ratings, and the proposed zoning change from Agricultural to M-1 Light Industrial would result in the permanent loss of these lands for agricultural production. This represents an irreversible commitment of agricultural land resources at the site level.

While Maui County contains a substantial inventory of land designated and zoned for agricultural use, much of this land remains fallow, constrained by water availability, infrastructure limitations, or economic feasibility. The subject site itself lacks an operational irrigation system and is not currently engaged in active agricultural production. In contrast, County and State planning documents identify a pressing and well-documented need for additional housing, employment-generating land uses, and community-serving commercial space, particularly in areas with existing infrastructure

and proximity to employment centers. The proposed zoning change and land use program are intended to respond to these identified needs while concentrating development within an area planned for urban expansion.

The project would not involve the irreversible commitment of significant natural or cultural resources. As described elsewhere in this Draft EIS, biological surveys did not identify sensitive native ecosystems or critical habitat within the project area, and no historic properties have been identified on the site. During construction, best management practices would be implemented to control erosion, prevent sedimentation, and minimize the potential for pollutants to enter adjacent properties or downstream drainage systems. The project would incorporate stormwater management facilities designed to retain, treat, and release runoff at rates consistent with existing conditions, in compliance with applicable State and County water quality and quantity requirements.

With respect to cultural and historic resources, no known historic sites are present within the project area. The Applicant will continue to coordinate with the State Historic Preservation Division throughout the entitlement and construction phases. In the event that previously unidentified historic or cultural resources are encountered during construction, work would cease in the affected area and appropriate measures for evaluation, avoidance, and protection would be implemented in accordance with applicable regulations.

Overall, while the project would result in the irreversible commitment of agricultural land, including soils with high productivity ratings under State classifications, this impact must be weighed against existing site conditions, the lack of active agricultural use, and the documented need for housing and employment-generating development in Maui County. The project is intended to address these needs while implementing measures to avoid or minimize impacts on other environmental, cultural, and natural resources.

5. Adverse Environmental Effects that Cannot Be Avoided

Implementation of the Project will result in certain unavoidable impacts occurring in both the short and long term. Short-term impacts are primarily associated with construction activities and are therefore temporary in nature. Long-term impacts will occur following completion of the proposed improvements and will relate to permanent changes in programs, operations, or site conditions. The following discussion identifies those effects that are considered both adverse and unavoidable.

Short-Term Effects

- Air Quality: Construction activities are anticipated to result in temporary impacts on air quality, primarily due to fugitive dust emissions. BMPs will

be implemented to the maximum extent practical to minimize any dust effects on air quality.

Soil Erosion and Runoff: Construction operations may cause temporary increases in soil erosion. Small amounts of soil and dust could be transported beyond the project site through surface water runoff, wind or other means. BMPs will be implemented to the maximum extent practical to minimize soil erosion on site and minimize the effects on the downstream drainage system or the adjacent properties.

- Traffic and Transportation: Temporary traffic impacts may occur as a result of increased truck traffic associated with the removal and redistribution of excavation spoil, import of fill materials, and delivery of construction supplies. Additional vehicle trips generated by construction workers traveling to and from the site, as well as temporary lane closures required to facilitate construction, may also reduce roadway capacity.

- Noise: Demolition and construction activities will result in unavoidable but temporary increases in noise levels within the project site. These activities will be completed between normal working hours to minimize the effects of the construction noise.

Long-Term Effects

- View Planes: Certain adverse effects associated with the Project are unavoidable, including changes to the visual character of the area resulting from the introduction of the low-rise residential units and the various commercial buildings on site. However, as the detailed design of the proposed residential community progresses, specific attention will be given to minimizing view plane impacts utilizing measures including the specific choice to build 2-story buildings on site instead of taller structures. Architectural design and site planning will incorporate consideration of key view corridors, adherence to applicable height and setback requirements, and the integration of appropriate landscape treatments. Collectively, these measures will help to reduce and soften potential visual impacts associated with the proposed development.

- Infrastructure & Utilities: The Project will result in increased water consumption on site, wastewater generation, and solid waste disposal. The private water system will not impact existing water systems in the area but will draw water from the existing aquifer. The total water demand required to serve the site is less than what is allocated to the existing water source, so the long-term impacts on the existing aquifer will be minimized. The private wastewater system will not impact the public wastewater system and the existing Kahului WWTP. The R-1 water system that is proposed by the project will help limit the long-term

impacts on the water supply by reducing the amount of water needed for infiltration and will help recharge the aquifer through percolation.

The project site will create much more solid waste than is currently created on site. The existing land use facilities will be utilized for solid waste and recycling. The project will work with private solid waste companies to coordinate collection for the site to remove any impact on the public collection service. The site will impact the local land use and recycling facilities by adding additional waste to their sites.

The site will increase the demand for electricity from HECO. The development team is looking into potential alternative sources of electricity such as adding solar arrays to the buildings to minimize the increase in demand.

- Traffic: The Hoʻonani Village property will increase the traffic in the area over the long-term. The TIAR determined that although there will be an increase in traffic, the existing intersections will function at a high level of service. The project is improving the adjacent roadways to accommodate for the increase in traffic and to protect the drivers and cyclists.

Chapter III

Relationship to Land Use Plans, Policies, and Controls

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CHAPTER III- RELATIONSHIP TO LAND USE PLANS, POLICIES, AND CONTROLS

This chapter describes the relationship of the proposed action to relevant land use and natural or cultural resource plans, policies, and controls for the affected area. The discussion addresses how the proposed action may conform or conflict with the objectives and specific terms of approved or proposed land use and resources plans, policies, and controls, if any, for the affected area.

Federal

- 14 Code of Federal Regulations (CFR.)

State of Hawai‘i

- State Environmental Policy (Chapter 344, HRS)
- State Land Use Law (Chapter 205, HRS)
- Hawai‘i Housing Finance and Development Corporation (Chapter 201H, HRS)
- Coastal Zone Management (Chapter 205A, HRS)
- Hawai‘i State Plan (Chapter 226, HRS)
- Hawai‘i 2050 Sustainability Plan
- Hawai‘i State Functional Plans
- State Department of Transportation Airport Requirements
- State Highways – Complete Streets (HRS Section 264-20.5)
- Hawai‘i Tourism Authority – Hawai‘i Tourism Strategic Plan: 2020-2025
- Hawai‘i Tourism Authority – Maui Nui Destination Management Action Plan 2021-2023

Maui County

- Countywide Policy Plan – General Plan 2030
- Maui Island Plan, December 2012
- Wailuku-Kahului Community Plan, 2002
- County Zoning, Maui County Code, Title 19
- Hele Mai Maui 2045 Long-Range Transportation Plan
- Maui Island Water Use & Development Plan

A. FEDERAL

1. Federal Aviation Regulations: Title 14 Code of Federal Regulations

The proposed project is near Kahului Airport (OGG), approximately 0.15 miles from the airport property boundary and approximately 5,016 feet from the end of Runway 2. The site lies beneath the established approach and departure corridor for Runway 2-20, the airport's primary commercial runway. Due to this proximity, the project is subject to multiple federal aviation regulations codified under Title 14 of the Code of Federal Regulations (CFR), as well as related State airport compatibility standards.

14 CFR Part 77 – Objects Affecting Navigable Airspace

Title 14 CFR Part 77 establishes standards and procedures for determining obstructions to navigable airspace and requires notice to the Federal Aviation Administration (FAA) for certain types of construction or alteration. Part 77 applies to any structure exceeding 200 feet above ground level, or to construction of any height within 20,000 feet of a public-use airport with a runway longer than 3,200 feet that may penetrate defined imaginary surfaces, including approach, transitional, horizontal, or conical surfaces.

As the project site is located within 20,000 feet of Kahului Airport and within the Runway 2 approach corridor, FAA review is required. Prior to construction, the applicant will submit FAA Form 7460-1 (Notice of Proposed Construction or Alteration) through the FAA's Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) system for all permanent structures and temporary construction equipment, including cranes. Submittals will include final structure heights, temporary equipment heights, and staging information.

The FAA will conduct an aeronautical study and issue a determination identifying whether the proposed structures constitute a hazard to air navigation. Any required conditions—such as height limitations, marking and lighting requirements, or construction coordination procedures will be incorporated into final design and construction planning. Copies of FAA determinations will be provided to the HDOT-Airports Division prior to construction initiation.

4 CFR Part 150 – Airport Noise Compatibility Planning

Title 14 CFR Part 150 establishes procedures for airport noise exposure mapping and preparation of Noise Compatibility Programs (NCPs). Under Part 150, airport sponsors prepare Noise Exposure Maps (NEMs) depicting Day-Night Average Sound Level (DNL) contours, and develop mitigation programs for FAA approval. The commonly referenced 65 DNL threshold for residential land use compatibility originates from Part 150 guidance.

The project site is located within the 55–75 DNL contours of the FAA-accepted Base Year 1993 Kahului Airport Noise Exposure Map. However, updated field measurements conducted in April 2025 documented DNL levels ranging from approximately 60 to 63.7 DNL across the project site, with localized measurements up to approximately 65 DNL influenced by mixed aircraft and roadway sources. These measured levels place the site generally below the FAA Part 150 65 DNL residential incompatibility threshold.

The difference between the 1993 modeled contours and current measured conditions is attributable to the nationwide phase-out of Stage 2 aircraft and transition to quieter Stage 3 and newer aircraft fleets following implementation of the Airport Noise and Capacity Act of 1990. While the spatial orientation of the noise contours remains representative of flight patterns, absolute noise levels have decreased relative to the fleet composition used in the 1993 modeling. Refer to Environmental Noise Assessment**, Appendix S.**

FAA Advisory Circular 150/5200-33C – Hazardous Wildlife Attractants

In addition to Parts 77 and 150, FAA guidance requires evaluation of potential wildlife attractants near airports. FAA Advisory Circular 150/5200-33C addresses hazardous wildlife attractants on or near airports, including stormwater detention facilities, standing water, and certain landscaping practices that may attract flocking birds.

There are no landscaping or water features that would be a wildlife attractant, but there is a proposed drainage area with detention ponds. The proposed detention ponds are designed to function as large infiltration basins without any permanent pools, wetlands or water features. These basins will allow stormwater to percolate through the topsoil and will not hold runoff longer than the design storm drawdown period. The side slopes of the basin will be designed to discourage wildlife loafing and nesting, and the vegetation will consist of local grasses that do not provide a habitat for hazardous wildlife. Property management will follow an operations and maintenance plan for maintaining the detention basins to address any issues with wildlife activity that may pose an aviation hazard. With these measures, the project's stormwater detention basins will function solely as temporary drainage facilities and will not constitute as a hazardous wildlife attractant as defined within the FAA Advisory Circular 150/5200-33C. Refer to PER, **Appendix R.**

FAA Glint and Glare and Radio Frequency Interference (Solar Installations)

If solar PV systems are installed as part of the project, additional FAA review will be required. PV installations located near approach corridors may create glint or glare hazards affecting pilot visibility. A separate FAA Form 7460-1 submittal will be prepared for any PV system, accompanied by a glint and glare analysis consistent with FAA requirements. If glare or radio frequency interference (RFI) affecting aviation communications is identified, appropriate mitigation measures will be implemented in coordination with HDOT Airports Division and the FAA.

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B. STATE OF HAWAIʻI

1. State Environmental Review Law (Chapter 343, HRS and Chapter 11-200.1, HAR)

Under HRS Chapter 343, the State Legislature recognized that the quality of the environment is vital to the well-being of its people, and that human activities can have far-reaching impacts on the interconnected elements of the natural world. In response, the environmental review process was established to ensure environmental considerations are meaningfully integrated into the planning efforts of both the State and counties.

This process serves to inform decision-makers of the potential environmental consequences of proposed projects and outlines strategies for mitigating any adverse impacts. HRS Chapter 343 further emphasizes the importance of fostering environmental awareness, promoting interagency coordination, and encouraging meaningful public involvement through the public comment process.

Through this framework, the State has implemented a system that ensures environmental concerns are appropriately weighed alongside economic and technical factors during decision-making, thereby supporting more responsible and informed development.

Discussion: Improvements and/or connections to, and/or easements across, State and County lands and facilities such as roadways, water, sewer, drainage, or other facilities are included with this proposed project. In addition, a wastewater treatment facility is planned to be constructed as part of the proposed project.

Therefore, this DEIS has been prepared in compliance with Chapter 343, HRS and Chapter 11-200.1, HAR.

2. State Land Use Law (Chapter 205, HRS)

Hawaiʻi's State Land Use Law (Chapter 205, HRS) established the State Land Use Commission (LUC) and granted it the authority to classify all lands within the State into one of four land use districts: Urban, Rural, Agricultural, or Conservation. The proposed project is in the State Land Use Agricultural District.

Full development of the proposed project will require a reclassification of the project land from the SLU Agricultural District to the SLU Urban District. The LUC's decision-making criteria for making decisions regarding petitions for

reclassification are found primarily in HRS §205-17 and HAR Section 15-15-77, and the LUC's standards for determining Urban District boundaries is in HAR Section §15-15-18, which are addressed below.

HRS §205-17 Land use commission decision-making criteria. In its review of any petition for reclassification of district boundaries pursuant to this chapter, the commission shall specifically consider the following:

(1) The extent to which the proposed reclassification conforms to the applicable goals, objectives, and policies of the Hawaii state plan and relates to the applicable priority guidelines of the Hawaii state plan and the adopted functional plans;

(2) The extent to which the proposed reclassification conforms to the applicable district standards;

(3) The impact of the proposed reclassification on the following areas of state concern:

(A) Preservation or maintenance of important natural systems or habitats;

(B) Maintenance of valued cultural, historical, or natural resources;

(C) Maintenance of other natural resources relevant to Hawaii's economy, including agricultural resources;

(D) Commitment of state funds and resources;

(E) Provision for employment opportunities and economic development; and

(F) Provision for housing opportunities for all income groups, particularly the low, low-moderate, and gap groups;

(4) The standards and criteria for the reclassification or rezoning of important agricultural lands in section 205-50;

(5) The county general plan and all community, development, or community development plans adopted pursuant to the county general plan, as they relate to the land that is the subject of the reclassification petition; and

(6) The representations and commitments made by the petitioner in securing a boundary change.

HAR § 15-15-77. Decision-Making Criteria for Boundary Amendments.

(a) The commission shall not approve an amendment of a land use district boundary unless the commission finds upon the clear preponderance of the evidence that the proposed boundary amendment is reasonable, is not violative of section 205-2, HRS, and is consistent with the policies and criteria established pursuant to sections 205-16, 205-17, and 205A-2, HRS.

(b) In its review of any petition for amendment of district boundaries pursuant to this chapter, the commission shall specifically consider the following:

(1) The extent to which the proposed boundary amendment conforms to the applicable goals, objectives, and policies of the Hawai'i state plan and relates to the applicable priority guidelines of the Hawai'i state plan and the adopted functional plans;

(2) The extent to which the proposed boundary amendment conforms to the applicable district standards;

(3) The impact of the proposed boundary amendment on the following areas of state concern:

(A) Preservation or maintenance of important natural systems or habitats;

(B) Preservation and maintenance of valued cultural resources and activities, and, historical, or natural resources, including water resource uses;

(C) Maintenance of other natural resources relevant to Hawai'i's economy including, but not limited to agricultural resources;

(D) Commitment of state funds and resources;

(E) Provision for employment opportunities and economic development; and

(F) Provision for housing opportunities for all income groups, particularly the low, low-moderate, and gap groups;

(4) In establishing the boundaries of the districts in each county, the commission shall give consideration to the general plan, and community, development, or community development plans of the county in which the land is located;

(5) The representations and commitments made by the petitioner in securing a boundary amendment, including a finding that the petitioner has the necessary economic ability to carry out the representations and commitments relating to the proposed use or development;

(6) Lands in intensive agricultural use for two years prior to date of filing of a petition or lands with a high capacity for intensive agricultural use shall not be taken out of the agricultural district unless the commission finds either that the action:

(A) Will not substantially impair actual or potential agricultural production in the vicinity of the subject property or in the county or State; or

(B) Is reasonably necessary for urban growth; and

(7) In considering boundary amendments for lands designated important agricultural lands pursuant to part III, chapter 205, HRS, the commission shall specifically consider the standards and criteria set forth in section 205-50, HRS.

(c) Amendments of a land use district boundary in conservation districts involving land areas fifteen acres or less shall be determined by the commission pursuant to this subsection and section 205-3.1, HRS.

(d) Amendments of a land use district boundary in other than conservation districts involving land areas fifteen acres or less shall be determined by the appropriate county land use decision-making authority for the district.

(e) Amendments of a land use district boundary involving land areas greater than fifteen acres shall be determined by the commission, pursuant to this subsection and section 205-3.1, HRS.

Standards for Determining Urban District Boundaries

HAR §15-15-18 Standards for determining "U" urban district boundaries. Except as otherwise provided in this chapter, in determining the boundaries for the "U" urban district, the following standards shall be used:

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

Discussion: The proposed project site is located within a highly urbanized setting in Central Maui and is surrounded on multiple sides by established urban development characterized by intensive commercial, industrial, institutional, and transportation-related uses. The surrounding area exhibits "city-like" concentrations of people, structures, and urban infrastructure consistent with the intent of HAR §15-15-18(1).

Immediately north, northwest, and northeast of the project site are large-scale commercial and light industrial developments within the Maui Island Plan Urban Growth Boundary, including major regional retail centers (e.g., Puʻunēnē Shopping Center, Home Depot, Lowe's, Walmart), automobile dealerships, office and service uses, and institutional facilities. These uses generate high daily employment and visitor activity and are supported by urban-level utilities, roadway capacity, and public services. To the south and southwest, the site is bordered by established heavy industrial, logistics, utility, transportation, and public/quasi-public uses, including the former sugar mill complex, Maui Electric Company infrastructure, industrial storage and distribution facilities, and the old Puʻunēnē School. Collectively, these

surrounding uses reflect a long-standing urban and employment-oriented land use pattern.

The project site is directly served by, and contiguous with, an extensive urban roadway network. Maui Veterans Highway, Mayor Elmer Cravalho Way, and Hāna Highway function as major regional arterials facilitating islandwide movement of people and goods, while Pūlehu Road and Hansen Road operate as urban collectors that already experience urban traffic volumes, as documented in the project's TIAR. Existing roadway geometry, traffic controls, and levels of service in the vicinity are characteristic of an urban transportation system rather than a rural or agricultural context.

Urban-level infrastructure and services are present throughout the surrounding area, including electrical power transmission, telecommunications, solid waste services, public safety facilities, educational institutions, and regional drainage and stormwater systems. The proximity of Kahului Airport, Kahului Harbor, and the Maui Business Park further reinforces the site's integration into Maui's primary urban, industrial, and logistics hub. Although the project site itself remains vacant, its physical context, functional relationships, and service environment are urban in nature.

Given its adjacency to existing urban districts, its location within a corridor of intensive commercial and industrial activity, and its direct access to major transportation and utility infrastructure, the project site exhibits the defining characteristics of lands appropriate for inclusion within the Urban District. Urban use of the project site represents a logical extension and consolidation of existing development patterns rather than an isolated or premature expansion of urban boundaries and is compatible with the surrounding "city-like" concentrations of land uses envisioned under HAR §15-15-18(1).

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

> ***(A) Proximity to centers of trading and employment except where the development would generate new centers of trading and employment;***
>
> ***(B) Availability of basic services such as schools, parks, wastewater systems, solid waste disposal, drainage, water, transportation systems, public utilities, and police and fire protection; and***
>
> ***(C) Sufficient reserve areas for foreseeable urban growth;***

Discussion:

(A) Proximity to Centers of Trading and Employment

The proposed project is located within the Wailuku–Kahului planning region, which functions as Maui's primary civic, commercial, industrial, and employment center. This region contains the island's major centers of trade

and logistics, including Kahului Harbor and Kahului Airport, which serve as Maui's principal seaport and airport and anchor a concentration of public, private, and industrial employment. The surrounding area also includes regional retail centers, business parks, light and heavy industrial facilities, government offices, educational institutions, and service-oriented commercial uses that collectively support one of the highest employment densities on the island.

The project site's proximity to these established employment and trading centers allows future residents to live near jobs, services, and daily needs, reducing commute distances and supporting more efficient land use patterns. In addition, the proposed mixed-use development would itself contribute to employment generation through commercial, office, retail, service, and light industrial components, thereby reinforcing Central Maui's role as a major employment hub. The site's location near existing employment concentrations satisfies the proximity criterion under HAR §15-15-18(2)(A) and supports a more integrated jobs–housing relationship.

(B) Availability of Basic Services

The project site is located within established service areas for essential public and private services, including police, fire protection, emergency medical services, and public schools, all of which are centered in the Wailuku–Kahului region. Regional parks, recreational facilities, medical facilities, government services, and commercial amenities are located nearby and currently serve surrounding urban neighborhoods and employment centers.

Transportation infrastructure in the area is urban in scale and function. The site is directly accessed by Pūlehu Road and Hansen Road and is in close proximity to major regional arterials, including Maui Veterans Highway, Mayor Elmer F. Cravalho Way, and Hāna Highway, which collectively provide islandwide connectivity. These facilities support existing urban traffic volumes and are designed to accommodate urban-level circulation and access, as demonstrated by existing roadway classifications and traffic patterns documented in the project's TIAR.

With respect to utilities and infrastructure, the project is evaluating and will implement appropriate water supply, wastewater treatment, drainage, solid waste disposal, and utility systems consistent with County, State, and regulatory requirements prior to development. While certain infrastructure components are proposed to be privately provided, these systems are intended to be designed to urban standards and integrated with surrounding service networks where appropriate. The availability and feasibility of these services will be further analyzed and confirmed through the environmental

review process and subsequent approvals, ensuring that urban-level services are available to support development of the site.

(C) Sufficient Reserve Areas for Foreseeable Urban Growth

Urban-designated lands on Maui represent a relatively small proportion of the island's total land area. Less than ten percent of Maui is currently designated Urban at the State level, while the vast majority of lands remain in the Agricultural and Conservation Districts. Within Central Maui, many existing Urban lands are approaching buildout or are constrained by infrastructure limitations, ownership patterns, or competing land use demands.

County planning documents, including the Maui Island Plan, emphasize the importance of directing future growth toward areas adjacent to existing urban centers where infrastructure, employment, and services can be efficiently provided, while minimizing scattered or leapfrog development. The proposed project site is located immediately adjacent to the Maui Island Plan Urban Growth Boundary, which identifies areas suitable for urban-density development supported by a full range of services. Redesignation of the project site from the Agricultural District to the Urban District would not eliminate sufficient reserve areas for foreseeable growth. Rather, it would represent a logical expansion of the urban boundary consistent with long-term growth management objectives.

The proposed project consolidates future growth within the Central Maui urban core, thereby preserving large areas of Agricultural and Conservation lands elsewhere on the island. By accommodating housing, employment, and services in proximity to existing urban infrastructure, the project supports the maintenance of adequate reserve areas for future growth while advancing the State's and County's directed growth policies.

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

Discussion: The proposed project site is characterized by generally favorable physical conditions for urban development. Topography across the site is predominantly flat to gently sloping, with grades typically ranging from approximately one to two percent and only localized areas of slightly steeper slope. These conditions are conducive to urban development and facilitate effective drainage, site grading, and infrastructure installation.

Geotechnical investigations conducted for the project confirm that soils underlying the site consist of deep to moderately deep, well-drained

materials suitable for structural foundations and roadway improvements, with no evidence of unstable soil conditions that would preclude urban development. Detailed foundation design and construction methods will be addressed through subsequent geotechnical review and building permit processes.

The project site is located outside of areas designated as Special Flood Hazard Areas by the Federal Emergency Management Agency (FEMA) and is not subject to coastal flooding, shoreline erosion, or wave run-up hazards. In addition, the site is located outside of the County's Special Management Area (SMA) and outside applicable shoreline setback areas. Stormwater drainage will be designed to meet County standards and will incorporate detention, infiltration, and water quality treatment measures to manage runoff and minimize downstream impacts.

The project site is located within the mapped Extreme Tsunami Evacuation Zone, which represents areas that could be affected by highly unlikely, large-magnitude tsunami events. The Extreme Tsunami Evacuation Zone is not a regulatory development restriction and does not prohibit urban development. Nevertheless, tsunami exposure will be addressed through site planning, building design, emergency preparedness measures, and coordination with County and State emergency management agencies. Future occupants will be informed of tsunami evacuation routes and emergency procedures, and the project will incorporate signage, access planning, and emergency response considerations consistent with applicable guidelines.

With the incorporation of appropriate site design, engineering controls, and emergency preparedness measures, the project site is reasonably free from physical hazards and adverse environmental conditions that would preclude its inclusion within the Urban District, consistent with HAR §15-15-18(3).

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

Discussion: The proposed project site is contiguous with existing urban development on multiple sides and is functionally integrated with the Central Maui urban core. A portion of the site is already located within the Maui Island Plan Urban Growth Boundary, and the remainder directly abuts lands that are designated and developed for urban uses. This physical contiguity strongly favors consideration of the site for inclusion within the Urban District under HAR §15-15-18(4).

Along the northern boundary, the project site directly adjoins established commercial and light industrial development, including the Puʻunēnē Shopping Center, Maui Business Park, regional retail and service uses such as Safeway, the Department of Motor Vehicles and multiple automobile dealerships. These uses represent intensive urban development supported by urban-level infrastructure, services, and traffic volumes. To the northwest and west, the site is adjacent to additional commercial, industrial, and employment-oriented uses that form part of the larger Kahului business and industrial district.

To the southwest of the project site are the former Hawaiian Commercial & Sugar Company (HC&S) sugar mill facilities and associated industrial and utility uses, which have long functioned as part of Central Maui's industrial landscape. These uses further reinforce the site's relationship to Maui's primary urban and employment center. To the southeast and east, while some lands remain classified as Agricultural, the site is bounded by major urban roadways, including Pūlehu Road, which function as urban collectors and form a logical edge between existing urban development and surrounding lands.

The project site's location immediately adjacent to the Maui Island Plan Urban Growth Boundary reflects prior County planning determinations identifying this area as appropriate for future urban density supported by a full range of urban services. The proposed redesignation represents a logical and incremental expansion of the urban area that consolidates growth contiguous with existing development, rather than a non-contiguous or leapfrog expansion into isolated agricultural lands.

By extending urban development outward from an established urban edge and integrating with surrounding commercial, industrial, and transportation uses, the proposed project advances orderly growth patterns consistent with State and County planning objectives. The site's contiguity with existing urban areas, combined with its location within an area identified for future urban use in adopted plans, strongly supports its consideration for inclusion within the Urban District pursuant to HAR §15-15-18(4).

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

Discussion: The proposed project site includes a 3.068-acre portion that is already located within the Maui Island Plan Urban Growth Boundary and designated Heavy Industrial under the Wailuku–Kahului Community Plan, while the remainder of the site is designated Agriculture at the State and County levels and lies outside the Urban Growth Boundary. As such, the

project area is partially located within an area that County planning documents have already identified for urban and industrial use, and partially within lands that would require plan amendments and State Land Use District reclassification prior to urban development.

Although the majority of the project site is not currently designated for urban use under existing State or County land use plans, HAR §15-15-18(5) expressly contemplates the consideration of lands appropriate for new urban concentrations, particularly when such lands are located adjacent to areas identified for urban growth in adopted plans. The project site directly abuts lands within the Urban Growth Boundary and is contiguous with established urban development in the Wailuku–Kahului planning region, including commercial, industrial, and employment-oriented uses that function as part of Maui's primary urban core.

The presence of an existing Urban Growth Boundary designation and Heavy Industrial community plan designation within the project area demonstrates that County planning documents have already recognized this location as suitable for urban-intensity land uses. Expansion of urban designations to the remainder of the site would represent a logical extension of existing planned urban development rather than the introduction of a new or isolated urban center. The proposed project would consolidate urban growth along the edge of an established urban area and avoid scattered or leapfrog development patterns that are discouraged by State and County planning policies.

At the State level, the project site is currently located within the Agricultural District; however, the Land Use Commission's district boundary amendment process is the mechanism through which lands suitable for urban expansion are evaluated and reclassified when justified by location, surrounding land use patterns, and long-term growth considerations. The proposed project site's adjacency to an existing urban district, its partial inclusion within the Urban Growth Boundary, and its relationship to Central Maui's employment and infrastructure network support its consideration as an appropriate location for a new urban concentration.

The Applicant is coordinating with State and County agencies to ensure that the proposed project is evaluated within the context of ongoing and future long-range planning efforts and that any amendments to land use designations are consistent with broader growth management objectives. Agency consultation conducted to date is summarized in Chapter V, EIS Consultation.

In light of its partial inclusion within an adopted urban growth area, its contiguity with existing urban development, and its integration with Central Maui's urban system, the proposed project site constitutes an appropriate

location for consideration of a new urban concentration under HAR §15-15-18(5), subject to completion of the required environmental review and entitlement processes.

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

(A) When surrounded by or adjacent to existing urban development; and

(B) Only when those lands represent a minor portion of this district;

Discussion: As discussed under paragraphs (1) through (5), the proposed project site substantially satisfies the standards for inclusion within the Urban District based on its physical characteristics, proximity to employment and services, contiguity with existing urban development, and relationship to planned growth areas. To the extent that any portions of the project site may be viewed as not fully conforming to one or more of those standards, the site also satisfies the criteria set forth in HAR §15-15-18(6).

The project site is surrounded by and directly adjacent to existing urban development on multiple sides, including established commercial, industrial, and employment-oriented uses within the Central Maui urban core. Any portions of the site that may be characterized as non-conforming represent a minor portion of the overall Urban District expansion and are located along the edge of an existing urban area, rather than in an isolated or remote location.

In this context, inclusion of the project site within the Urban District would not constitute a departure from the intent of the urban boundary standards, but rather would facilitate orderly and contiguous urban growth consistent with State and County planning objectives. Accordingly, even if strict conformity with paragraphs (1) through (5) were not found for all portions of the site, inclusion of the project site within the Urban District would be appropriate under HAR §15-15-18(6).

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

Discussion: The Hoʻonani Village project does not constitute scattered or spot urban development. Rather, it represents a logical, contiguous extension of the existing urbanized area of Central Maui and is integrated with surrounding commercial, industrial, and residential land uses. The project site directly adjoins established urban development and is located along existing urban roadways, including Pūlehu Road and Hansen Road, which function as part of the Central Maui transportation network.

The proposed development is planned as a coordinated, master-planned mixed-use community with an internal roadway network and direct connections to the surrounding street system. This approach avoids piecemeal or isolated development patterns and supports orderly urban growth consistent with State and County planning objectives.

While the project site does not currently contain on-site utility laterals or service connections, required infrastructure improvements, including water supply, wastewater treatment, drainage, roadways, and utilities, will be planned and constructed in conjunction with development and in compliance with applicable County and State standards. The project is designed to utilize existing regional infrastructure corridors where feasible and to avoid unreasonable public investment in new infrastructure or support services. To the extent that private infrastructure systems are proposed, such systems will be designed to County and State standards and implemented in a manner that does not impose disproportionate costs on public agencies.

In addition, the proposed project is intended to complement surrounding land uses and minimize adverse impacts through appropriate site planning, buffering, access management, and mitigation measures. Potential impacts related to traffic, public services, utilities, environmental resources, and community compatibility will be evaluated and addressed through the environmental review process. With these measures, the project will not result in adverse impacts to surrounding areas that would be inconsistent with inclusion of the site within the Urban District.

Accordingly, the proposed project site satisfies the criteria of HAR §15-15-18(7) and does not represent scattered spot urban development or an unreasonable burden on public infrastructure or services.

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

Discussion: The proposed project site does not include lands with a general slope of twenty percent or more. Topographic conditions across the site are predominantly flat to gently sloping, with grades generally ranging from approximately one to two percent and only localized areas of slightly steeper slope, none of which exceed twenty percent. These conditions are documented in the PER prepared for the project. See **Appendix R.**

Because the site does not contain steep slopes meeting or exceeding the twenty percent threshold identified in HAR §15-15-18(8), this subsection is

not applicable to the proposed project. Nevertheless, site grading, drainage, and construction activities will comply with applicable federal, state, and county design and construction standards to ensure protection of public health, safety, welfare, and the visual quality of the landscape

3. Hawai'i Housing Finance and Development Corporation (HHFDC) (Chapter 201H, HRS)

HHFDC administers a process for streamlining project approvals for qualifying housing projects that meet defined affordability, income, and public benefit criteria.

The purpose of HRS § 201H-38 is to expedite the production of affordable and workforce housing by reducing regulatory barriers, promoting coordination between state and county agencies, and ensuring timely decision-making for projects that address documented housing needs. However, projects proceeding under HRS § 201H-38 remain subject to environmental review under Chapter 343, HRS.

The Applicant intends to pursue a §201H-38 approval from HHFDC, which will be processed following the acceptance of the Final EIS and compliance with Chapter 343, HRS. Outlined below are HHFDC rules for housing projects under the § 201H-38 process.

HRS § 201H-38 Housing development; exemption from statutes, ordinances, charter provisions, and rules.

(a) The corporation may develop on behalf of the State or with an eligible developer, or may assist under a government assistance program in the development of, housing projects that shall be exempt from all statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon; provided that:

(1) The housing projects meet the following conditions:

(A) The corporation finds the housing project is consistent with the purpose and intent of this chapter, meets minimum requirements of health and safety, and provides the county an opportunity to comment;

(B) The development of the proposed housing project does not contravene any safety standards, tariffs, or rates and fees approved

by the public utilities commission for public utilities or of the various boards of water supply authorized under chapter 54;
(C) The legislative body of the county in which the housing project is to be situated has approved the project with or without modifications.

Discussion: The proposed project includes a substantial multi-family rental housing component intended to address Maui's documented shortage of affordable and workforce housing. As identified in multiple housing demand and economic impact analyses prepared for the project, Maui continues to experience housing supply deficits across a range of income categories, particularly for renter households. By providing a significant number of rental units targeted to residents and workforce households, the project advances the statutory objective of increasing housing supply for qualified residents.

The project will be designed and constructed in compliance with applicable health, safety, infrastructure, and utility standards. Coordination with Maui County departments and state agencies will continue throughout the entitlement and permitting process, thereby satisfying the requirement that the county be afforded an opportunity to review and comment on preliminary plans and specifications. The proposed development will coordinate with the County Department of Water Supply, wastewater service providers, and Maui Electric Company to ensure that infrastructure capacity, tariffs, and service requirements are satisfied. The project will not conflict with approved utility standards or rate structures and will comply with applicable public utility requirements.

The legislative body of the county in which the project is situated must approve, approve with modification, or disapprove the project within forty-five days after submission of preliminary plans and specifications by HHFDC. If not disapproved within forty-five days, the project is deemed approved.

(i) The legislative body shall approve, approve with modification, or disapprove the project by resolution within forty-five days after the corporation has submitted the preliminary plans and specifications for the project to the legislative body; provided further that the legislative body shall not impose stricter conditions, impose stricter median income requirements, or reduce fee waivers that will increase the cost of the project beyond those approved by the corporation. If, on the forty-sixth day, a project is not disapproved, it shall be deemed approved by the legislative body;
(ii) No action shall be prosecuted or maintained against any county, its officials, or employees on account of actions taken by them in

reviewing, approving, modifying, or disapproving the plans and specifications; and

(iii) The final plans and specifications for the project shall be deemed approved by the legislative body if the final plans and specifications do not substantially deviate from the preliminary plans and specifications. The final plans and specifications for the project shall constitute the zoning, building, construction, and subdivision standards for that project. For purposes of sections 501-85 and 502-17, the executive director of the corporation or the responsible county official may certify maps and plans of lands connected with the project as having complied with applicable laws and ordinances relating to consolidation and subdivision of lands, and the maps and plans shall be accepted for registration or recordation by the land court and registrar; and

Discussion: The Applicant will work with HHFDC to submit preliminary plans and specifications to the Maui County Council consistent with statutory requirements. The statute expressly limits the county's ability to impose stricter income requirements or conditions that would increase project costs beyond those approved by HHFDC, thereby preserving the affordability objectives of the statute.

Final plans and specifications that do not substantially deviate from the preliminary submittal are deemed approved and constitute the zoning, subdivision, and construction standards for the project.

(D) The land use commission has approved, approved with modification, or disapproved a boundary change within forty-five days after the corporation has submitted a petition to the commission as provided in section 205-4. If, on the forty-sixth day, the petition is not disapproved, it shall be deemed approved by the commission; or

Discussion: The project includes a proposed district boundary amendment (DBA) to reclassify the subject property consistent with the intended urban residential use. Upon HHFDC's submittal of the petition, the Land Use Commission must act within the statutory timeframe. This expedited review framework is central to the Legislature's intent to accelerate the delivery of housing.

(2). The housing projects:

(A) Meet the conditions of paragraph (1);

(B) Do not impose stricter income requirements than those adopted or established by the State; and
(C) For the lifetime of the project, require that one hundred per cent of the units in the project be exclusively for qualified residents.

(b) For the purposes of this section, "government assistance program" means a housing program qualified by the corporation and administered or operated by the corporation or the United States or any of their political subdivisions, agencies, or instrumentalities, corporate or otherwise.

Discussion: The project will include an affordability structure consistent with State-adopted income limits and HHFDC program requirements. The Applicant will coordinate with HHFDC to determine the appropriate affordability mix, regulatory agreement structure, and duration of affordability controls consistent with statutory requirements and program guidelines.

Potential 201H exemption requests include but are not limited to:

- Community Plan Amendment consistency
- County park assessment fees / park dedication / in-lieu fees
- Subdivision/zoning ordinances (including density, height, setbacks, lot size, etc.)
- Building permit fees
- DOE (Department of Education) impact/school fees
- Electrical fees / utility connection fees
- Fire plan review fees
- Plumbing permit fees
- Parking requirements (reduced ratios or shared parking)
- PUC guidelines (for private utilities if applicable)
- Water system development fees / infrastructure connection fees
- Wastewater / sewer system development fees / connection fees (given potential onsite WWTP/private system)
- Traffic impact fees / fair share contributions
- Height and density limits (to support high-density multi-family/mixed-use).
- Driveway permit/inspection fee
- General plan consistency requirements (where applicable for expedited process).

4. Coastal Zone Management (Chapter 205A, HRS)

The National Coastal Zone Management (CZM) Program was established through the enactment of the Coastal Zone Management Act of 1972 to promote the responsible use, protection, and enhancement of the nation's coastal resources. Hawai'i's implementation of the program is codified in Chapter 205A, HRS.

Hawai'i's CZM Program addresses a broad range of issues, including the preservation of recreational, scenic, historic, and archaeological resources; the protection of coastal ecosystems; the mitigation of coastal hazards; and the regulation of development in the special management areas (SMA), the boundaries of which are established by the counties.

The proposed project site is not within the SMA established by the County of Maui and therefore the SMA guidelines and requirements for development are not applicable to the proposed project. However, under HRS Section 205A-1,the entire State of Hawai'i is included within the coastal zone management area, extending from inland boundaries seaward to the limit of the State's police power and management authority, including the United States territorial sea. As such, the proposed project is located within the designated CZM area.

An evaluation of the proposed project's consistency with the objectives and policies of the CZM Program is provided in Table 16 below.

Table 16. Coastal Zone Management Act, Chapter 205A, HRS

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Recreational Resources			
Objective: Provide coastal recreational opportunities accessible to the public.			X
Policies:			
(A) Improve coordination and funding of coastal recreational planning and management; and			X
(B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:			X

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;			X
(ii) Requiring replacement of coastal resources having significant recreational value including, but not limited to, surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;			X
(iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;			X
(iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;			X
(v) Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;			X
(vi) Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;			X
(vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and			X
(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.			X
Discussion: The proposed project site is located inland and away from the shoreline. The proposed project will not affect existing shoreline access or the provision of coastal recreational opportunities for the public.			

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
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.*	X		
Policies:			
(A) Identify and analyze significant archaeological resources;	X		
(B) Maximize information retention through preservation of remains and artifacts or salvage operations; and			X
(C) Support state goals for protection, restoration, interpretation, and display of historic resources.			X
Discussion: The proposed project supports the policy to identify and analyze significant archaeological resources. A review of previously conducted archaeological surveys undertaken within and near the proposed project site was conducted to assess the likelihood of the presence of historic resources. Due to over a century of sugar cane cultivation and related infrastructure, no pre-contact historic features have been identified within the proposed project area. The project will also be reviewed through the HRS Chapter 6E process and will comply with all recommended mitigation measures.			
Scenic and Open Space Resources			
Objective: *Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.*	X		
Policies:			
(A) Identify valued scenic resources in the coastal zone management area;			X
(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;	X		
(C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and			X

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(D) Encourage those developments that are not coastal dependent to locate in inland areas.			X
Discussion: The proposed project is an inland, urban mixed-use development and does not affect coastal landforms, shoreline access, or public views to or along the shoreline. Proposed building heights will not exceed those of existing nearby commercial and industrial structures. This approach minimizes visual contrast with the surrounding built environment and avoids the introduction of visually dominant structures that could affect distant views. Overall, the proposed project is visually compatible with its inland urban setting and will not adversely affect coastal scenic or open space resources.			
Coastal Ecosystems			
Objective: *Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.*	X		
Policies:			
(A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;			X
(B) Improve the technical basis for natural resource management;			X
(C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;			X
(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			X
(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.	X		
Discussion: The proposed project does not involve development near coastal resources. However, construction BMPs will be implemented in addition to permanent stormwater retention BMPs, which will be implemented through a comprehensive drainage system to prevent potential runoff to coastal resources. Furthermore, a NPDES permit will be obtained for the proposed development.			

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Economic Uses			
Objective: *Provide public or private facilities and improvements important to the State's economy in suitable locations.*	X		
Policies:			
(A) Concentrate coastal dependent development in appropriate areas;			X
(B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and			X
(C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when: *(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.*			X
Discussion: The proposed project is not coastal dependent and will be developed inland, however, the project is anticipated to result in substantial positive economic impacts for Maui County during both construction and long-term operations. As documented in the Economic and Fiscal Impact Report, construction of the project is estimated to support approximately 4,389 construction jobs during the build-out and generate significant short-term labor income and economic activity. Once fully built and stabilized, the project is projected to support approximately 2,260 permanent jobs annually, generate approximately $134.6 million in annual labor income, and produce approximately $459 million in total annual economic output. In addition, the project is estimated to generate approximately $367.8 million in State fiscal benefits during the project buildout and approximately $46.6 million in annual State fiscal benefits thereafter. County of Maui fiscal benefits are anticipated to be $79.8 million during buildout and $8.8 million thereafter.			
Coastal Hazards			
Objective: *Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.*	X		

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Policies:			
(A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;	X		
(B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards;	X		
(C) Ensure that developments comply with the requirements of the Federal Flood Insurance Program; and	X		
(D) Prevent coastal flooding from inland projects.	X		
Discussion: The proposed project is in Flood Zone "X" as designated by FEMA's FIRM and does not necessitate a flood development permit. The project site is also outside of the projected SLRXA and the existing shoreline setback area. The project site is located within the limits of the Extreme Tsunami Hazard Evacuation zone, which represents areas that may be affected by rarer, more extreme tsunami events. Tenants will be made aware of the project's location within the tsunami evacuation zone and recommended evacuation guidance will be implemented.			
Managing Development			
Objective: *Improve the development review process, communication, and public participation in the management of coastal resources and hazards.*			X
Policies:			
(A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;			X
(B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and			X
(C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.			X

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Discussion: This section is not applicable as it is for regulatory agencies, and the proposed development is not located near the shoreline and is not coastal dependent.			
Public Participation			
Objective: *Stimulate public awareness, education, and participation in coastal management.*			X
Policies:			
(A) Promote public involvement in coastal zone management processes;			X
(B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and			X
(C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.			X
Discussion: This section is not applicable as it is for regulatory agencies, and the proposed project is not located near the shoreline.			
Beach Protection			
Objective: *Protect beaches for public use and recreation.*			X
Policies:			
(A) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;			X
(B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and			X
(C) Minimize the construction of public erosion-protection structures seaward of the shoreline.			X

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(D) Prohibit private property owners from creating a public nuisance by inducing or cultivating the private property owner's vegetation in a beach transit corridor; and			X
(E) Prohibit private property owners from creating a public nuisance by allowing the private property owner's unmaintained vegetation to interfere or encroach upon a beach transit corridor.			X
Discussion: The proposed project will be developed inland and will not affect beach access or recreational opportunities.			
Marine Resources			
Objective: *Promote the protection, use, and development of marine and coastal resources to assure their sustainability.*			X
Policies:			
(A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;			X
(B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;			X
(C) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;			X
(D) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and			X
(E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.			X
Discussion: This section is not applicable as the proposed project does not involve development of marine and coastal resources.			

5. Hawai‘i State Plan (Chapter 226, HRS)

The Hawai‘i State Plan, established under HRS Chapter 226, provides a comprehensive framework to guide the State’s long-term growth, development, and management of limited resources. It outlines a wide range of goals, objectives, policies, and priority guidelines intended to address key areas of statewide concern. These include, but are not limited to, economic development, agriculture, the visitor industry, federal expenditures, the physical environment, infrastructure systems, socio-cultural advancement, and sustainability.

The State Plan is structured in three parts:

- **Part I** outlines the overall theme, goals, and policies;
- **Part II** addresses planning, coordination, and implementation mechanisms;
- **Part III** presents priority guidelines to help direct decision-making and policy development.

Part II primarily pertains to the administrative and procedural aspects of the plan’s implementation. Therefore, it is not evaluated for its relevance to the proposed project.

An assessment of the proposed project’s consistency with Parts I and III of the State Plan is provided in the matrix below. Checkboxes indicate whether each objective or policy is considered supportive, not supportive, or not applicable. A narrative discussion of relevant goals and policies is also included to demonstrate the Proposed project’s alignment with the intent and priorities of the Hawai‘i State Plan.

Section intentionally left blank

Part I: Overall Theme, Goals, Objectives, and Policies

Table 17. Hawai'i State Plan, Chapter 226, HRS – Part I

HAWAI'I STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
HRS § 226-4: State Goals.			
In order to guarantee, for the present and future generations, those elements of choice and mobility that ensure that individuals and groups may approach their desired levels of self-reliance and self determination, it shall be the goal of the State to achieve:			
(1) A strong, viable economy, characterized by stability, diversity and growth that enables fulfillment of the needs and expectations of Hawai'i's present and future generations.	X		
(2) A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, which enhances the mental and physical well-being of the people.	X		
(3) Physical, social, and economic well-being, for individuals and families in Hawai'i, that nourishes a sense of community responsibility, of caring and of participation in community life.	X		
Discussion: The proposed Ho'onani Village project advances the State of Hawai'i's goal of fostering a strong, viable economy by integrating housing, commercial, office, and light industrial uses within a planned urban expansion area in Central Maui. By providing approximately 1,608 multi-family rental units serving households earning up to 140 percent of area median income, the project directly addresses documented workforce housing shortages that constrain labor force participation and contribute to outmigration. As evaluated in Economic and Fiscal Impact Report, once fully built and stabilized, the project is projected to support approximately 2,260 permanent jobs annually, generate approximately $134.6 million in annual labor income, and produce approximately $459 million in total annual economic output. In addition, the project is estimated to generate approximately $367.8 million in State fiscal benefits during the project buildout and approximately $46.6 million in annual State fiscal benefits thereafter. County of Maui fiscal benefits are anticipated to be $79.8 million during buildout and $8.8 million thereafter. These combined housing and employment effects strengthen workforce stability, support small and local businesses, and enhance long-term economic resilience in Central Maui. Ho'onani Village also contributes to the State's goal of creating and maintaining a desired physical environment characterized by functional urban form, environmental			

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
stewardship, and coordinated infrastructure investment. The master plan emphasizes walkability, bicycle connectivity, and pedestrian-oriented design, along with integrated open spaces and landscaped corridors that support community interaction and environmental quality. Strategic infrastructure investments, including the proposed on-site wastewater treatment facility designed to produce reclaimed water for irrigation, reinforce efficient resource use and reduce strain on existing public systems. The integration of residential and employment-generating uses within a single, connected development supports a compact live-work environment that may reduce commuting distances and align with long-term growth management objectives. Finally, the project supports Hawaiʻi's goal of advancing physical, social, and economic well-being by fostering a cohesive community environment that integrates housing, employment, recreation, and commercial amenities. The central commons and associated gathering spaces are intended to accommodate community events, markets, and cultural activities, strengthening social connectivity and civic participation. By increasing attainable housing opportunities in proximity to employment centers, the project may reduce household overcrowding, support workforce retention, and enhance economic security for resident families. The project's name, Hoʻonani, meaning "to beautify," reflects its intent to contribute positively to the evolving community fabric of Puʻunēnē while supporting sustainable economic and social development for present and future generations.			
HRS § 226-5: Objectives and policies for population.			
Objective: *It shall be the objective in planning for the State's population to guide population growth to be consistent with the achievement of physical, economic, and social objectives contained in this chapter.*	X		
Policies:			
(1) Manage population growth statewide in a manner that provides increased opportunities for Hawaiʻi's people to pursue their physical, social and economic aspirations while recognizing the unique needs of each county.	X		
(2) Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs and desires.	X		

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(3) Promote increased opportunities for Hawaiʻi's people to pursue their socio-economic aspirations throughout the islands.	X		
(4) Encourage research activities and public awareness programs to foster an understanding of Hawaiʻi's limited capacity to accommodate population needs and to address concerns resulting from an increase in Hawaiʻi's population.			X
(5) Encourage federal actions and coordination among major governmental agencies to promote a more balanced distribution of immigrants among the states, provided that such actions do not prevent the reunion of immediate family members.			X
(6) Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state's population.			X
(7) 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.	X		

Discussion: The Hoʻonani Village project supports the State's objective of guiding population growth in a manner consistent with the achievement of physical, economic, and social objectives by directing residential and mixed-use development to a planned urban expansion area in Central Maui that is supported by infrastructure, employment centers, and coordinated land use planning. By providing a substantial number of multi-family rental units serving workforce and moderate-income households, the project responds to documented housing shortages that contribute to overcrowding, workforce instability, and outmigration. Accommodating population growth within a designated and infrastructure-supported growth area promotes a compact development pattern, reduces pressure for dispersed rural expansion, and aligns residential growth with existing and planned transportation networks, utilities, and public facilities. Coordination is ongoing with County and State agencies to ensure adequate capacity for water, wastewater, drainage, transportation, and other public facilities, and to phase development in a manner consistent with infrastructure availability.

As documented in Economic and Fiscal Impact Report, the project is expected to generate substantial employment opportunities during construction and ongoing operations, increase household labor income, and expand overall economic activity within Maui County. The analysis further concludes that the project would result in a net positive fiscal contribution to both the State and the County after accounting for public service costs,

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
thereby supporting the provision and maintenance of public facilities necessary to accommodate population growth. Socially, the inclusion of community gathering spaces, walkable design, integrated recreational amenities, and workforce housing opportunities strengthen neighborhood cohesion and advances long-term quality of life objectives. Collectively, the project reflects a coordinated approach to managing population growth that integrates housing supply, employment generation, fiscal sustainability, infrastructure planning, and community development in a manner consistent with the State's long-term physical, economic, and social planning goals.			
HRS § 226-6: Objectives and policies for the economy in general.			
Objective: *Planning for the State's economy in general shall be directed toward achievement of the following objectives:* *1) Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawaiʻi's people, while at the same time stimulating the development and expansion of economic activities capitalizing on defense, dual-use, and science and technology assets, particularly on the neighbor islands where employment opportunities may be limited.* *2) A steadily growing and diversified economic base that is not overly dependent on a few industries and includes the development and expansion of industries on the neighbor islands.*	X		
Policies:			
(1) Promote and encourage entrepreneurship within Hawaiʻi by residents and nonresidents of the State.	X		
(2) Expand Hawaiʻi's national and international marketing, communication, and organizational ties, to increase the State's capacity to adjust to and capitalize upon economic changes and opportunities occurring outside the State.			X
(3) Promote Hawaiʻi as an attractive market for environmentally and socially sound investment activities that benefit Hawaiʻi's people.			X
(4) Transform and maintain Hawaiʻi as a place that welcomes and facilitates innovative activity that may lead to commercial opportunities.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(5) Promote innovative activity that may pose initial risks, but ultimately contribute to the economy of Hawaiʻi.			X
(6) Seek broader outlets for new or expanded Hawaiʻi business investments.			X
(7) Expand existing markets and penetrate new markets for Hawaiʻi's products and services.			X
(8) Assure that the basic economic needs of Hawaiʻi's people are maintained in the event of disruptions in overseas transportation.			X
(9) Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.	X		
(10) Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawaiʻi's small-scale producers, manufacturers, and distributors.			X
(11) Encourage labor-intensive activities that are economically satisfying, and which offer opportunities for upward mobility.	X		
(12) Encourage innovative activities that may not be labor-intensive, but may otherwise contribute to the economy of Hawaiʻi.			X
(13) Foster greater cooperation and coordination between the government and private sectors in developing Hawaiʻi's employment and economic growth opportunities.	X		
(14) Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.			X
(15) Maintain acceptable working conditions and standards for Hawaiʻi's workers.			X
(16) Provide equal employment opportunities for all segments of Hawaiʻi's population through affirmative action and nondiscrimination measures.			X
(17) Stimulate the development and expansion of economic activities capitalizing on defense, dual-use, and science and			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
technology assets, particularly on the neighbor islands where employment opportunities may be limited.			
(18) Encourage businesses that have favorable financial multiplier effects within Hawaiʻi's economy, particularly with respect to emerging industries in science and technology.			X
(19) Promote and protect intangible resources in Hawaiʻi, such as scenic beauty and the aloha spirit, which are vital to a healthy economy.	X		
(20) Increase effective communication between the educational community and the private sector to develop relevant curricula and training programs to meet future employment needs in general, and requirements of new, potential growth industries in particular.			X
(21) Foster a business climate in Hawaiʻi—including attitudes, tax and regulatory policies, and financial and technical assistance programs — that is conducive to the expansion of existing enterprises and the creation and attraction of new business and industry.			X
***Discussion**:* The Hoʻonani Village project supports the objective and policies for the economy in general by contributing to increased and diversified employment opportunities, strengthening the economic base of Maui County, and fostering coordinated public-private investment in a planned growth area. As evaluated in the project's Economic and Fiscal Impact Report, the project is expected to generate substantial construction employment during build-out and would support a significant number of permanent jobs across retail, hospitality, office, light industrial, and service sectors once stabilized. These employment effects contribute to increased income opportunities, support workforce stability, and expand job choice in Central Maui, consistent with the objective of achieving improved living standards for Hawaiʻi's people. The inclusion of commercial, office, and light industrial components within the project promotes a more diversified economic base. By integrating employment-generating uses with workforce housing, the project supports local entrepreneurship, small business growth, and service-sector expansion. The project also reflects coordination between private sector development and public planning objectives, including alignment with infrastructure planning, transportation networks, and workforce housing needs. Construction activity associated with the project contributes to maintaining a level of building activity consistent with state growth objectives, while long-term operations			

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
foster employment opportunities that may provide upward mobility and stable working conditions. By integrating housing with employment-generating uses, the project advances the State's broader economic planning goals of diversification and resilience.			
HRS § 226-7: Objectives and policies for the economy – agriculture			
Objectives: *Planning for the State's economy with regard to agriculture shall be directed towards achievement of the following objectives:* *1) Viability of Hawaiʻi's sugar and pineapple industries.* *2) Growth and development of diversified agriculture throughout the State.* *3) An agriculture industry that continues to constitute a dynamic and essential component of Hawaiʻi's strategic, economic, and social well-being.*			X
Policies:			
(1) Establish a clear direction for Hawaiʻi's agriculture through stakeholder commitment and advocacy.			X
(2) Encourage agriculture by making best use of natural resources.			X
(3) Provide the governor and the legislature with information and options needed for prudent decision making for the development of agriculture.			X
(4) Establish strong relationships between the agricultural and visitor industries for mutual marketing benefits.			X
(5) Foster increased public awareness and understanding of the contributions and benefits of agriculture as a major sector of Hawaiʻi's economy.			X
(6) Seek the enactment and retention of federal and state legislation that benefits Hawaiʻi's agricultural industries.			X
(7) Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawaiʻi's food producers and consumers in the State, nation, and world.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(8) Support research and development activities that strengthen economic productivity in agriculture, stimulate greater efficiency, and enhance the development of new products and agricultural by-products.			X
(9) Enhance agricultural growth by providing public incentives and encouraging private initiatives.			X
(10) Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.			X
(11) Increase the attractiveness and opportunities for an agricultural education and livelihood.			X
(12) In addition to the State's priority on food, expand Hawaiʻi's agricultural base by promoting growth and development of flowers, tropical fruits and plants, livestock, feed grains, forestry, food crops, aquaculture, and other potential enterprises.			X
(13) Promote economically competitive activities that increase Hawaiʻi's agricultural self-sufficiency, including the increased purchase and use of Hawaiʻi-grown food and food products by residents, businesses, and governmental bodies as defined under section 103D-104.			X
(14) Promote and assist in the establishment of sound financial programs for diversified agriculture.			X
(15) Institute and support programs and activities to assist the entry of displaced agricultural workers into alternative agricultural or other employment.			X
(16) Facilitate the transition of agricultural lands in economically nonfeasible agricultural production to economically viable agricultural uses.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
***Discussion**:* While the proposed Hoʻonani Village project would result in the conversion of former agricultural lands to urban use, it does not undermine the State's overall objectives for agriculture or diversified agriculture. The project site is located adjacent to existing industrial and urbanized areas in Kahului, where large-scale sugar and pineapple agricultural production has already diminished due to long-term industry shifts. As noted in the Agricultural Impact Analysis report, the project site proposed for conversion to urban lands represents 0.23 percent of high-quality farmland on the island of Maui. While this represents a loss in agricultural lands, there is substantial remaining inventory of agricultural lands on the island of Maui.			
HRS § 226-8: Objectives and policies for the economy – visitor industry			
***Objectives:** Planning for the State's economy with regard to the visitor industry shall be directed towards the achievement of the objective of a visitor industry that constitutes a major component of steady growth for Hawaiʻi's economy.*	X		
Policies:			
(1) Support and assist in the promotion of Hawaiʻi's visitor attractions and facilities.	X		
(2) Ensure that visitor industry activities are in keeping with the social, economic, and physical needs and aspirations of Hawaiʻi's people.			X
(3) Improve the quality of existing visitor destination areas by utilizing Hawaiʻi's strengths in science and technology.			X
(4) Encourage cooperation and coordination between the government and private sectors in developing and maintaining well-designed, adequately serviced visitor industry and related developments which are sensitive to neighboring communities and activities.			X
(5) Develop the industry in a manner that will continue to provide new job opportunities and steady employment for Hawaiʻi's people.			X
(6) Provide opportunities for Hawaiʻi's people to obtain job training and education that will allow for upward mobility within the visitor industry.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(7) Foster a recognition of the contribution of the visitor industry to Hawaiʻi's economy and the need to perpetuate the aloha spirit.			X
(8) Foster an understanding by visitors of the aloha spirit and of the unique and sensitive character of Hawaiʻi's cultures and values.			X
***Discussion**:* The project proposes a 240-room hospitality component and mixed-use commercial, retail and entertainment spaces that supports State policies for the visitor industry. As documented in the Economic and Fiscal Impact Report, the project's hospitality component is projected to operate at stabilized occupancy levels typical of airport-oriented and business-serving accommodations and is estimated to generate approximately $31 million in annual gross hotel revenue. This activity would contribute to State revenues through the Transient Accommodations Tax and General Excise Tax, while also supporting employment within accommodation and food service sectors. The integration of workforce housing within the project further supports the visitor industry by helping address labor shortages in hospitality and related services, thereby contributing to steady employment opportunities and operational stability			
HRS § 226-9: Objective and policies for the economy – federal expenditures			
***Objective:** Planning for the State's economy with regard to federal expenditures shall be directed towards achievement of the objective of a stable federal investment base as an integral component of Hawaiʻi's economy.*			X
Policies:			
(1) Encourage the sustained flow of federal expenditures in Hawaiʻi that generates long-term government civilian employment.			X
(2) Promote Hawaiʻi's supportive role in national defense, in a manner consistent with Hawaiʻi's social, environmental, and cultural goals by building upon dual-use and defense applications to develop thriving ocean engineering, aerospace research and development, and related dual-use technology sectors in Hawaiʻi's economy.			X
(3) Promote the development of federally supported activities in Hawaiʻi that respect state-wide economic concerns, are sensitive to community needs, and minimize adverse impacts on Hawaiʻi's environment.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(4) Increase opportunities for entry and advancement of Hawaiʻi's people into federal government service.			X
(5) Promote federal use of local commodities, services, and facilities available in Hawaiʻi.			X
(6) Strengthen federal-state-county communication and coordination in all federal activities that affect Hawaiʻi.			X
(7) Pursue the return of federally controlled lands in Hawaiʻi that are not required for either the defense of the nation or for other purposes of national importance and promote the mutually beneficial exchanges of land between federal agencies, the State, and the counties.			X
***Discussion**:* The proposed development has no direct relationship to federal expenditure and does not conflict with the State goals for federal expenditures.			
HRS § 226-10: Objectives and policies for the economy – potential growth and innovative activities.			
***Objective:** Planning for the State's economy with regard to potential growth and innovative activities shall be directed towards achievement of the objective of development and expansion of potential growth and innovative activities that serve to increase and diversify Hawaiʻi's economic base.*			X
Policies:			
(1) Facilitate investment and employment in economic activities that have the potential to expand and diversify Hawaiʻi's economy, including but not limited to diversified agriculture, aquaculture, renewable energy development, creative media, health care, and science and technology-based sectors.			X
(2) Facilitate investment in innovative activity that may pose risks or be less labor-intensive than other traditional business activity, but if successful, will generate revenue in Hawaiʻi through the export of services or products or substitution of imported services or products.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(3) Encourage entrepreneurship in innovative activity by academic researchers and instructors who may not have the background, skill, or initial inclination to commercially exploit their discoveries or achievements.			X
(4) Recognize that innovative activity is not exclusively dependent upon individuals with advanced formal education, but that many self-taught, motivated individuals are able, willing, sufficiently knowledgeable, and equipped with the attitude necessary to undertake innovative activity.			X
(5) Increase the opportunities for investors in innovative activity and talent engaged in innovative activity to personally meet and interact at cultural, art, entertainment, culinary, athletic, or visitor-oriented events without a business focus.			X
(6) Expand Hawaiʻi's capacity to attract and service international programs and activities that generate employment for Hawaiʻi's people.			X
(7) Enhance and promote Hawaiʻi's role as a center for international relations, trade, finance, services, technology, education, culture, and the arts.			X
(8) Accelerate research and development of new energy- related industries based on wind, solar, ocean, and underground resources and solid waste.			X
(9) Promote Hawaiʻi's geographic, environmental, social, and technological advantages to attract new economic activities into the State.			X
(10) Provide public incentives and encourage private initiative to attract new industries that best support Hawaiʻi's social, economic, physical, and environmental objectives.			X
(11) Increase research and the development of ocean-related economic activities such as mining, food production, and scientific research.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(12) Develop, promote, and support research and educational and training programs that will enhance Hawaiʻi's ability to attract and develop economic activities of benefit to Hawaiʻi.			X
(13) Foster a broader public recognition and understanding of the potential benefits of new, or innovative growth-oriented industry in Hawaiʻi.			X
(14) Encourage the development and implementation of joint federal and state initiatives to attract federal programs and projects that will support Hawaiʻi's social, economic, physical, and environmental objectives.			X
(15) Increase research and development of businesses and services in the telecommunications and information industries.			X
(16) Foster the research and development of non-fossil fuel and energy efficient modes of transportation.			X
(17) Recognize and promote health care and health care information technology as growth industries.			X
***Discussion**:* While the proposed project may indirectly support innovation by providing workforce housing and flexible business space, its purpose and design do not specifically advance the objective and policies for technology and innovation.			
HRS § 226-10.5: Objectives and policies for the economy – information industry			
***Objective:** Planning for the State's economy with regard to telecommunications and information technology shall be directed toward recognizing that broadband and wireless communication capability and infrastructure are foundations for an innovative economy and positioning Hawaiʻi as a leader in broadband and wireless communications and applications in the Pacific Region.*			X
Policies:			
(1) Promote efforts to attain the highest speeds of electronic and wireless communication within Hawaiʻi and between Hawaiʻi and the world, and make high speed communication available to all residents and businesses in Hawaiʻi.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(2) Encourage the continued development and expansion of the telecommunications infrastructure serving Hawaiʻi to accommodate future growth and innovation in Hawaiʻi's economy.			X
(3) Facilitate the development of new or innovative business and service ventures in the information industry which will provide employment opportunities for the people of Hawaiʻi.			X
(4) Encourage mainland- and foreign-based companies of all sizes, whether information technology-focused or not, to allow their principals, employees, or contractors to live in and work from Hawaiʻi, using technology to communicate with their headquarters, offices, or customers located out-of-state.			X
(5) Encourage greater cooperation between the public and private sectors in developing and maintaining a well-designed information industry.			X
(6) Ensure that the development of new businesses and services in the industry are in keeping with the social, economic, and physical needs and aspirations of Hawaiʻi's people.			X
(7) Provide opportunities for Hawaiʻi's people to obtain job training and education that will allow for upward mobility within the information industry.			X
(8) Foster a recognition of the contribution of the information industry to Hawaiʻi's economy.			X
(9) Assist in the promotion of Hawaiʻi as a broker, creator, and processor of information in the Pacific.			X
Discussion: The proposed project is designed to provide housing, commercial services, and light industrial space to serve community needs, rather than to develop or expand information technology or digital infrastructure. While it may provide supportive office space for a variety of businesses, the proposed project does not specifically advance the objectives and policies for the information industry.			
HRS § 226-11: Objectives and policies for the physical environment – land-based, shoreline, and marine resources.			

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Objectives: *Planning for the State's physical environment with regard to land-based, shoreline, and marine resources shall be directed towards achievement of the following objectives:* *1) Prudent use of Hawaiʻi's land-based, shoreline, and marine resources.* *2) Effective protection of Hawaiʻi's unique and fragile environmental resources.*	X		
Policies:			
(1) Exercise an overall conservation ethic in the use of Hawaiʻi's natural resources.	X		
(2) Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.	X		
(3) Take into account the physical attributes of areas when planning and designing activities and facilities.	X		
(4) Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.	X		
(5) Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.			X
(6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawaiʻi.	X		
(7) Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.			X
(8) Pursue compatible relationships among activities, facilities, and natural resources.	X		
(9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.	X		
Discussion: The proposed project supports the objectives and policies for land-based, shoreline, and marine resources by directing growth to previously cultivated agricultural			

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
lands in Central Maui, outside of shoreline and marine environments. The site is inland, not within a Special Flood Hazard Area, and development is concentrated within a master-planned community, thereby reducing pressure on fragile coastal and watershed resources. Project design reflects the physical characteristics of the site, including gradual slopes and moderately permeable soils. Stormwater will be managed through on-site detention and Low Impact Development measures that promote infiltration, groundwater recharge, and protection of downstream water quality. The detention basin is designed as an infiltration facility without permanent standing water, minimizing potential environmental impacts. An on-site wastewater treatment facility is proposed to produce R-1 recycled water for irrigation, reducing reliance on potable groundwater resources and supporting an integrated water management approach. Biological surveys did not identify endangered or threatened species on site, and Federal and State recommended avoidance and minimization measures will be implemented during construction. The landscaping plant palette incorporates native species and does not include invasive species. Collectively, these measures demonstrate a conservation ethic and ensure compatibility between land use activities and natural resource systems.			
HRS § 226-12: Objective and policies for the physical environment – scenic, natural beauty, and historic resources.			
Objective: *Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaiʻi's scenic assets, natural beauty, and multi-cultural/historical resources.*	X		
Policies:			
(1) Promote the preservation and restoration of significant natural and historic resources.	X		
(2) Provide incentives to maintain and enhance historic, cultural, and scenic amenities.			X
(3) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.	X		
(4) Protect those special areas, structures, and elements that are an integral and functional part of Hawaiʻi's ethnic and cultural heritage.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(5) Encourage the design of developments and activities that complement the natural beauty of the islands.	X		
***Discussion**:* Through the HRS §6E process and preparation of associated archaeological investigations and a CIA, the proposed project promotes the preservation and restoration of significant natural and historic resources. Proposed building heights are limited to low-rise forms, reducing potential obstruction of scenic vistas and ensuring compatibility with the area's existing visual environment. The landscaping plant palette includes native and drought-tolerant species, creating an aesthetic that reflects the islands' natural character while reducing irrigation needs.			
HRS § 226-13: Objectives and policies for the physical environment – land, air, and water quality.			
***Objectives:** Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:* *1) Maintenance and pursuit of improved quality in Hawaiʻi's land, air, and water resources.* *2) Greater public awareness and appreciation of Hawaiʻi's environmental resources.*	X		
Policies:			
(1) Foster educational activities that promote a better understanding of Hawaiʻi's limited environmental resources.			X
(2) Promote the proper management of Hawaiʻi's land and water resources.	X		
(3) Promote effective measures to achieve desired quality in Hawaiʻi's surface, ground, and coastal waters.	X		
(4) Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawaiʻi's people.	X		
(5) Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man induced hazards and disasters.	X		

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(6) Encourage design and construction practices that enhance the physical qualities of Hawaiʻi's communities.	X		X
(7) Encourage urban developments in close proximity to existing services and facilities.	X		
(8) Foster recognition of the importance and value of the land, air, and water resources to Hawaiʻi's people, their cultures and visitors.			X
Discussion: The proposed Hoʻonani Village project supports the State's objectives and policies for Hawaiʻi's land, air, and water resources. The project includes on-site drainage basins and a wastewater treatment facility that will produce R-1 water that can be reused for irrigation, reducing reliance on potable water supplies and helping to promote proper management of land and water resources while protecting downstream surface and coastal waters. Additionally, the Applicant is considering multiple alternatives for a sustainable water source and sufficient wastewater system that would most efficiently serve the project. During construction and operation, BMPs such as erosion control, dust suppression, and stormwater filtration will be implemented to preserve air and water quality. Drainage improvements and on-site detention basins are designed to manage stormwater and reduce localized flooding. Building design will follow current International Building Code and Maui County requirements for wind, seismic, and hurricane resistance, thereby improving resilience to natural disasters. These measures, combined with emergency access planning, provide layered protection against erosion, flooding, hurricanes, earthquakes, and other potential hazards.			
HRS § 226-14: Objective and policies for facility systems – in general.			
Objective: *Planning for the State's facility systems in general shall be directed towards achievement of the objective of water, transportation, sustainable development, climate change adaptation, sea level rise adaptation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.*	X		
Policies:			
(1) Accommodate the needs of Hawaiʻi's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(2) Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.	X		
(3) Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.	X		
(4) Pursue alternative methods of financing programs and projects and cost saving techniques in the planning, construction, and maintenance of facility systems.			X
(5) Identify existing and planned state facilities that are vulnerable to sea level rise, flooding impacts, and natural hazards.			X
(6) Assess a range of options to mitigate the impacts of sea level rise to existing and planned state facilities.			X
***Discussion**:* The proposed project contemplates several alternatives for water and wastewater service, allowing for flexibility in the design and development of facility systems. The Preliminary Engineering Report identifies multiple alternatives for water supply, wastewater treatment, and stormwater management to ensure the project can be served within available resource and infrastructure limits. For potable water, the project proposes development of a private system utilizing Puʻunēnē Pump 6, constructed to Department of Water Supply standards, while maintaining flexibility for potential future system dedication or coordination with existing infrastructure. For wastewater, the PER evaluates on-site treatment with recycled R-1 water reuse, as well as potential connections to nearby public or planned private systems, allowing adaptability as capacity and phasing considerations evolve. Stormwater will be managed through on-site detention, potential Low Impact Development (LID) measures, and potential off-site or phased alternatives to provide redundancy and compliance with County standards. The Applicant will continue coordinating with State and County agencies to refine these facility options and ensure long-term service reliability within resource constraints.			
HRS § 226-15: Objectives and policies for facility systems – solid and liquid wastes.			
***Objectives:** Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:* *1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.*	X		

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
2) Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.			
Policies:			
(1) Encourage the adequate development of sewerage facilities that complement planned growth.	X		
(2) Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.	X		
(3) Promote research to develop more efficient and economical treatment and disposal of solid and liquid wastes.			X
***Discussion**:* As previously mentioned, the proposed project will ensure a wastewater treatment system is identified to serve the project and will meet the requirements of the State of Hawaiʻi's Department of Health Wastewater Branch and the County of Maui's Wastewater Reclamation Division. The Applicant will work with a private solid waste collection company to collect refuse from Hoʻonani Village.			
HRS § 226-16: Objective and policies for facility systems – water.			
***Objective:** Planning for the State's facility systems with regard to water shall be directed towards achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities.*	X		
Policies:			
(1) Coordinate development of land use activities with existing and potential water supply.	X		
(2) Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.	X		
(3) Reclaim and encourage the productive use of runoff water and wastewater discharges.	X		
(4) Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.	X		

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(5) Support water supply services to areas experiencing critical water problems.	X		
(6) Promote water conservation programs and practices in government, private industry, and the general public to help ensure adequate water to meet long-term needs.	X		
***Discussion**:* The proposed Hoʻonani Village project supports State water facility policies by coordinating land use activities with identified and developable water sources. The project proposes development of a private potable water system utilizing the existing Puʻunēnē Pump 6 well, including pump upgrades, reverse osmosis treatment to address brackish source conditions, on-site storage, and a distribution network designed to County standards. Designing the system to DWS standards allows flexibility for potential future dedication to the County and ensures compatibility with regional infrastructure planning. The project also evaluates wastewater strategies that include on-site treatment with production of R-1 recycled water for irrigation reuse. The beneficial reuse of treated effluent reduces reliance on potable water for landscape irrigation and open space maintenance, directly supporting State policy to reclaim and productively use wastewater discharges. This integrated water management approach improves overall system efficiency and promotes long-term resource sustainability. In addition, the project incorporates potential LID measures and stormwater infiltration strategies designed to promote groundwater recharge and minimize runoff impacts. Together, these measures demonstrate a comprehensive water resource strategy that supports water conservation, system efficiency, and alignment of development intensity with available resource capacity. Continued coordination with the Department of Water Supply, the County of Maui, and the Hawaiʻi Department of Health will ensure that final system design, storage capacity, treatment, and operational plans are implemented in compliance with regulatory requirements and long-term water availability objectives.			
HRS § 226-17: Objectives and policies for facility systems – transportation.			
***Objective:** Planning for the State's facility systems with regard to transportation shall be directed toward the achievement of the following objectives:* *1) An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe, and convenient movement of people and goods.*	X		

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
2) *A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.*			
Policies:			
(1) Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;	X		
(2) Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;	X		
(3) Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;	X		
(4) Provide for improved accessibility to shipping, docking, and storage facilities;			X
(5) Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;			X
(6) Encourage transportation systems that serve to accommodate present and future development needs of communities;	X		
(7) Encourage a variety of carriers to offer increased opportunities and advantages to interisland movement of people and goods;			X
(8) Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs;			X
(9) Encourage the development of transportation systems and programs which would assist statewide economic growth and diversification;			X
(10) Encourage the design and development of transportation systems sensitive to the needs of affected communities and the quality of Hawai'i's natural environment;	X		

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(11) Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation;	X		
(12) Coordinate intergovernmental land use and transportation planning activities to ensure the timely delivery of supporting transportation infrastructure in order to accommodate planned growth objectives; and	X		
(13) Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.	X		
***Discussion**:* The Hoʻonani Village site plan incorporates roundabouts, internal circulation roads, and access points to Hansen and Pūlehu Roads, consistent with recommendations of the TIAR, to promote efficient and safe vehicle movement. Proposed pedestrian walkways and bicycle connections provide alternatives to automobiles advancing multi-modal access and convenience for residents, workers, and visitors. By situating residential, commercial, office, and light industrial uses in a compact master-planned community, the project reduces commuting distances. In addition, the developer is coordinating with HDOT and County agencies to ensure the proposed master-planned project is compatible with planned transportation systems.			
HRS § 226-18: Objectives and policies for facility systems – energy.			
***Objective (a):** Planning for the State's facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:* *1) Dependable, efficient, and economical statewide energy systems capable of supporting the needs of the people;* *2) Increased energy security and self-sufficiency through the reduction and ultimate elimination of Hawaiʻi's dependence on imported fuels for electrical generation and ground transportation;* *3) Greater diversification of energy generation in the face of threats to Hawaiʻi's energy supplies and systems;* *4) Reduction, avoidance, or sequestration of greenhouse gas emissions from energy supply and use; and* 5) *Utility models that make the social and financial interests of Hawaiʻi's utility customers a priority.*			X
***Objective (b):** To achieve the energy objectives, it shall be the policy of this State to ensure the short- and long term provision of adequate,*			X

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reasonably priced, and dependable energy services to accommodate demand.			
Policies:			
(1) Support research and development as well as promote the use of renewable energy sources;			X
(2) Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;			X
(3) Base decisions of least-cost supply-side and demand-side energy resource options on a comparison of their total costs and benefits when a least-cost is determined by a reasonably comprehensive, quantitative, and qualitative accounting of their long-term, direct and indirect economic, environmental, social, cultural, and public health costs and benefits;			X
(4) Promote all cost-effective conservation of power and fuel supplies through measures including:			X
(A) Development of cost-effective demand-side management programs;			X
(B) Education;			X
(C) Adoption of energy-efficient practices and technologies; and			X
(D) Increasing energy efficiency and decreasing energy use in public infrastructure;			X
(5) Ensure, to the extent that new supply-side resources are needed, that the development or expansion of energy systems uses the least-cost energy supply option and maximizes efficient technologies;			X
(6) Support research, development, demonstration, and use of energy efficiency, load management, and other demand-side management programs, practices, and technologies;			X
(7) Promote alternate fuels and transportation energy efficiency;			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(8) Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications;			X
(9) Support actions that reduce, avoid, or sequester Hawaiʻi's greenhouse gas emissions through agriculture and forestry initiatives.			X
(10) Provide priority handling and processing for all state and county permits required for renewable energy projects;			X
(11) Ensure that liquefied natural gas is used only as a cost-effective transitional, limited-term replacement of petroleum for electricity generation and does not impede the development and use of other cost-effective renewable energy sources; and			X
(12) Promote the development of indigenous geothermal energy resources that are located on public trust land as an affordable and reliable source of firm power for Hawaiʻi.			X
***Discussion**:* While the project will incorporate energy-efficient measures, where required and when feasible, it is anticipated that the proposed project will be serviced by MECO and does not involve improvements to energy facility systems.			
HRS § 226-18.5: Objectives and policies for facility systems – telecommunications.			
***Objective (a):** Planning for the State's telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people.*			X
***Objective (b):** To achieve the telecommunications objective, it shall be the policy of this State to ensure the provision of adequate, reasonably priced, and dependable telecommunications services to accommodate demand.*			X
Policies:			
(1) Facilitate research and development of telecommunications systems and resources;			X
(2) Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning;			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(3) Promote efficient management and use of existing telecommunications systems and services; and			X
(4) Facilitate the development of education and training of telecommunications personnel.			X
Discussion: The proposed project has no direct relation to the above State's policies on telecommunication systems. However, it is anticipated that Hoʻonani Village will be served by extending existing fiber, cable, and phone lines from Hawaiian Telcom and Spectrum into the project through underground utility infrastructure, ensuring reliable telecommunications for all residential, commercial, and industrial uses.			
HRS § 226-19: Objectives and policies for socio-cultural advancement – housing.			
Objectives: *Planning for the State's socio-cultural advancement with regard to housing shall be directed toward the achievement of the following objectives:* *1) Greater opportunities for Hawaiʻi's people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more rental and for sale affordable housing is made available to extremely low-, very low-, lower-, moderate-, and above moderate-income segments of Hawaiʻi's population.* *2) The orderly development of residential areas sensitive to community needs and other land uses.* *3) The development and provision of affordable rental housing by the State to meet the housing needs of Hawaiʻi's people.*	X		
Policies:			
(1) Effectively accommodate the housing needs of Hawaiʻi's people.	X		
(2) Stimulate and promote feasible approaches that increase affordable rental and for sale housing choices for extremely low-, very low-, lower-, moderate-, and above-moderate-income households.	X		
(3) Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.	X		

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(4) Promote appropriate improvement, rehabilitation, and maintenance of existing rental and for sale housing units and residential areas.			X
(5) Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.	X		
(6) Facilitate the use of available vacant, developable, and underutilized urban lands for housing.	X		
(7) Foster a variety of lifestyles traditional to Hawaiʻi through the design and maintenance of neighborhoods that reflect the culture and values of the community.	X		
(8) Promote research and development of methods to reduce the cost of housing construction in Hawaiʻi.			X
Discussion: The Hoʻonani Village project directly advances the State objectives and policies for housing by creating greater opportunities for Hawaiʻi's people to secure housing with amenities and nearby services. With approximately 1,608 multi-family rental units intended for families earning 140% AMI or below, the project substantially expands the supply of housing across income levels. The Affordable Housing Market Study demonstrates that Maui faces a severe and ongoing shortage of rental housing. The study identifies a substantial population of "rent-overburdened" and "rent-stressed" households, along with long wait lists for affordable units, indicating that demand far exceeds current supply. This scale of development reflects collaboration between government agencies and private developers, consistent with the State's directive to increase rental housing opportunities and makes prudent use of vacant land. The master plan emphasizes orderly and sensitive development by locating residential areas near community amenities while providing buffers to neighboring industrial and agricultural lands, ensuring compatibility with surrounding land uses. By concentrating housing in proximity to jobs, services, and transit in Kahului, the project demonstrates a comprehensive approach to affordable rental housing that addresses community needs and supports the socio-cultural advancement objectives of the State.			
HRS § 226-20: Objectives and policies for socio-cultural advancement – health			

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Objectives: *Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:* *1) Fulfillment of basic individual health needs of the general public.* *2) Maintenance of sanitary and environmentally healthful conditions in Hawaiʻi's communities.* *3) Elimination of health disparities by identifying and addressing social determinants of health.*			X
Policies:			
(1) Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse.			X
(2) Encourage improved cooperation among public and private sectors in the provision of health care to accommodate the total health needs of individuals throughout the State.			X
(3) Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.			X
(4) Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.			X
(5) Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.			X
(6) Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring, and enforcement.			X
(7) Prioritize programs, services, interventions, and activities that address identified social determinants of health to improve Native Hawaiian health and well-being consistent with the United States Congress' declaration of policy as codified in title 42 United States Code section 11702, and to reduce health disparities of disproportionately affected demographics, including Native Hawaiians, other Pacific Islanders, and Filipinos. The prioritization of affected demographic groups other than Native Hawaiians may be			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
reviewed every ten years and revised based on the best available epidemiological and public health data.			
***Discussion**:* The proposed project has no direct relation to the above State's policies for socio-cultural advancement in health but is within approximately 4 miles from the island's primary hospital and medical offices, which include Maui Memorial Medical Center, Kaiser Permanente and Maui Memorial Medical Group. While not specifically proposed at this time, the project will provide opportunities for new medical offices within the various commercial spaces across the site.			
HRS § 226-21: Objective and policies for socio-cultural advancement – education.			
***Objective:** Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.*			X
Policies:			
(1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.			X
(2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.			X
(3) Provide appropriate educational opportunities for groups with special needs.			X
(4) Promote educational programs which enhance understanding of Hawaiʻi's cultural heritage.			X
(5) Provide higher educational opportunities that enable Hawaiʻi's people to adapt to changing employment demands.			X
(6) Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(7) Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.			X
(8) Emphasize quality educational programs in Hawaiʻi's institutions to promote academic excellence.			X
(9) Support research programs and activities that enhance the education programs of the State.			X
***Discussion**:* The Hoʻonani Village project does not involve educational facilities or services and is not applicable to the State goals and policies for education. It is noted that coordination is ongoing with the DOE and HSFA to assess potential demands on educational institutions. Currently, all DOE schools that would serve the project site are below design capacity. Educational needs and demands will continue to be assessed as the project is developed.			
HRS § 226-22: Objective and policies for socio-cultural advancement – social services.			
***Objective:** Planning for the State's socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being.*			X
Policies:			
(1) Assist individuals, especially those in need of attaining a minimally adequate standard of living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.			X
(2) Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.			X
(3) Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawaiʻi's communities.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(4) Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.			X
(5) Support public and private efforts to prevent domestic abuse and child molestation and assist victims of abuse and neglect.			X
(6) Promote programs which assist people in need of family planning services to enable them to meet their needs.			X
***Discussion**:* The proposed project is not directly applicable to the State goals and policies for social services.			
HRS § 226-23: Objective and policies for socio-cultural advancement – leisure.			
***Objective:** Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.*	X		
Policies:			
(1) Foster and preserve Hawaiʻi's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.			X
(2) Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.	X		
(3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.			X
(4) Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.			X
(5) Ensure opportunities for everyone to use and enjoy Hawaiʻi's recreational resources.	X		

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(6) Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.	X		
(7) Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawaiʻi's people.	X		
(8) Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.	X		
(9) Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawaiʻi's population to participate in the creative arts.			X
(10) Assure adequate access to significant natural and cultural resources in public ownership.			X
Discussion: The proposed Hoʻonani Village project advances the State objectives and policies for leisure by providing spaces for diverse entertainment and recreational opportunities. Parks and recreational spaces are integrated into the site plan to accommodate active recreation needs for families and individuals. Through designing the community around these shared amenities, the project ensures that leisure facilities are accessible to residents and visitors alike, supporting the State's goal of providing adequate resources for cultural expression, recreation, and community enrichment.			
HRS § 226-24: Objective and policies for socio-cultural advancement – individual rights and personal well-being.			
(a) Objective: *Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations.*			
(b) Policies:			
(1) Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(2) Uphold and protect the national and state constitutional rights of every individual.			X
(3) Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.			X
(4) Ensure equal opportunities for individual participation in society.			X
Discussion: The proposed project has no direct relation to the above State's policies for socio-cultural advancement in individual rights and personal well-being.			
HRS § 226-25: Objective and policies for socio-cultural advancement – culture.			
(a) Objective: *Planning for the State's socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawaiʻi's people.*			
(b) Policies:			
(1) Foster increased knowledge and understanding of Hawaiʻi's ethnic and cultural heritages and the history of Hawaiʻi.	X		
(2) Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawaiʻi's people, and which are sensitive and responsive to family and community needs.			X
(3) Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawaiʻi.			X
(4) Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawaiʻi's people and visitors.			X
Discussion: Through the preparation of a CIA the project indirectly fosters increased knowledge and understanding of Hawaiʻi's cultural heritage. The CIA documented traditional and customary practices associated with the site and is a tool to inform project planning in a manner that is sensitive to cultural resources. While the project itself does not identify specific cultural programs, it intends to have spaces that can serve as venues for cultural gatherings, performances, and community events.			

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
HRS § 226-26: Objectives and policies for socio-cultural advancement – public safety.			
Objective: *Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:* *1) Assurance of public safety and adequate protection of life and property for all people.* *2) Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruptions, wars, natural disasters, and other major disturbances.* *3) Promotion of a sense of community responsibility for the welfare and safety of Hawaiʻi's people.*			X
Policies related to public safety:			
(1) Ensure that public safety programs are effective and responsive to community needs.			X
(2) Encourage increased community awareness and participation in public safety programs.			X
Policies related to criminal justice:			
(1) Support criminal justice programs aimed at preventing and curtailing criminal activities.			X
(2) Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.			X
(3) Provide a range of correctional resources which may include facilities and alternatives to traditional incarceration in order to address the varied security needs of the community and successfully reintegrate offenders into the community.			X
Policies related to emergency management:			
(1) Ensure that responsible organizations are in a proper state of readiness to respond to major war-related, natural, or technological disasters and civil disturbances at all times.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(2) Enhance the coordination between emergency management programs throughout the State.			X
***Discussion**:* The project has no direct relation to the above State's policies for socio-cultural advancement in public safety. However, the proposed project will be designed and developed to ensure adequate emergency vehicle access. The project is outside of the flood hazard zone and projected SLRXA. As previously discussed, future tenants will be made aware of the project's location in the extreme tsunami zone to prepare accordingly.			
HRS § 226-27: Objectives and policies for socio-cultural advancement – government.			
***Objective:** Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:* *1) Efficient, effective, and responsive government services at all levels in the State.* *2) Fiscal integrity, responsibility, and efficiency in the state government and county governments.*			X
Policies:			
(1) Provide for necessary public goods and services not assumed by the private sector.			X
(2) Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.			X
(3) Minimize the size of government to that necessary to be effective.			X
(4) Stimulate the responsibility in citizens to productively participate in government for a better Hawaiʻi.			X
(5) Assure that government attitudes, actions, and services are sensitive to community needs and concerns.			X
(6) Provide for a balanced fiscal budget.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART I. OVERALL THEME, GOALS, OBJECTIVES AND POLICIES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(7) Improve the fiscal budgeting and management system of the State.			X
(8) Promote the consolidation of state and county governmental functions to increase the effective and efficient delivery of government programs and services and to eliminate duplicative services wherever feasible.			X
***Discussion**:* While the developer has coordinated closely with government agencies, the proposed project has no direct relation to the above State's policies for socio-cultural advancement in government.			

6. Hawaiʻi State Plan Priority Guidelines

Part III of the Hawaiʻi State Plan outlines priority guidelines intended to direct attention and resources toward critical issues of statewide importance. These guidelines are designed to help improve the overall quality of life for both current and future generations in Hawaiʻi by encouraging the State to pursue targeted, strategic actions across key areas of concern.

According to Section 226-102, HRS, the Plan identifies seven priority areas that warrant focused policy and planning efforts:

1. Economic development
2. Population growth and land resource management
3. Affordable housing
4. Crime and criminal justice
5. Quality education
6. Principles of sustainability
7. Climate change adaptation

The following discussion evaluates the relevance of these priority guidelines to the Proposed project and identifies the ways in which the project aligns with the State's broader policy objectives.

Table 18. Hawai‘i State Plan, Chapter 226, HRS – Part III

HAWAI‘I STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
HRS § 226-101: Purpose. *The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.*			
HRS § 226-102: Overall direction. *The State shall strive to improve the quality of life for Hawai‘i’s present and future population through the pursuit of desirable courses of action in seven major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, quality education, principles of sustainability, and climate change adaptation.*			
HRS § 226-103: Economic priority guidelines.			
(a) Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawai‘i’s people and achieve a stable and diversified economy:			
(1) Seek a variety of means to increase the availability of investment capital for new and expanding enterprises.	X		
(A) Encourage investments which:			
(i) Reflect long term commitments to the State;	X		
(ii) Rely on economic linkages within the local economy;	X		
(iii) Diversify the economy;	X		
(iv) Reinvest in the local economy;	X		
(v) Are sensitive to community needs and priorities; and	X		
(vi) Demonstrate a commitment to provide management opportunities to Hawai‘i residents; and			X
(B) Encourage investments in innovative activities that have a nexus to the State, such as:			
(i) Present or former residents acting as entrepreneurs or principals;			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(ii) Academic support from an institution of higher education in Hawaiʻi;			X
(iii) Investment interest from Hawaiʻi residents;			X
(iv) Resources unique to Hawaiʻi that are required for innovative activity; and			X
(v) Complementary or supportive industries or government programs or projects.			X
(2) Encourage the expansion of technological research to assist industry development and support the development and commercialization of technological advancements.			X
(3) Improve the quality, accessibility, and range of services provided by government to business, including data and reference services and assistance in complying with governmental regulations.			X
(4) Seek to ensure that state business tax and labor laws and administrative policies are equitable, rational, and predictable.			X
(5) Streamline the processes for building and development permit and review and telecommunication infrastructure installation approval and eliminate or consolidate other burdensome or duplicative governmental requirements imposed on business, where scientific evidence indicates that public health, safety, and welfare would not be adversely affected.			X
(6) Encourage the formation of cooperatives and other favorable marketing or distribution arrangements at the regional or local level to assist Hawaiʻi's small-scale producers, manufacturers, and distributors.			X
(7) Continue to seek legislation to protect Hawaiʻi from transportation interruptions between Hawaiʻi and the continental United States.			X
(8) Provide public incentives and encourage private initiative to develop and attract industries which promise long-term growth potentials, and which have the following characteristics:			

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(A) An industry that can take advantage of Hawaiʻi's unique location and available physical and human resources.			X
(B) A clean industry that would have minimal adverse effects on Hawaiʻi's environment.			X
(C) An industry that is willing to hire and train Hawaiʻi's people to meet the industry's labor needs at all levels of employment.			X
(D) An industry that would provide reasonable income and steady employment.			X
(9) Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawaiʻi business.			X
(10) Enhance the quality of Hawaiʻi's labor force and develop and maintain career opportunities for Hawaiʻi's people through the following actions:			
(A) Expand vocational training in diversified agriculture, aquaculture, information industry, and other areas where growth is desired and feasible.			X
(B) Encourage more effective career counseling and guidance in high schools and post-secondary institutions to inform students of present and future career opportunities.			X
(C) Allocate educational resources to career areas where high employment is expected and where growth of new industries is desired.			X
(D) Promote career opportunities in all industries for Hawaiʻi's people by encouraging firms doing business in the State to hire residents.			X
(E) Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on-the-job training opportunities.			X
(F) Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(b) Priority guidelines to promote the economic health and quality of the visitor industry:			
(1) Promote visitor satisfaction by fostering an environment which enhances the Aloha Spirit and minimizes inconveniences to Hawaiʻi's residents and visitors.	X		
(2) Encourage the development and maintenance of well-designed, adequately serviced hotels and resort destination areas which are sensitive to neighboring communities and activities, and which provide for adequate shoreline setbacks and beach access.	X		
(3) Support appropriate capital improvements to enhance the quality of existing resort destination areas and provide incentives to encourage investment in upgrading, repair, and maintenance of visitor facilities.			X
(4) Encourage visitor industry practices and activities which respect, preserve, and enhance Hawaiʻi's significant natural, scenic, historic, and cultural resources.			X
(5) Develop and maintain career opportunities in the visitor industry for Hawaiʻi's people, with emphasis on managerial positions.			X
(6) Support and coordinate tourism promotion abroad to enhance Hawaiʻi's share of existing and potential visitor markets.			X
(7) Maintain and encourage a more favorable resort investment climate consistent with the objectives of this chapter.			X
(8) Support law enforcement activities that provide a safer environment for both visitors and residents alike.			X
(9) Coordinate visitor industry activities and promotions to business visitors through the state network of advanced data communication techniques.			X
(c) Priority guidelines to promote the continued viability of the sugar and pineapple industries:			
(1) Provide adequate agricultural lands to support the economic viability of the sugar and pineapple industries.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(2) Continue efforts to maintain federal support to provide stable sugar prices high enough to allow profitable operations in Hawaiʻi.			X
(3) Support research and development, as appropriate, to improve the quality and production of sugar and pineapple crops.			X
(d) Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:			
(1) Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.			X
(2) Assist in providing adequate, reasonably priced water for agricultural activities.	X		
(3) Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.	X		
(4) Assist in the formation and operation of production and marketing associations and cooperatives to reduce production and marketing costs.			X
(5) Encourage and assist with the development of a waterborne and airborne freight and cargo system capable of meeting the needs of Hawaiʻi's agricultural community.			X
(6) Seek favorable freight rates for Hawaiʻi's agricultural products from interisland and overseas transportation operators.			X
(7) Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.			X
(8) Continue the development of agricultural parks and other programs to assist small independent farmers in securing agricultural lands and loans.			X
(9) Require agricultural uses in agricultural subdivisions and closely monitor the uses in these subdivisions.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(10) Support the continuation of land currently in use for diversified agriculture.			X
(11) Encourage residents and visitors to support Hawaiʻi's farmers by purchasing locally grown food and food products.			X
(e) Priority guidelines for water use and development:			
(1) Maintain and improve water conservation programs to reduce the overall water consumption rate.			X
(2) Encourage the improvement of irrigation technology and promote the use of nonportable water for agricultural and landscaping purposes.	X		
(3) Increase the support for research and development of economically feasible alternative water sources.	X		
(4) Explore alternative funding sources and approaches to support future water development programs and water system improvements.	X		
(f) Priority guidelines for energy use and development:			
(1) Encourage the development, demonstration, and commercialization of renewable energy sources.			X
(2) Initiate, maintain, and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.			X
(3) Provide incentives to encourage the use of energy conserving technology in residential, industrial, and other buildings.			X
(4) Encourage the development and use of energy conserving and cost-efficient transportation systems.			X
(g) Priority guidelines to promote the development of the information industry:			
(1) Establish an information network, with an emphasis on broadband and wireless infrastructure and capability, that will serve as the foundation of and catalyst for overall economic growth and diversification in Hawaiʻi.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(2) Encourage the development of services such as financial data processing, a products and services exchange, foreign language translations, telemarketing, teleconferencing, a twenty-four-hour international stock exchange, international banking, and a Pacific Rim management center.			X
(3) Encourage the development of small businesses in the information field such as software development, the development of new information systems, peripherals, and applications; data conversion and data entry services; and home or cottage services such as computer programming, secretarial, and accounting services.			X
(4) Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.			X
(5) Encourage research activities, including legal research in the information and telecommunications fields.			X
(6) Support promotional activities to market Hawaiʻi's information industry services.			X
(7) Encourage the location or co-location of telecommunication or wireless information relay facilities in the community, including public areas, where scientific evidence indicates that the public health, safety, and welfare would not be adversely affected.			X

***Discussion**:* The proposed Hoʻonani Village project supports the State's economic priority guidelines by representing a long-term private investment in a mixed-use community that strengthens economic linkages within the local economy. The project integrates residential, light industrial, commercial, civic, and hospitality uses in a master-planned framework designed to provide housing, employment space, and neighborhood-serving amenities within Central Maui.

The inclusion of light industrial and commercial areas along Hansen and Pūlehu Roads provides opportunities for small and locally owned businesses, trades, and service providers, supporting economic diversification beyond the visitor industry. The central commons, food hall, and retail components are intended to create space for entrepreneurs and locally based enterprises, reinforcing reinvestment within the community. Construction of the project will generate phased employment opportunities, while long-term buildout supports steady jobs in retail, hospitality, property

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
management, maintenance, and light industrial operations. The proposed hospitality component would be integrated into a well-designed, adequately serviced development that is compatible with surrounding mixed-uses. Public gathering spaces, recreational amenities, and pedestrian-oriented design promote community benefit while maintaining sensitivity to neighboring areas. Under the preferred alternative, the project will construct a private potable water system and on-site wastewater treatment facility sized to serve the full mixed-use buildout of Hoʻonani Village. The projected Average Daily Demand for potable water at buildout is approximately 997,427 gallons per day (gpd). With a 10 percent allowance for unmetered losses, the design ADD increases to approximately 1.10 million gallons per day (MGD), and the Maximum Daily Demand (MDD) is approximately 1.65 MGD. The backbone transmission main is sized to accommodate a peak hour flow of approximately 2,286 gallons per minute, requiring a minimum 14-inch diameter line to meet velocity standards. On-site distribution mains are anticipated to be a minimum of 12 inches in diameter to satisfy required fire flows of 2,000 gallons per minute for two hours. Water storage will be governed by maximum day consumption; therefore, multiple tanks will be combined to provide storage capacity exceeding 1.65 million gallons. The preferred water source is modification of the existing Puʻunēnē – Pump No. 6, including installation of two 700-gallon-per-minute pumps and reverse osmosis treatment to address brackish groundwater conditions. The system will be designed to Department of Water Supply standards to allow for potential future dedication to the County of Maui. This approach establishes a self-contained supply capable of meeting project demands while reducing reliance on constrained public infrastructure and allowing phased expansion consistent with the 17-year buildout schedule. For wastewater, the preferred alternative includes construction of a private on-site wastewater treatment plant (WWTP), given current capacity limitations in the County system. The projected average wastewater flow at buildout, including dry and wet weather infiltration/inflow, is approximately 804,000 gpd. With a 25 percent safety factor, the WWTP will be sized to treat a minimum of approximately 1.0 MGD, with peak conveyance flows of approximately 2.49 cubic feet per second. The facility will produce R-1 recycled water, with an anticipated yield of approximately 700,000 gpd at full buildout. This recycled water will be used for irrigation and other approved non-potable purposes, substantially reducing potable water demand and enhancing long-term resource efficiency. Collectively, the proposed infrastructure strategy supports phased delivery, strengthens system reliability, and improves overall economic and environmental resilience.			

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Collectively, the project aligns with the State's priority to encourage investments that demonstrate long-term commitment, diversify the economy, support local employment, and integrate resource-efficient infrastructure systems that benefit both the community and Hawaiʻi's broader economic framework.			
HRS § 226-104: Population growth and land resources priority guidelines.			
(a) Priority guidelines to effect desired statewide growth and distribution:			
(1) Encourage planning and resource management to ensure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawaiʻi's people.	X		
(2) Manage a growth rate for Hawaiʻi's economy that will parallel future employment needs for Hawaiʻi's people.	X		
(3) Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.	X		
(4) Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.			X
(5) Explore the possibility of making available urban land, low-interest loans, and housing subsidies to encourage the provision of housing to support selective economic and population growth on the neighbor islands.	X		
(6) Seek federal funds and other funding sources outside the State for research, program development, and training to provide future employment opportunities on the neighbor islands.			X
(7) Support the development of high technology parks on the neighbor islands.			X
(b) Priority guidelines for regional growth distribution and land resource utilization:			
(1) Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with	X		

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.			
(2) Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.	X		
(3) Restrict development when drafting water would result in exceeding the sustainable yield or in significantly diminishing the recharge capacity of any groundwater area.			X
(4) Encourage restriction of new urban development in areas where water is insufficient from any source for both agricultural and domestic use.			X
(5) In order to preserve green belts, give priority to state capital improvement funds which encourage location of urban development within existing urban areas except where compelling public interest dictates development of a noncontiguous new urban core.			X
(6) Seek participation from the private sector for the cost of building infrastructure and utilities and maintaining open spaces.			X
(7) Pursue rehabilitation of appropriate urban areas.			X
(8) Support the redevelopment of Kakaʻako into a viable residential, industrial, and commercial community.			X
(9) Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.	X		
(10) Identify critical environmental areas in Hawaiʻi to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(11) Identify all areas where priority should be given to preserving rural character and lifestyle.			X
(12) Utilize Hawaiʻi's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.	X		
(13) Protect and enhance Hawaiʻi's shoreline, open spaces, and scenic resources.	X		
***Discussion**:* The proposed Hoʻonani Village project supports the State's priority guidelines by aligning population and economic growth with available resources and community needs. The master plan provides approximately 1,608 multi-family rental units intended for households earning 140% AMI or below, helping to reduce stress on the housing market and meet the needs of Hawaiʻi's people. By integrating residential, commercial, office, and light industrial uses, the project fosters economic growth that parallels local employment needs and reduces commuting distances. The plan includes internal infrastructure such as drainage basins, wastewater treatment, and recreational open space, ensuring that adequate support services and facilities are provided to accommodate future growth without overburdening County systems. Its location in Central Maui is near existing urban areas with jobs and services. The project also advances priority guidelines to support population growth on neighboring islands through provision of housing through the State's HRS 201H process. Environmental considerations are incorporated in the project design through providing open space, appropriate landscaping and BMPs to protect downstream waters and habitats. While the project will convert agricultural lands to urban use, the change will not significantly impact the availability of prime agricultural land on Maui. The Agricultural Impact Report notes that this acreage represents only 0.23% of the 72,300 acres of high-quality farmland within the Agricultural District on the island, leaving sufficient lands available for agricultural uses.			
HRS § 226-105: Crime and criminal justice.			
Priority guidelines in the area of crime and criminal justice:			
(1) Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(2) Target state and local resources on efforts to reduce the incidence of violent crime and on programs relating to the apprehension and prosecution of repeat offenders.			X
(3) Support community and neighborhood program initiatives that enable residents to assist law enforcement agencies in preventing criminal activities			X
(4) Reduce overcrowding or substandard conditions in correctional facilities through a comprehensive approach among all criminal justice agencies which may include sentencing law revisions and use of alternative sanctions other than incarceration for persons who pose no danger to their community.			X
(5) Provide a range of appropriate sanctions for juvenile offenders, including community-based programs and other alternative sanctions.			X
(6) Increase public and private efforts to assist witnesses and victims of crimes and to minimize the costs of victimization.			X
Discussion: The proposed project has no direct relationship with these priority guidelines for crime and criminal justice, but the project is served by the Maui Police Department, who has been consulted on this project.			
HRS § 226-106: Affordable housing.			
Priority guidelines for the provision of affordable housing:			
(1) Seek to use marginal or nonessential agricultural land, urban land, and public land to meet housing needs of extremely low-, very low-, lower-, moderate-, and above moderate-income households.	X		
(2) Encourage the use of alternative construction and development methods as a means of reducing production costs.			X
(3) Improve information and analysis relative to land availability and suitability for housing.			X
(4) Create incentives for development which would increase home ownership and rental opportunities for Hawaiʻi's extremely low-, very low-, lower-, and moderate-income households and residents with special needs.			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(5) Encourage continued support for government or private housing programs that provide low interest mortgages to Hawaiʻi's people for the purchase of initial owner- occupied housing.			X
(6) Encourage public and private sector cooperation in the development of rental housing alternatives.	X		
(7) Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations.			X
(8) Give higher priority to the provision of quality housing that is affordable for Hawaiʻi's residents and less priority to development of housing intended primarily for individuals outside of Hawaiʻi.	X		
***Discussion**:* The proposed Hoʻonani Village project strongly supports the State's priority guidelines for affordable housing by providing approximately 1,608 multi-family rental units intended to address Maui's significant housing shortage. The development is being advanced through coordination with State and County agencies, including processing under HRS Chapter 201H, reflecting public–private cooperation in expanding rental housing alternatives. The phased delivery of residential units allows housing supply to come online incrementally while infrastructure systems are constructed in parallel, promoting orderly and predictable development. The master-planned community integrates housing with neighborhood-serving commercial, civic, and employment uses, supporting livability and reducing transportation costs for residents. Infrastructure planning, including private water and wastewater systems, is structured to ensure service availability without overburdening existing public systems. Collectively, the project advances the State's affordable housing priorities by increasing rental supply, supporting workforce housing, encouraging agency coordination, and focusing development on housing intended primarily for Hawaiʻi's residents.			
HRS § 226-107: Quality education.			
Priority guidelines to promote quality education:			
(1) Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement;			X
(2) Continue emphasis on general education "core" requirements to provide common background to students and essential support to other university programs;			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(3) Initiate efforts to improve the quality of education by improving the capabilities of the education work-force;			X
(4) Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision-making responsibilities;			X
(5) Increase and improve the use of information technology in education by the availability of telecommunications equipment for:			
(A) The electronic exchange of information;			X
(B) Statewide electronic mail; and			X
(C) Access to the Internet.			X
Encourage programs that increase the public's awareness and understanding of the impact of information technologies on our lives;			X
(6) Pursue the establishment of Hawaiʻi's public and private universities and colleges as research and training centers of the Pacific;			X
(7) Develop resources and programs for early childhood education;			X
(8) Explore alternatives for funding and delivery of educational services to improve the overall quality of education; and			X
(9) Strengthen and expand educational programs and services for students with special needs.			X
***Discussion**:* The proposed project has no direct relationship to these priority guidelines. However, future uses could support these priority guidelines.			
HRS § 226-108: Sustainability.			
Priority guidelines and principles to promote sustainability shall include:			
(1) Encouraging balanced economic, social, community, and environmental priorities;	X		

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(2) Encouraging planning that respects and promotes living within the natural resources and limits of the State;	X		
(3) Promoting a diversified and dynamic economy;	X		
(4) Encouraging respect for the host culture;	X		
(5) Promoting decisions based on meeting the needs of the present without compromising the needs of future generations	X		
(6) Considering the principles of the ahupuaʻa system; and	X		
(7) Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawaiʻi.	X		
Discussion: The proposed Hoʻonani Village project supports Hawaiʻi's sustainability guidelines by integrating balanced economic, social, community, and environmental priorities in a master-planned community that provides affordable housing, job opportunities, and recreational amenities while using recycled water. Implementation of drainage improvements. The project's compact design respects the limits of local natural resources by minimizing sprawl, while its mix of residential, commercial, and industrial uses contribute to a diversified and dynamic economy. By providing for present housing and economic needs while incorporating long-term resource stewardship and best management practices, the proposed project demonstrates support of the priority guidelines for sustainability.			
HRS § 226-109: Climate change adaptation priority guidelines.			
Priority guidelines to prepare the State to address the impacts of climate change, including impacts to the areas of agriculture; conservation lands; coastal and nearshore marine areas; natural and cultural resources; education; energy; higher education; health; historic preservation; water resources; the built environment, such as housing, recreation, transportation; and the economy shall:			
(1) Ensure that Hawaiʻi's people are educated, informed, and aware of the impacts climate change may have on their communities;			X
(2) Encourage community stewardship groups and local stakeholders to participate in planning and implementation of climate change policies;			X

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
(3) Invest in continued monitoring and research of Hawaiʻi's climate and the impacts of climate change on the State;			X
(4) Consider Native Hawaiian traditional knowledge and practices in planning for the impacts of climate change;			X
(5) Encourage the preservation and restoration of natural landscape features, such as coral reefs, beaches and dunes, forests, streams, floodplains, and wetlands, that have the inherent capacity to avoid, minimize, or mitigate the impacts of climate change;			X
(6) Explore adaptation strategies that moderate harm or exploit beneficial opportunities in response to actual or expected climate change impacts to the natural and built environments;			X
(7) Promote sector resilience in areas such as water, roads, airports, and public health, by encouraging the identification of climate change threats, assessment of potential consequences, and evaluation of adaptation options;	X		
(8) Foster cross-jurisdictional collaboration between county, state, and federal agencies and partnerships between government and private entities and other nongovernmental entities, including nonprofit entities;			X
(9) Use management and implementation approaches that encourage the continual collection, evaluation, and integration of new information and strategies into new and existing practices, policies, and plans; and			X
(10) Encourage planning and management of the natural and built environments that effectively integrate climate change policy.	X		
Discussion: The proposed project supports these State priorities through the preparation of a comprehensive EIS that evaluates potential climate change threats, identifies vulnerabilities, and assesses adaptation strategies for critical sectors such as water, drainage, transportation, and public health. Through the EIS process, the project analyzes site conditions and climate change risks, including flood risk, stormwater management, and infrastructure capacity to ensure that design and mitigation measures promote long-term climate resilience. The Air Quality & Climate Change Study estimates total operational emissions of approximately 19,328 metric tons of CO_2e per year at buildout,			

HAWAIʻI STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
which is below the HAR significant emission threshold of 40,000 metric tons per year. The project site is located in an attainment area for all National Ambient Air Quality Standards, and regional monitoring data indicate pollutant concentrations remain below federal standards.			

7. 2050 Sustainability Plan

The Hawaiʻi 2050 Sustainability Plan, updated in June 2021, serves as the State's strategic framework for sustainability and climate action. It aligns Hawaiʻi's statewide goals, policies, and initiatives with the United Nations Sustainable Development Goals (SDGs) and outlines recommended actions to guide the State's sustainability and climate response through the decade spanning 2020 to 2030. The updated plan supports the coordination and implementation of sustainability and climate adaptation principles in accordance with Hawaiʻi Revised Statutes (HRS) Section 226-65 and offers guidance for fostering a resilient and sustainable economic recovery.

The Plan identifies eight key focus areas, supported by 38 strategies and over 250 recommended actions that reflect both stakeholder priorities and long-standing State commitments. These focus areas address pressing sustainability challenges and provide a roadmap for integrated planning across sectors.

The Proposed project's alignment with the strategies and objectives of the Hawaiʻi 2050 Sustainability Plan is evaluated in **Table 19** below.

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Table 19. Hawai‘i 2050 Sustainability Plan (HRS, Section 226-65)

Hawai‘i 2050 Sustainability Plan (HRS, Section 226-65) S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
1. Promote Sustainable Economic Recovery			
Strategy 1*: Support farmer livelihoods*			X
Strategy 2: *Support local markets for locally grown food*			X
Strategy 3: *Promote sustainable & resilient farmland, practices, and infrastructure*			X
Strategy 4: *Invest in green workforce development beginning with youth.*			X
Strategy 5: *Foster the development of jobs that can sustain families financially.*	X		
Strategy 6: *Support diversification of the economy.*	X		
Strategy 7: *Reduce the environmental footprint of the tourism industry.*			X
Strategy 8: *Support native Hawaiian culture and reduce impacts of the tourism industry to local communities.*	X		
Discussion: The Ho‘onani Village project incorporates climate change considerations into its planning and design by locating the development inland, outside of the shoreline and designated flood hazard zones, thereby reducing risks from sea level rise, coastal erosion, and storm surge. The project also includes on-site drainage basins and stormwater management systems to address increased rainfall intensity and reduce localized flooding. Low-rise, energy-efficient building designs, use of native and drought-tolerant landscaping support climate adaptation. Collectively, these measures demonstrate that the project is being planned with resilience in mind to address the long-term challenges of climate change while providing sustainable housing and community benefits.			
2. Reduce Greenhouse Gas Emissions			
Strategy 9: *Measure, manage, and plan for GHG emission reduction.*			X
Strategy 10: *Incorporate climate change planning into decision-making processes.*	X		

Hawai‘i 2050 Sustainability Plan (HRS, Section 226-65) S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Strategy 11: *Promote energy conservation and efficiency through outreach, communication, and community and public engagement.*			X
Strategy 12: *Continue to invest in the deployment of clean energy technologies to reduce reliance on fossil fuels.*			X
Strategy 13: *Expand the adoption of zero emission vehicles.*			X
Strategy 14*: Promote alternative modes of transportation.*	X		
Strategy 15*: Reduce the generation of waste, including plastic waste.*			X
Strategy 16: *Increase diversion of waste through recycling, reuse, and composting.*	X		
Discussion: The proposed project has the potential to reduce increases in GHG emissions by concentrating residential, commercial, office, and light industrial uses in a compact, mixed-use community that shortens travel distances and reduces reliance on long commutes. In addition, the proposed design is intended to promote walkability, provide bike lanes and the inclusion of roundabouts and internal street connections is designed to minimize vehicle idling and improve traffic flow, further lowering emissions. An Air Quality and Climate Change Study prepared for the project concludes that and compliance with all applicable state and federal air quality regulations, the project is not expected to result in significant adverse impacts to air quality or greenhouse gas levels. The decreasing carbon intensity of Hawai‘i’s electric grid will continue to reduce operational emissions over time, and project-level emissions remain well below established state significance thresholds.			
3. Improve Climate Resilience			
Strategy 17: *Integrate climate change adaptation and resilience considerations into planning and implementation.*	X		
Strategy 18: *Assess and communicate the impacts of climate change to residents, businesses, and communities most likely to be impacted.*			X
Strategy 19: *Implement actions that improve the State’s resilience to climate change.*	X		

Hawai‘i 2050 Sustainability Plan (HRS, Section 226-65) S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Strategy 20: *Increase the resilience of vulnerable populations to the impacts of climate change and other shocks and stressors.*			X
Discussion: The proposed development considers climate resilience in planning and design of the project. The project site is positioned outside of flood hazard zones and outside of the shoreline and anticipated SLRXA. Landscaping will comply with County of Maui Fire Department Brush Mitigation Guidelines, and the project will provide adequate ingress/egress and access for emergency vehicles. Operational mitigation measures as recommended by the Air Quality and Climate Change Study include compliance with Hawai‘i’s energy efficiency codes, use of high-efficiency appliances and lighting, EV-capable parking infrastructure as feasible, and landscaping that reduces the need for high-maintenance or high-emission equipment. These measures will further reduce both air pollutants and GHG emissions over the life of the project.			
4. Advance Sustainable Communities			
Strategy 21: *Advance smart growth initiatives and multimodal transportation systems.*	X		
Strategy 22: *Advance sustainability in school and university operations*			X
Strategy 23: *Integrate sustainable design principles into new and existing buildings.*	X		
Discussion: The proposed Ho‘onani Village project advances smart growth initiatives by concentrating housing, commercial, office, and light industrial uses within a compact, master-planned community, thereby reducing sprawl and promoting efficient use of land and infrastructure. The project’s proposed multi-modal design is also intended to promote walking and bicycling throughout the community.			
5. Advance Equity			
Strategy 24: *Strengthen broadband access to support digital learning and online solutions in rural areas.*			X
Strategy 25: *Continue to improve economic and social sustainability of individuals through access to affordable housing.*	X		
Strategy 26: *Continue to implement strategies that reduce homelessness in Hawai‘i to enhance livelihoods.*			X

Hawai‘i 2050 Sustainability Plan (HRS, Section 226-65) S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Strategy 27: *Continue to advance opportunities for all, regardless of gender.*			X
Discussion: The proposed Ho‘onani Village project supports the strategy to improve economic and social sustainability through providing approximately 1,608 residential units to households earning 140% AMI or below.			
6. Institutionalize Sustainability Throughout Government			
Strategy 28: *Invest in staff and other resources to coordinate and advance sustainability goals across State agencies and local governments.*			X
Strategy 29: *Update State policies to reflect sustainability and climate change priorities.*			X
Strategy 30: *Incorporate sustainability into government operations.*			X
Discussion: The Hawai‘i 2050 Sustainability Plan’s focus area of institutionalizing sustainability through government is not directly applicable to the proposed project.			
7. Preserve the Natural Environment			
Strategy 31: *Improve water quality through reduced pollution and dumping.*	X		
Strategy 32: *Support water reuse strategies to conserve water.*	X		
Strategy 33: *Establish policies to protect Hawai‘i’s unique marine ecosystems.*			X
Strategy 34: *Manage climate change impacts to marine resources.*			X
Strategy 35: *Protect and manage watersheds.*			X
Strategy 36: *Continue to adopt strategies that protect land-based natural resources.*			X
Strategy 37: *Conserve working forest landscapes, protect forests from harm, and enhance public benefits from trees and forests.*			X

Hawai'i 2050 Sustainability Plan (HRS, Section 226-65) S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Discussion: Indirectly, the proposed project supports the strategy to improve water quality as the project will mitigate potential pollution and dumping through implementation of construction BMPs and a construction waste management plan. In addition, the project proposes to use recycled water for irrigation.			
8. Perpetuate Traditional Ecological Knowledge and Values			
Strategy 38: *Ground climate and sustainability strategies in our cultural foundation.*	X		
Discussion: The proposed project indirectly supports the perpetuation of Traditional Ecological Knowledge and values through the preparation of a CIA, which documents Native Hawaiian practices, resources, and cultural landscapes associated with the area. By incorporating CIA knowledge into planning and design, the project acknowledges these values.			

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8. State Functional Plans

The Hawai‘i State Plan calls upon State agencies to develop functional plans, each focused on a specific program area such as transportation, housing, education, or health. These functional plans serve as the principal instruments for implementing the goals, objectives, and policies outlined in the broader State Plan. The functional plans applicable to the proposed project or project site are evaluated in the matrix below, which highlight applicable objectives, policies, and recommended actions where appropriate.

Table 20. Hawai‘i State Functional Plans

HAWAII STATE FUNCTIONAL PLANS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
Agriculture Functional Plan			
Objective A: *Achievement of increased agricultural production and growth through cultural and management practices.*			X
Objective B: *Achievement of an orderly agricultural marketing system through product promotion and industry organization.*			X
Objective C: *Achievement of increased consumption of and demand for Hawaii's agricultural products through consumer education and product quality.*			X
Objective D: *Achievement of optimal contribution by agriculture to the State's economy.*			X
Objective E: *Achievement of adequate capital, and knowledge of its proper management, for agricultural development.*			X
Objective F: *Achievement of increased agricultural production and growth through pest and disease controls.*			X
Objective G: *Achievement of effective protection and improved quality of Hawaii's land, water, and air.*			X
Objective H: *Achievement of productive agricultural use of lands most suitable and needed for agriculture.*			X
Objective I: *Achievement of efficient and equitable provision of adequate water for agricultural use.*			X

HAWAII STATE FUNCTIONAL PLANS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	**S**	**N/S**	**N/A**
Objective J: *Achievement of maximum degree of public understanding and support of agriculture in Hawai'i.*			X
Objective K: *Achievement of adequate supply of properly trained labor for agricultural needs.*			X
Objective L: *Achievement of adequate transportation services and facilities to meet agricultural needs.*			X
Objective M: *Achievement of adequate support services and infrastructure to meet agricultural needs.*			X
Discussion: The objectives of the Agriculture Functional Plan are not applicable as the proposed project does not involve agricultural uses or activities. Although the proposed project will require the reclassification of approximately 166.512 acres from agricultural to urban use, the change will not significantly impact the availability of prime agricultural land on Maui. The Agricultural Impact Report notes that this acreage represents only about 0.23% of the 72,300 acres of high-quality farmland within the Agricultural District on the island. As a result, the conversion of this parcel to urban use will not diminish the overall capacity for agricultural production on Maui, nor will it affect the growth of diversified agriculture elsewhere on the island.			
Conservation Lands Functional Plan			
Objective IA: *Establishment of databases for inventories of existing lands and resources.*			X
Objective IB: *Establishment of criteria for management of land and natural resources.*			X
Objective IIA: *Establishment of plans for natural resources and land management.*			X
Objective IIB: *Protection of fragile or rare natural resources.*			X
Objective IIC: *Enhancement of natural resources.*			X
Objective IID: *Appropriate development of natural resources.*			X
Objective IIE: *Promotion and marketing of appropriate natural resources designated for commercial development.*			X

HAWAII STATE FUNCTIONAL PLANS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Objective IIF: *Increase enforcement of land and natural resource use laws and regulations.*			X
Objective IIIA: *Develop and implement conservation education programs for the general public and visitors.*			X
Objective IIIB: *Increase access to land and natural resource data by the public and increase cooperation between agencies by making access to land and natural resource information more efficient.*			X
Discussion: The objectives of the Conservation Lands Functional Plan are not applicable as the proposed project does not involve or impact State Conservation lands.			
Education Functional Plan			
Objective A (1): Academic Excellence. *Emphasize quality educational programs in Hawaii's institutions to promote academic excellence.*			X
Objective A (2): Basic Skills. *Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning. Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement.*			X
Objective A (3): Education Workforce. *Initiate efforts to improve the quality of education by improving the capabilities of the education workforce.*			X
Objective A (4): Services and Facilities. *Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.*			X
Objective B (1): Alternatives for Funding and Delivery. *Explore alternatives for funding and delivery of educational services to improve the overall quality of education.*			X
Objective B (2): Autonomy and flexibility. *Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision-making responsibilities.*			X
Objective B (3): Increased Use of Technology. *Increase and improve the use information technology in education and encourage*			X

HAWAII STATE FUNCTIONAL PLANS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
programs which increase the public's awareness and understanding of the impact of information technologies on our lives.			
Objective B (4): Personal Development. *Support education programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.*			X
Objective B (5): Students with Special Needs. *Provide appropriate educational opportunities for groups with special needs.*			X
Objective C (1): Early Childhood Education. *Develop resources and programs for early childhood education.*			X
Objective C (2): Hawaii's Cultural Heritage. *Promote educational programs which enhance understanding of Hawaii's cultural heritage.*			X
Objective C (3): Research Programs and [Communication] Activities. *Support research programs and activities that enhance the education programs of the State.*			X
Discussion: The proposed project does not involve educational services or facilities and has no direct relationship to the State's education system. The Applicant will work with the DOE to determine potential educational facility expansion in the future.			
Employment Functional Plan			
Objective A: *Improve the qualifications of entry-level workers and their transition to employment.*			X
Objective B: *Develop and deliver education, training and related services to ensure and maintain a quality and competitive workforce.*			X
Objective C: *Improve labor exchange.*			X
Objective D: *Improve the quality of life for workers and families.*	X		
Objective E: *Improve planning of economic development, employment and training activities.*	X		
Discussion: The proposed Hoʻonani Village project supports economic development and quality of life for workers and families by providing workforce housing integrated with employment-generating uses and neighborhood-serving amenities. By locating			

HAWAII STATE FUNCTIONAL PLANS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
residential units in proximity to light industrial, commercial, and service-oriented businesses, the project promotes improved access to jobs and reduces transportation burdens for working households. The master-planned community framework supports a stable labor force by helping residents remain on Maui, thereby strengthening workforce continuity for local employers. The inclusion of flexible commercial and industrial spaces creates opportunities for small businesses, trades, and service providers, supporting employment pathways across skill levels. In addition, the project's coordination with State and County agencies throughout the planning and entitlement process reflects alignment with broader economic development and workforce planning efforts.			
Energy Functional Plan			
Objective A: *Moderate the growth in energy demand through conservation and energy efficiency.*	X		
Objective B: *Displace oil and fossil fuels through alternate and renewable energy resources.*			X
Objective C: *Promote energy education and legislation.*			X
Objective D: *Support and develop an integrated approach to energy development and management.*			X
Objective E: *Ensure State's abilities to implement energy emergency actions immediately in event of fuel supply disruptions. Ensure essential public services are maintained and provisions are made to alleviate economic and personal hardships which may arise.*			X
Discussion: The proposed project supports the objective to moderate the growth in energy demand through use of energy efficient fixtures and design, as required and where feasible.			
Health Functional Plan			
Objective 1*: Health promotion and disease prevention. Reduction in the incidence, morbidity and mortality associated with preventable and controllable conditions.*			X
Objective 2: *Prevention and control of communicable diseases. Reduction in the incidence, morbidity, and mortality associated with infectious and communicable diseases.*			X

HAWAII STATE FUNCTIONAL PLANS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Objective 3: *Health needs of special populations with impaired access to health care. Increased availability and accessibility of health services for groups with impaired access to health care programs.*			X
Objective 4: *Community hospitals system. Development of a community hospital system which is innovative, responsive and supplies high quality care to the constituencies it serves.*			X
Objective 5: *Environmental programs to protect and enhance the environment. Continued development of new environmental protection and health services programs to protect, monitor, and enhance the quality of life in Hawaii.*			X
Objective 6: *DOH leadership. To improve the Department of Health's ability to meet the public health need of the State of Hawaii in the most appropriate, beneficial and economical way possible.*			X
Discussion: The proposed project involves development of residential, commercial, and recreational spaces and is not applicable to the State functional plan for education.			
Higher Education Functional Plan			
Objective A: *A number and variety of post-secondary education institutions sufficient to provide the diverse range of programs required to satisfy individual and societal needs and interests.*			X
Objective B: *The highest level of quality, commensurate with its mission and objectives, of each educational, research, and public service program offered in Hawaii by an institution of higher education.*			X
Objective C: *Provide appropriate educational opportunities for all who are willing and able to benefit from post-secondary education.*			X
Objective D: *Provide financing for postsecondary education programs sufficient to ensure adequate diversity, high quality, and wide accessibility.*			X

HAWAII STATE FUNCTIONAL PLANS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Objective E: *Increase program effectiveness and efficiency through better coordination of educational resources.*			X
Discussion: The objectives of the Higher Education Functional Plan are not applicable to the proposed project.			
Historic Preservation Functional Plan			
Objective A: *Identification of historic properties.*	X		
Objective B: *Protection of historic properties.*	X		
Objective C: *Management and treatment of historic properties.*			X
Objective D: *Provision of adequate facilities to preserve historic resources.*			X
Objective E: *The establishment of programs to collect and conserve historic records, artifacts, and oral histories and to document and perpetuate traditional arts, skills, and culture.*			X
Objective F: *Provision of better access to historic information.*			X
Objective G: *Enhancement of skills and knowledge needed to preserve historical resources.*			X
Discussion: The proposed project supports the objectives of identifying and protecting historic properties through undertaking archaeological investigations of the project site and consulting with SHPD through the HRS 6E process. These efforts ensure that any historic properties are properly documented and evaluated in accordance with State requirements. In addition, mitigation measures, if necessary, will be followed as recommended by SHPD.			
Housing Functional Plan			
Objective A: *Increase and sustain the supply of permanent rental housing that is affordable and accessible to Hawaii residents, particularly those with incomes at or below 80% AMI. Attain the legislative goal of 22,500 rental housing units by 2026.*	X		
Objective B: *Increase the homeownership rate.*			X

HAWAII STATE FUNCTIONAL PLANS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Objective C: *Address barriers to residential development.*	X		
Objective D: *Maintain a statewide housing data system for use by public and private agencies engaged in the provision of housing.*			X
Discussion: Through provision of approximately 1,608 housing units the proposed project is supportive of the State's Housing Functional Plan.			
Human Services Functional Plan			
Objective A: *To sustain and improve current elder abuse and neglect services.*			X
Objective B: *To increase cost-effective, high-quality home and community based services.*			X
Objective C: *To increase home-based services to keep children in their homes and to increase placement resources for those children who must be temporarily or permanently removed from their homes, due to abuse or neglect.*			X
Objective D: *To address factors that contribute to child abuse and other forms of family violence.*			X
Objective E: *To provide affordable, accessible, and quality child care.*			X
Objective G: *To provide AFDC recipients with a viable opportunity to become independent of the welfare system.*			X
Objective H: *To facilitate client access to human services.*			X
Objective I: *To eliminate organizational barriers which limit client access to human services.*			X
Discussion: The objectives of the Human Services Functional Plan are not applicable to the proposed project.			
Recreation Functional Plan			
Objective I.A: *Address the problem of saturation of the capacity of beach parks and nearshore waters.*			X
Objective I.B: *Reduce the incidence of ocean recreation accidents.*			X

HAWAII STATE FUNCTIONAL PLANS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Objective I.C: *Resolve conflicts between different activities at heavily used ocean recreation areas.*			X
Objective I.D: *Provide adequate boating facilities. Balance the demand for boating facilities against the need to protect the marine environment from potential adverse impacts.*			X
Objective II.A: *Plan, develop, and promote recreational activities and facilities in mauka and other areas to provide a wide range of alternatives.*	X		
Objective II.B: *Meet special recreation needs of the elderly, the disabled, woman, single-parent families, immigrants, and other groups.*	X		
Objective II.C: *Improve and expand the provision of recreation facilities in urban areas and local communities.*	X		
Objective III.A: *Prevent the loss of access to shoreline and upland recreation areas due to new developments.*			X
Objective III.B: *Resolve the problem of landowner liability that seriously hampers public access over private lands.*			X
Objective III.C: *Increase access to State Forest Reserve lands over federal property, leased State lands, and other government lands.*			X
Objective III.D: *Acquire, develop, and manage additional public access ways.*			X
Objective IV.A: *Promote a conservation ethic in the use of Hawaii's recreational resources.*	X		
Objective IV.B: *Prevent degradation of the marine environment.*			X
Objective IV.C: *Improve the State's enforcement capabilities.*			X
Objective IV.D: *Mitigate adverse impacts of tour helicopters on the quality of recreational experiences in wilderness areas.*			X
Objective V.A: *Properly maintain existing parks and recreation areas.*			X

HAWAII STATE FUNCTIONAL PLANS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Objective V.B: *Promote interagency coordination and cooperation to facilitate sharing of resources, joint development efforts, clarification of responsibilities and jurisdictions, and improvements in enforcement capabilities.*			X
Objective V.C: *Assure adequate support for priority outdoor recreation programs and facilities.*			X
Objective VI.A: *Increase recreational access and opportunities in Hawaii's wetlands.*			X
Objective VI.B: *Develop an adequate information base to assist the County planning departments and other regulatory agencies in making decisions regarding wetlands.*			X
Objective VI.C: *Assure the protection of the most valuable wetlands in the state.*			X
Discussion: The proposed Ho'onani Village project supports the State Recreation Functional Plan by providing diverse recreational opportunities. The master plan proposes areas for entertainment as well as sports fields and parks, thereby expanding recreation facilities. Multi-use paths and ADA accessible areas and facilities are designed to meet the needs of various groups in the community.			
Tourism Functional Plan			
Objective I.A: *Development, implementation and maintenance of policies and actions which support the steady and balanced growth of the visitor industry.*			X
Objective II.A: *Development and maintenance of well-designed visitor facilities and related developments which are sensitive to the environment, sensitive to neighboring communities and activities, and adequately serviced by infrastructure and support services.*	X		
Objective III.A: *Enhancement of respect and regard for the fragile resources which comprise Hawaii's natural and cultural environment. Increased preservation and maintenance efforts.*			X
Objective IV.A: *Support of Hawaii's diverse range of lifestyles and natural environment.*	X		

HAWAII STATE FUNCTIONAL PLANS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Objective IV.B: *Achievement of mutual appreciation among residents, visitors, and the visitor industry.*	X		
Objective V.A: *Development of a productive workforce to maintain a high quality visitor industry.*			X
Objective V.B: *Enhancement of career and employment opportunities in the visitor industry.*			X
Objective VI.A: *Maintenance of a high customer awareness of Hawaii as a visitor destination in specific desired market segments.*			X
Discussion*:* The proposed master plan proposed hospitality uses and the creation of community and visitor-serving facilities. These amenities, including sports fields and courts, and entertainment areas are planned to be environmentally sensitive and compatible with neighboring land uses while highlighting local culture and businesses, thereby supporting Hawai'i's diverse lifestyles and natural environment. By fostering gathering spaces that are accessible to both residents and visitors, the project encourages mutual appreciation between the community and the visitor industry.			
Transportation Functional Plan			
Objective I.A: *Expansion of the transportation system.*	X		
Objective I.B: *Reduction of travel demand through zoning and decentralization initiatives.*	X		
Objective I.C: *Management of existing transportation systems through a program of transportation systems management (TSM).*			X
Objective I.D: *Identification and reservation of lands and rights-of-way required for future transportation improvements.*			X
Objective I.E: *Planning and designing State highways to enhance inter regional mobility.*			X
Objective I.F: *Improving and enhancing transportation safety.*	X		
Objective I.G: *Improved transportation maintenance programs.*			X
Objective I.H: *Ensure that transportation facilities are accessible to people with disabilities.*	X		

HAWAII STATE FUNCTIONAL PLANS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Objective II.A: *Development of a transportation infrastructure that supports economic development initiatives.*	X		
Objective III.A: *Expansion of revenue bases for transportation improvements.*			X
Objective IV.A: *Providing educational programs.*			X
Discussion: The proposed project supports State Traffic Functional Plan objectives through preparation of a TIAR to guide the expansion and design of transportation infrastructure. The project's compact, mixed-use master plan reduces the need for long commutes by co-locating housing, jobs, and services and reducing travel demand. Roundabouts, internal circulation improvements, and traffic calming measures enhance roadway safety while ADA accessible standards in design ensure transportation facilities are accessible to people with disabilities. Collectively, these improvements create a transportation network that supports economic development and community connectivity.			

9. State Department of Transportation Airport Requirements

Kahului Airport (OGG) is located in close proximity to the proposed project site. According to the Hawai'i Department of Transportation (HDOT), the project site is approximately 0.15 miles from the property boundary of OGG and approximately 5,016 feet from the end of Runway 2-20, and is situated beneath an established flight path for aircraft arrivals on Runway 2-20. As the airport sponsor and recipient of Federal Aviation Administration (FAA) grants, HDOT is required to ensure that land uses in proximity to the airport are compatible with aviation operations and safety.

Airport Influence Area and Technical Assistance Memorandum (TAM)

HDOT advises that projects within five miles of a State airport review the State's TAM for guidance on development near airports.

Discussion: The project is located well within five miles of Kahului Airport and beneath an active approach corridor. The applicant will continue coordination with HDOT Airports Division and Planning office to ensure that airport-related compatibility, operational, and safety considerations are addressed during project planning and implementation.

Noise Exposure Contours and Land Use Compatibility

HDOT has stated that the project site lies within the 55–75 DNL contours of the Base Year 1993 Kahului Airport Noise Exposure Map. HDOT recommends that noise-sensitive land uses, particularly residential uses, be located outside of the 65 DNL contour where feasible. For residential development within the 60–70 DNL range, HDOT requires Noise Level Reduction (NLR) measures sufficient to achieve interior noise levels of 45 DNL or less. The 1995 Kahului Airport Noise Compatibility Program land use compatibility chart identifies residential uses above 65 DNL as generally not recommended and requires mitigation within the 60–65 DNL range.

Discussion: Measured noise levels at the project site fall generally within the 60–65 DNL range. Consistent with HDOT guidance, residential buildings will incorporate enhanced building envelope measures, including upgraded glazing assemblies, sealed exterior construction, and mechanical ventilation or air conditioning to achieve interior noise levels of 45 DNL or less. Residential units will be sited and designed to avoid, where feasible, placement within 65 DNL or greater contours. These measures ensure consistency with HDOT's land use compatibility standards.

Avigation Easement

HDOT has requested that the property owner grant a noise and avigation easement to the State due to the project's proximity to Kahului Airport.

Discussion: The applicant will coordinate with HDOT Airports Division regarding the preparation and recordation of a noise and avigation easement prior to final development approvals. The easement will acknowledge aircraft overflight conditions and support continued safe operation of Kahului Airport.

Aircraft Operational Effects and Disclosure

The project will incorporate appropriate disclosure of language in any sales and leasing documentation to inform future residents and occupants of airport-related operational conditions. While aircraft overflights are expected to continue, implementation of required interior noise mitigation measures will reduce indoor exposure to compatible levels.

Discussion: The project will incorporate appropriate disclosure language in sales and leasing documentation to inform future residents and occupants of airport-related operational conditions. While aircraft overflights are expected to continue, implementation of required interior noise mitigation measures will reduce indoor exposure to compatible levels.

Wildlife Hazard Avoidance

HDOT requires that development not create wildlife attractants that could pose hazards to aircraft operations. Standing water and certain vegetation types may attract birds and other wildlife.

Stormwater detention ponds and landscaped areas will be designed to avoid long-term standing water and to discourage congregation of wildlife. Maintenance protocols will ensure that detention areas drain properly and do not create persistent habitat conditions. If wildlife hazards are identified by HDOT, corrective measures will be implemented promptly.

Solar PV Systems – Glint, Glare, and Radio Frequency Interference

HDOT has advised that solar photovoltaic systems located near approach paths may create glint and glare hazards or radio frequency interference (RFI) affecting aircraft operations.

Discussion: If solar PV systems are installed, appropriate glare analysis and coordination with HDOT will occur during final design. PV arrays will be sited and oriented to minimize potential glare impacts. If any hazardous glare or RFI condition is identified, mitigation measures will be implemented in coordination with HDOT.

Runway Protection Zone

According to the 2016 *Kahului Airport Master Plan Update*, Runway Protection Zones (RPZs) are established based on FAA criteria and are defined as the area extending outward from the end of a runway to the point where the approach surface reaches an elevation of 50 feet above the runway threshold or the underlying terrain—whichever is lower (State of Hawai'i DOT, Airports Division, 2016).

Discussion: The project is located within the airport influence area of Kahului Airport and beneath an active flight path; however, it is not located within an RPZ.

Ongoing coordination with the HDOT Airports Division would be conducted to ensure compliance with airport safety, land use compatibility, and construction-related requirements.

10. State Highways – Complete Streets (HRS Section 264-20.5)

HRS Section 264-20.5, commonly referred to as the "Complete Streets" policy, requires the SDOT and the four county transportation departments to implement policies that promote safe, convenient, and accessible travel for all roadway users. This includes pedestrians, bicyclists, public transit riders, motorists, and individuals of all ages and abilities.

The Complete Streets policy applies to the planning, design, construction, reconstruction, and maintenance of public highways, roads, and streets—whether located in urban, suburban, or rural areas—when deemed appropriate to the context. However, certain exceptions apply where implementation is not feasible or warranted, including but not limited to the following circumstances:

1) Use of a particular highway, road, street, way, or lane by bicyclists or pedestrians is prohibited by law, including within interstate highway corridors;

2) The costs would be excessively disproportionate to the need or probable use of the particular highway, road, street, way, or lane;

3) There exists a sparseness of population, or there exists other available means, or similar factors indicating an absence of a future need; or

4) The safety of vehicular, pedestrian, or bicycle traffic may be placed at unacceptable risk.

The November 2010 Complete Streets Task Force Legislative Report identified the following principles to "help guide and direct comprehensive and balanced planning, design, and construction of State and County transportation systems throughout Hawai'i." The proposed project is discussed regarding the relevant principles below:

- **Safety** – Roundabouts at major access points help to calm traffic and improve circulation safety.
- **Flexible Design (Context-Sensitive Solutions)** – Internal streets and walkable commons are designed to reflect community character while meeting County standards.
- **Accessibility and Mobility for All** – Pedestrian walkways, bikeways, and ADA-compliant crossings connect residential areas to the commons, parks, and commercial spaces.
- **Use and Comfort of All Users** – Accessible sidewalks and landscaping encourage comfortable, safe travel for all ages and abilities.

- **Consistency of Design Standards and Guidelines** – Street cross-sections and design standards are being coordinated with County/State roadway requirements.
- **Energy Efficiency** – Compact, mixed-use layout reduces vehicle miles traveled while the proposed roundabouts reduce idling, lowering fuel use and emissions. It is anticipated that residents within the proposed Hoʻonani Village can walk to nearby amenities.
- **Health** – The project proposes community recreational amenities to promote active lifestyles and community wellness.
- **Appropriate Funding** – Proposed infrastructure phasing will be timed to align with market projections and potential State/County partnerships.
- **Building Partnerships** – The proposed project has consulted with applicable agencies, including HDOT, MDOT and DPW to ensure applicable standards are incorporated into the streetscape design.
- **Green Infrastructure / Streets** – On-site drainage basins and site-specific appropriate landscaping provide stormwater management, shade, and ecological benefits.

11. Tourism Authority – Hawaiʻi Tourism Strategic Plan: 2020-2025

The Hawaiʻi Tourism Authority (HTA) was established under Act 156, Session Laws of Hawaiʻi 1998, with the mandate to strategically manage tourism in a way that supports economic vitality, respects cultural values, protects natural resources, reflects community interests, and aligns with the needs of the visitor industry.

In 2020, the HTA introduced the *Hawaiʻi Tourism Strategic Plan: 2020–2025*, which provides a framework for guiding tourism management over the five-year period. The plan is organized around four core "Pillars," each supported by data-driven research and administrative strategies. These Pillars encompass a set of goals and objectives aimed at achieving a more sustainable and community-centered tourism model. **Table 21** below outlines and evaluates the relevance of each Pillar, along with the corresponding goals and objectives, in relation to the Proposed project.

Table 21. Hawai‘i Tourism Strategic Plan 2020-2025

Hawai‘i Tourism Strategic Plan 2020-2025 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
NATURAL RESOURCES PILLAR			
Goal: *Dedicate resources to programs that enhance and support Hawai‘i’s natural resources and cultural sites to improve the quality of life for all of Hawai‘i’s residents and to enhance the visitor experience.*			X
Objective 1: *Encourage and support sustainable and responsible tourism.*			X
Objective 2: *Engage and encourage active natural and cultural resource management strategies in areas frequented by visitors.*			X
Objective 3*: Promote visitor industry alignment with the Aloha+ Challenge, Hawai‘i’s recognized model to achieve the UN SDGs, especially for energy and water*			X
Discussion: The proposed hospitality component of Ho‘onani Village has not yet been designed or developed, so there is no specific natural resource management identified. However, the project is an inland, mixed-use community rather than a shoreline resort destination, and therefore does not expand visitor accommodations in sensitive coastal or natural resource areas. The project incorporates stormwater management, a WWTP that would produce recycled water, and would implement recommended mitigation measures for the protection of natural resources.			
HAWAIIAN CULTURE PILLAR			
Goal: *Ho'oulu (grow) the uniqueness and integrity of the Native Hawaiian culture and community through genuine experiences for both visitors and residents.*	X		
Objective 1: *Support the everyday use of the Hawaiian language.*			X
Objective 2: *Ensure the accurate portrayal of Hawaiian culture by HTA’s marketing contractors*			X
Objective 3: *Encourage accurate portrayal of Hawaiian culture in visitor industry marketing and experiences for visitors.*			X

Hawai‘i Tourism Strategic Plan 2020-2025 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Objective 4: *Increase understanding and respect for cultural practitioners, cultural sites, and cultural resources*	X		
Objective 5: *Provide the visitor industry with opportunities for Native Hawaiian cultural education and training for its workforce.*			X
Discussion: The Ho‘onani Village project supports this objective by integrating cultural awareness and preservation into the planning process and community design. Through preparation of a CIA and archaeological investigations, cultural practices and traditional knowledge associated with the project area were. These studies involved interviews with community members and ethnographic research, ensuring their perspectives were respected and incorporated into project planning. Through these efforts, the project promotes greater understanding and respect for traditional and local culture while ensuring development proceeds in a culturally sensitive and responsible manner.			
COMMUNITY PILLAR			
Goal: *Work to make sure residents and local communities benefit from tourism by supporting projects valued by the community and aligned with the destination’s brand and image; informing both residents and visitors of these projects and events; strengthening relations between residents and visitors; and forming partnerships to build a resilient tourism workforce and community.*	X		
Objective 1: *Generate and/or invest in initiatives and projects that provide for positive resident-visitor interaction, celebrate Hawai‘i’s multicultural heritage, and support better relations between communities and the tourism industry.*	X		
Objective 2: *Help build a globally competitive visitor industry workforce with programs for residents starting from school age to college students, and to those already in the visitor industry.*			X
Objective 3: *Generate effective messages to enhance residents’ understanding of how Hawai‘i tourism helps perpetuate Hawaiian culture, preserve the environment, and support communities*			X

Hawai'i Tourism Strategic Plan 2020-2025 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Objective 4: *Support education and prevention programs to improve safety among visitors and residents and to maintain Hawai'i's reputation as a safe destination.*			X
Objective 5: *Actively participate in Hawai'i Emergency Management Agency's (HI-EMA's) preparedness exercises and serve as a communications link to assist Hawai'i's visitor industry and visitors during times of crisis*			X
Objective 6: *Identify, mitigate, and address key issues threatening community support for tourism and the integrity of Hawai'i's tourism industry by working with public agencies and private organizations*			X
Objective 7: *Support sports programs that create community engagement, have marketing value, provide economic benefits, support Hawai'i's youth, and are aligned with Hawai'i's brand.*			X
Discussion: The proposed Ho'onani Village project supports this objective by creating spaces and opportunities that foster positive interaction between residents and visitors while celebrating Hawai'i's multicultural heritage. The project will include gathering places for cultural events, local performances, and community markets that highlight local traditions, arts, and cuisine. By emphasizing locally owned businesses and authentic cultural experiences rather than large-scale resort development, the project encourages meaningful engagement between residents and visitors. These design elements help strengthen community relationships, promote mutual understanding, and support a tourism experience that is rooted in respect for local culture and community values.			
BRAND MARKETING PILLAR			
Goal: *Take the lead in protecting and enhancing Hawai'i's globally competitive brand in a way that is coordinated, authentic, and market-appropriate; is focused on Hawai'i's unique culture and natural environment; and supports Hawai'i's economy by effectively attracting higher-spending, lower-impact travelers.*			X
Objective 1: *Ensure that Hawai'i's brand image is globally aligned and consistent with marketing principles of authenticity, uniqueness, and Responsible Tourism.*			X
Objective 2: *Ensure marketing is focused on higher-spending, lower impact market segments in each market area.*			X

Hawai'i Tourism Strategic Plan 2020-2025 S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Objective 3: *Maintain or improve the strength of Hawai'i's brand relative to its competitors.*			X
Discussion: The proposed project's hospitality component's brand marketing has not yet been developed but will consider the goals and objectives of the Strategic Plan's Brank Marketing Pillar.			

12. Tourism Authority – Maui Nui Destination Action Plan

The Maui Nui Destination Management Action Plan (DMAP) 2021-2023, developed by the Hawai'i Tourism Authority (HTA) in partnership with the counties of Maui, Moloka'i, and Lāna'i, outlines a three-year community-based strategy to manage tourism in a way that is regenerative, culturally respectful, and aligned with resident priorities.

The plan's framework is grounded in HTA's 2020–2025 Strategic Plan. The DMAP defines destination management as attracting and educating responsible visitors, supporting the protection of valued natural and cultural assets, and addressing issues such as overcrowding and overuse. The Maui DMAP was developed through an inclusive, island-based steering committee process that brought together residents, business owners, nonprofits, and government agencies. It functions as a living document, designed for annual review and adjustment based on progress and changing conditions.

The proposed Ho'onani Village project's potential hospitality component is not contrary to the DMAP's goals. While the Project's hospitality component has not yet been defined, below are potential ways the Project's hospitality component.

Goal: *Increase workforce quality and relations*

Discussion: The hospitality component can prioritize local hiring, training partnerships with UH Maui College, and career pathways in guest services, culinary arts, and facilities management, strengthening Maui's hospitality workforce. By locating accommodations near existing transit, services, and workforce housing, the project helps reduce long commutes and improves quality of life for hospitality workers.

Goal: *Present authentic Hawaiian culture*

Discussion: Visitor education can focus on responsible tourism, respect for place, and the history of Central Maui, reinforcing DMAP's emphasis on authentic, community-rooted experiences

Goal: Improve mobility (walk, bike, public transport, road network)

Discussion: Guests and residents will benefit from the project's multimodal circulation network, including walkable connections to restaurants and shops, reducing vehicle dependence. The site's integration with bike paths and potential integration with the Maui Bus system aligns with DMAP's goal of improving visitor mobility choices and alleviating transportation pressure in traditional resort areas.

Goal: Support Maui's reputation for high-tech, innovation, and emerging meetings, conventions and incentives (MCI) markets.

Discussion: The hospitality element can incorporate flexible meeting rooms, co-working spaces, high-speed internet, and modern business amenities, supporting Maui's niche markets for small meetings, conferences, and innovation-oriented gatherings. Its location near the airport, light industrial areas, and Central Maui businesses make it well-suited for government meetings, inter-island business travel, and locally oriented events outside traditional resort zones.

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C. COUNTY OF MAUI

County-specific land use plans and ordinances pertaining to the Proposed project include the Countywide Policy Plan, MIP, KMCP, draft SMCP (CPAC draft), and County Zoning MCC Title 19.

1. Countywide Policy Plan – General Plan 2030

The Countywide Policy Plan, adopted in March 2010, serves as the foundational element of Maui County's General Plan 2030 update. Developed by the Maui County Planning Department, this comprehensive policy document outlines a long-term vision for the County's future, providing direction for growth, development, and resource management through the year 2030.

The Plan replaces the 1990 General Plan Update and establishes the policy framework for both the Maui Island Plan (MIP) and the subsequent updates to the County's nine regional community plans. It sets forth broad goals, objectives, policies, and implementing actions that collectively reflect the community's aspirations for a sustainable, vibrant, and balanced future.

The County-wide Policy Plan establishes a list of county-wide goals, objectives, policies, and implementing actions related to the following core themes:

- Protect the Natural Environment
- Preserve Local Cultures and Traditions
- Improve Education
- Strengthen Social and Healthcare Services
- Expand Housing Opportunities for Residents
- Strengthen the Local Economy
- Improve Parks and Public Facilities
- Diversify Transportation Options
- Improve Physical Infrastructure
- Promote Sustainable Land Use and Growth Management
- Strive for Good Governance

The following section identifies applicable goals, policies and implementing actions from the Countywide Policy Plan that are relevant to the proposed project.

Table 22. Maui Countywide Policy Plan – General Plan 2030

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
A. PROTECT THE NATURAL ENVIRONMENT			
Goal: Maui County's natural environment and distinctive open spaces will be preserved, managed, and cared for in perpetuity.	**X**		
Objective 1: Improve the opportunity to experience the natural beauty and native biodiversity of the islands for present and future generations.	**X**		
Policies:			
a. Perpetuate native Hawaiian biodiversity by preventing the introduction of invasive species, containing or eliminating existing noxious pests, and protecting critical habitat areas.	X		
b. Preserve and reestablish indigenous and endemic species' habitats and their connectivity.			X
c. Restore and protect forests, wetlands, watersheds, and stream flows, and guard against wildfires, flooding, and erosion.	X		
d. Protect baseline stream flows for perennial streams, and support policies that ensure adequate stream flow to support Native Hawaiian aquatic species, traditional kalo cultivation, and self-sustaining ahupua`a.			X
e. Protect undeveloped beaches, dunes, and coastal ecosystems, and restore natural shoreline processes.	X		
f. Protect the natural state and integrity of unique terrain, valued natural environments, and geological features.			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
g. Preserve and provide ongoing care for important scenic vistas, view planes, landscapes, and open-space resources.	X		
h. Expand coordination with the State and nonprofit agencies and their volunteers to reduce invasive species, replant indigenous species, and identify critical habitat.			X
Implementing Actions:			
a. Develop island-wide networks of greenways, watercourses, and habitat corridors.			X
Discussion: The proposed project supports the Maui County General Plan's goal of protecting the natural environment through the incorporation of BMPs, stormwater management systems and erosion control measures to minimize runoff and sedimentation and to protect downstream water quality. Drainage improvements will be designed in accordance with County standards and will help guard against flooding and erosion, consistent with policies promoting protection of land and water resources. The project also advances the General Plan's objectives for preserving native biodiversity by incorporating a landscaping plant palette that includes native plant species. Construction and operational practices will follow guidance from the DLNR DOFAW to avoid the introduction or spread of invasive species. Although the project does not directly restore native habitats or establish habitat corridors, it supports the intent of the General Plan by avoiding sensitive natural areas and integrating development with practices that protect environmental quality in an urban context. In addition, the proposed multi-family structures are anticipated to not exceed 3-stories and other uses will be similar or lower profile than the surrounding industrial uses, not further obstructing views of the West Maui Mountains and Haleakalā.			
Objective 2: Improve the quality of environmentally sensitive, locally valued natural resources and native ecology of each island.	X		
Policies:			

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
a. Protect and restore nearshore reef environments and water quality	X		
b. Protect marine resources and valued wildlife.	X		
c. Improve the connection between urban environments and the natural landscape and incorporate natural features of the land into urban design.	X		
d. Utilize land-conservation tools to ensure the permanence of valued open spaces.		X	
e. Mitigate the negative effects of upland uses on coastal wetlands, marine life, and coral reefs.	X		
f. Strengthen coastal-zone management, re-naturalization of shorelines, where possible, and filtration or treatment of urban and agricultural runoff.	X		
g. Regulate the use and maintenance of stormwater-treatment systems that incorporate the use of native vegetation and mimic natural systems.	X		
h. Advocate for stronger regulation of fishing, boating, cruise ship, and ecotourism activities.			X
i. Restore watersheds and aquifer-recharge areas to healthy and productive status, and increase public knowledge about the importance of watershed stewardship, water conservation, and groundwater protection.	X		
Implementing Actions:			
a. Develop regulations to minimize runoff of pollutants into nearshore waters and reduce nonpoint and point source pollution.	X		

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Discussion: The project incorporates best management practices and comprehensive stormwater management measures to reduce runoff, control erosion, and protect downstream water quality, including treatment, detention, and infiltration features designed in accordance with County standards. These systems are intended to minimize potential upland impacts to coastal and marine environments by reducing pollutant loading, moderating peak discharge rates, and promoting on-site infiltration consistent with pre-development hydrologic conditions. In addition to conventional detention strategies, the PER evaluated Low Impact Development (LID) approaches such as distributed bioretention areas, permeable pavement systems, vegetated swales, and enhanced infiltration practices intended to more closely replicate natural drainage processes. LID measures can provide incremental water quality and recharge benefits, however, they typically require greater upfront capital investment, increased long-term maintenance obligations, and more intensive design coordination compared to centralized detention facilities. The proposed stormwater approach balances environmental performance, constructability, long-term maintenance feasibility, and cost-effectiveness, while retaining flexibility to incorporate additional LID features where practicable and beneficial. Use of R-1 recycled water generated by the proposed wastewater treatment plant for landscape irrigation would further reduce reliance on potable groundwater sources and may contribute to improved aquifer sustainability by decreasing overall groundwater withdrawals. The project site is generally flat and does not contain unique or locally valued terrain features; accordingly, development is focused on maximizing efficient land use through a compact, higher-density but compatible urban design that integrates native and drought-tolerant vegetation, supports infiltration where feasible, and protects environmental quality while accommodating planned urban growth.			
Objective 3: Improve the stewardship of the natural environment.			
Policies:			
a. Preserve and protect natural resources with significant scenic, economic, cultural, environmental, or recreational value.	X		
b. Improve communication, coordination, and collaboration among government agencies, nonprofit organizations, communities,			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
individuals, and land owners that work for the protection of the natural environment.			
c. Evaluate development to assess potential short-term and long-term impacts on land, air, aquatic, and marine environments.	X		
d. Improve efforts to mitigate and plan for the impact of natural disasters, human-influenced emergencies, and global warming.	X		
e. Regulate access to sensitive ecological sites and landscapes.			X
f. Reduce air, noise, light, land, and water pollution, and reduce Maui County's contribution to global climate change.	X		
g. Plan and prepare for and educate visitors and residents about the possible effects of global warming.	X		
h. Provide public access to beaches and shorelines for recreational and cultural purposes where appropriate.			X
i. Educate the construction and landscape industries and property owners about the use of best management practices to prevent erosion and nonpoint source pollution.			X
j. Support the acquisition of resources with scenic, environmental, and recreational value, and encumber their use.			X
k. Improve enforcement activities relating to the natural environment.			X
l. For each shoreline community, identify and prioritize beach-conservation objectives, and develop action plans for their implementation.			X
Implementing Actions:			

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
a. Document, record, and monitor existing conditions, populations, and locations of flora and fauna communities.	X		
b. Implement Federal and State policies that require a reduction of greenhouse-gas emissions.	X		
c. Establish a baseline inventory of available natural resources and their respective carrying capacities.			X
Discussion: The proposed master plan incorporates a balanced mix of uses that supports opportunities to experience Maui's natural setting, while the preparation of this EIS evaluates potential short- and long-term impacts to land, air, water, and cultural resources. Although the project site is not located within the SMA or shoreline area, the use of drainage basins, stormwater management systems, and BMPs are intended to reduce runoff, control erosion, and protect downstream and nearshore water quality. An Air Quality and Climate Change Study was conducted for the project to assess potential construction and operational emissions, greenhouse gas contributions, and compliance with applicable regulatory thresholds. In addition, the project will incorporate energy-efficient fixtures and building systems and will comply with all applicable State and federal environmental, air quality, and energy efficiency standards, thereby reducing resource consumption and potential emissions over time. With respect to cultural and historic resources, the project will be subject to review by SHPD pursuant to Chapter 6E, HRS, to ensure identification and protection of any historic properties, archaeological resources, or culturally sensitive areas that may be present. Appropriate studies, consultation, and mitigation measures will be implemented as required to avoid, minimize, or mitigate potential impacts to cultural resources. Together, these measures, including BMPs for dust, noise, erosion control, stormwater management, and cultural resource protection, support responsible development practices and promote long-term stewardship of Maui's natural and cultural environment.			
Objective 4: Educate residents and visitors about responsible stewardship practices and the interconnectedness of the natural environment and people.			
Policies:			

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
a. Expand education about native flora, fauna, and ecosystems.			X
b. Align priorities to recognize that the health of the natural environment and the health of people are inextricably linked.			X
c. Promote programs and incentives that decrease greenhouse-gas emissions and improve environmental stewardship.			X
Discussion: While currently not applicable to these policies, the project has the potential to support education and awareness related to environmental stewardship and the interconnectedness of natural systems and human activity through its overall planning approach and future development components. While detailed programming has not yet been finalized, the mixed-use nature of the project, including residential, commercial, and potential visitor-serving uses creates opportunities to incorporate educational elements related to responsible resource use, water conservation, and environmental best practices through site design, informational signage, tenant guidelines, or future partnerships.			
B. PRESERVE LOCAL CULTURES AND TRADITIONS			
Goal: Maui County will foster a spirit of pono and protect, perpetuate, and reinvigorate its residents' multi-cultural values and traditions to ensure that current and future generations will enjoy the benefits of their rich island heritage.	**X**		
Objective 1: Perpetuate the Hawaiian culture as a vital force in the lives of residents.	**X**		
a. Protect and preserve access to mountain, ocean, and island resources for traditional Hawaiian cultural practices.	X		
b. Prohibit inappropriate development of cultural lands and sites that are important for traditional Hawaiian cultural practices, and establish mandates for the special protection of these lands in perpetuity.			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
c. Promote the use of ahupua'a and moku management practices.			X
d. Encourage the use of traditional Hawaiian architecture and craftsmanship.			X
e. Promote the use of the Hawaiian language.			
f. Recognize and preserve the unique natural and cultural characteristics of each ahupua'a or district.	X		
g. Encourage schools to promote broader incorporation of Hawaiian and other local cultures' history and values lessons into curriculum.			X
h. Ensure the protection of Native Hawaiian rights.	X		
i. Promote, encourage, and require the correct use of traditional place names, particularly in government documents, signage, and the tourism industry.	X		
Implementing Actions:			
a. Establish alternative land use and overlay zoning designations that recognize and preserve the unique natural and cultural characteristics of each ahupua'a or district.			X
b. Develop requirements for all County applicants to perpetuate and use proper traditional place names in all applications submitted.			X
Discussion: While the proposed project does not itself enforce or regulate these policies, it supports the intent of the Maui County General Plan's objective to perpetuate Hawaiian culture through compliance with established cultural review and consultation processes. A CIA, historic research, and a Ka Pa'akai analysis were prepared for the project to identify traditional and customary Native Hawaiian practices, cultural resources, and potential impacts. These studies provide a framework to ensure that Native Hawaiian rights are			

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
identified, considered, and protected consistent with State law and County policy. In addition, consultation with SHPD will occur through the HRS Chapter 6E process. Through these analyses, the project has been evaluated for potential effects on access to resources, cultural practices, historic and archaeological sites, and the broader cultural landscape of the ahupua'a. Recommended measures and commitments identified through the CIA and Ka Pa'akai analysis will be implemented to avoid or minimize impacts and to ensure that the project does not unreasonably interfere with the exercise of Native Hawaiian rights. In this way, while primary responsibility for cultural preservation and policy enforcement rests with government agencies, the project supports the perpetuation of Hawaiian culture and protection of Native Hawaiian rights by integrating cultural considerations into planning, design, and implementation.			
Objective 2: Emphasize respect for our island lifestyle and our unique local cultures, family, and natural environment.			
Policies:			
a. Acknowledge the Hawaiian culture as the host culture, and foster respect and humility among residents and visitors toward the Hawaiian people and their practices.	X		
b. Perpetuate a respect for diversity, and recognize the historic blending of cultures and ethnicities.	X		
c. Encourage the perpetuation of each culture's unique cuisine, attire, dance, music, and folklore, and other unique island traditions and recreational activities.	X		
d. Recognize the interconnectedness between the natural environment and the cultural heritage of the islands.	X		
e. Protect and prioritize funding for recreational activities that support local cultural practices, such as surfing, fishing, and outrigger-canoe paddling.			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Discussion: The proposed project is supportive of this objective by recognizing Hawaiian culture as the host culture and fostering respect for Hawai'i's diverse cultural heritage through its planning process and long-term community framework. Through preparation of a CIA, historic research, and Ka Pa'akai analysis, the project formally acknowledges the presence and importance of Native Hawaiian culture, traditional practices, and cultural landscapes, and ensures that these considerations are incorporated into project planning and implementation. The project is also situated within Pu'unēnē, an area historically shaped by plantation-era housing and labor communities that reflect the blending of Native Hawaiian, Asian, and other cultures, providing important context for the region's multicultural identity. The project's mixed-use, community-oriented design also provides flexible spaces that may accommodate a range of cultural expressions reflective of Maui's historically multicultural population. While the project does not prescribe specific cultural programming, its residential, commercial, and potential visitor-serving components create opportunities for locally owned businesses, community gatherings, and everyday activities that reflect diverse traditions, cuisines, and cultural practices. By avoiding exclusionary land use patterns and integrating housing, employment, and community-serving uses, the project supports an inclusive environment that recognizes the blending of cultures and encourages the continued expression of island traditions in a contemporary urban setting. In this way, the project advances the intent of these policies through providing affordable housing, recreation and community spaces and creation of a setting that allows local cultures to be practiced and sustained over time.			
Objective 3: Preserve for present and future generations the opportunity to know and experience the arts, culture, and history of Maui County.	**X**		
a. Foster teaching opportunities for cultural practitioners to share their knowledge and skills.			X
b. Support the development of cultural centers.	X		
c. Broaden opportunities for public art and the display of local artwork	X		

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
d. Foster the Aloha Spirit by celebrating the Hawaiian host culture and other Maui County cultures through support of cultural-education programs, festivals, celebrations, and ceremonies.	X		
e. Support the perpetuation of Hawaiian arts and culture.	X		
f. Support programs and activities that record the oral and pictorial history of residents.	X		
g. Support the development of repositories for culture, history, genealogy, oral history, film, and interactive learning.			X
Implementing Actions:			
a. Establish incentives for the display of public art.			X
b. Establish centers and programs of excellence for the perpetuation of Hawaiian arts and culture.			X
Discussion: The project supports the intent of this objective through the preparation of a CIA that included oral history research and interviews, as well as historic documentation to identify and consider cultural practices, histories, and community perspectives associated with the project area. While there are no specific plans at this time for a dedicated cultural center or formal cultural programming, the project includes civic spaces that may be dedicated for County use, subject to future coordination and determination of appropriate uses. Although the ultimate function of these spaces has not been defined, they provide flexibility and opportunity for future public, cultural, or community-oriented uses consistent with County objectives to preserve and perpetuate arts, culture, and history for present and future generations			
Objective 4: Preserve and restore significant historic architecture, structures, cultural sites, cultural districts, and cultural landscapes.			
Policies:			

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
a. Support the development of island-wide historic, archaeological, and cultural resources inventories.	X		
b. Promote the rehabilitation and adaptive reuse of historic sites, buildings, and structures to perpetuate a traditional sense of place.			X
c. Identify a sustainable rate of use and set forth specific policies to protect cultural resources.			X
d. Protect and preserve lands that are culturally or historically significant.			X
e. Support programs that protect, record, restore, maintain, provide education about, and interpret cultural districts, landscapes, sites, and artifacts in both natural and museum settings.			X
f. Perpetuate the authentic character and historic integrity of rural communities and small towns.	X		
g. Seek solutions that honor the traditions and practices of the host culture while recognizing the needs of the community.	X		
h. Support the development of an Archaeological District Ordinance.			X
i. Protect summits, slopes, and ridgelines from inappropriate development.			X
j. Support the registering of important historic sites on the State and Federal historic registers.			X
k. Provide opportunities for public involvement with restoration and enhancement of all types of cultural resources.			X
l. Foster partnerships to identify and preserve or revitalize historic and cultural sites.			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Implementing Actions:			
a. Identify, develop, map, and maintain an inventory of locally significant natural cultural, and historical resources for protection.	X		
b. Prepare, continually update, and implement a cultural-management plan for cultural sites, districts, and landscapes, where appropriate.			X
c. Enact an Archaeological District Ordinance.			X
d. Nominate important historic sites to the State and Federal historic registers.			X
Discussion: The proposed project is supportive of the checked policies by recognizing and respecting the cultural history of the Pu‘unēnē region, which has longstanding ties to Maui’s plantation-era villages and the multicultural communities that emerged around agricultural and industrial activity. Pu‘unēnē historically functioned as a plantation town shaped by Native Hawaiian stewardship of the land and the settlement of diverse immigrant labor communities whose traditions, languages, and social networks contributed to the area’s cultural identity. Through preparation of a Cultural Impact Assessment, historic research, and oral history review, the project acknowledges this layered cultural context and ensures that planning and implementation considers the region’s plantation-era legacy and multicultural heritage. While the project does not prescribe specific cultural programming, its mixed-use, community-oriented framework provides flexibility for everyday cultural expression and community life reflective of Pu‘unēnē’s historical role as a working community, thereby supporting the perpetuation of local culture and island lifestyle in a contemporary urban setting.			
C. IMPROVE EDUCATION			
Goal: Residents will have access to lifelong formal and informal educational options enabling them to realize their ambitions.	**X**		
Objective 1: Encourage the State to attract and retain school administrators and educators of the highest quality.			**X**

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Policies:			
a. Encourage the State to provide teachers with nationally competitive pay and benefit packages.			X
b. Encourage the State to ensure teachers will have the teaching tools and support staff needed to provide students with an excellent education.			X
c. Explore Maui County district- and school-based decision making in public education.			X
Discussion: The project is not applicable to the objective and policies for school administrator and educator retention.			
Objective 2: Provide nurturing learning environments that build skills for the 21st century.	**X**		
Policies:			
a. Expand professional-development opportunities in disciplines that support the economic-development goals of Maui County.			X
b. Plan for demographic, social, and technological changes in a timely manner.	X		
c. Encourage collaborative partnerships to improve conditions of learning environments.			X
d. Promote development of neighborhood schools and educational centers.			X
e. Integrate schools, community parks, and playgrounds, and expand each community's use of these facilities.			X
f. Support coordination between land use and school-facility planning agencies.	X		
g. Encourage the upgrade and ongoing maintenance of public-school facilities.			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
h. Encourage the State Department of Education to seek reliable, innovative, and alternative methods to support a level of per-pupil funding that places Hawai`i among the top tier of states nationally for its financial support of public schools			X
i. Encourage the State to promote healthier, more productive learning environments, including by providing healthy meals, more physical activity, natural lighting, and passive cooling.			X
j. Encourage the State to support the development of benchmarks to measure the success of Hawai`i's public-education system and clarify lines of accountability.			
k. Design school and park facilities in proximity to residential areas.	X		
l. Support technology- and natural-environment-based learning.			X
m. Encourage the State to support lower student-teacher ratios in public schools.			X
n. Encourage alternative learning and educational opportunities.			X
Implementing Actions:			
a. Develop safe walking and bicycling programs for school children.	X		
Discussion: The project indirectly supports this objective and the associated policies through coordination with the State DOE to evaluate existing school capacity. DOE has reviewed the project and confirmed that current enrollment levels at Kahului Elementary School, Maui Waena Intermediate School and Maui High School are all below design capacity. The Applicant will continue to coordinate with DOE as the project advances to address future enrollment projections and facility planning as appropriate. In addition, the project's master-planned design includes multi-use paths and internal circulation systems that support safe pedestrian and bicycle connectivity within the community, which may facilitate access to schools, parks, and recreational facilities and align with policies encouraging integration of educational, recreational, and community uses. Through these measures, the project supports coordinated land use and school planning.			

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Objective 3: Provide all residents with educational opportunities that can help them better understand themselves and their surroundings and allow them to realize their ambitions.			X
Policies:			
a. Encourage the State to improve Maui Community College as a comprehensive community college that will serve each community.			X
b. Broaden the use of technology and telecommunications to improve educational opportunities throughout the County.			X
c. Attract graduate-level research programs and institutions.			X
d. Promote the teaching of traditional practices, including aquaculture; subsistence agriculture; Pacific Island, Asian, and other forms of alternative health practices; and indigenous Hawaiian architecture.			X
e. Integrate cultural and environmental values in education, including self-sufficiency and sustainability.			X
f. Foster a partnership and ongoing dialogue between business organizations, formal educational institutions, and vocational training centers to tailor learning and mentoring programs to County needs.			X
g. Ensure teaching of the arts to all ages			X
h. Expand and develop vocational learning opportunities by establishing trade schools.			X
i. Encourage the State to integrate financial and economic literacy in elementary, secondary, and higher-education levels.			X
Implementing Actions:			
a. Encourage the State to establish a four-year university, and support the development of other higher-education institutions to enable residents to obtain bachelor degrees and postgraduate degrees in Maui County.			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Discussion: While the project may indirectly support a broader community environment conducive to learning through mixed-use planning and community connectivity, it does not include educational facilities or programming and therefore is appropriately identified as not applicable to the policies and implementing actions under this objective.			
Objective 4: Maximize community-based educational opportunities.			**X**
Policies:			
a. Encourage the State and others to expand pre-school, after-school, and homebased (parent-child) learning.			X
b. Support public-private partnerships to develop youth-internship, apprenticeship, and mentoring programs.			X
c. Support the development of a wide range of informal educational and cultural programs for all residents.			X
d. Improve partnerships that utilize the skills and talents at Hawai`i's colleges and universities to benefit the County.			X
e. Support career-development and job-recruitment programs and centers.			X
f. Attract learning institutions and specialty schools to diversify and enhance educational opportunities.			X
g. Expand education of important life skills for the general public.			X
h. Support community facilities such as museums, libraries, nature centers, and open spaces that provide interactive-learning opportunities for all ages.			X
Discussion: The proposed project is not currently applicable to these policies, however, the project proposes to dedicate land to the County for civic and community uses.			

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
D. STRENGTHEN SOCIAL AND HEALTHCARE SERVICES			
Goal: Health and social services in Maui County will fully and comprehensively serve all segments of the population.			X
Objective 1: In cooperation with the Federal and State governments and nonprofit agencies, broaden access to social and healthcare services and expand options to improve the overall wellness of the people of Maui County.			X
Policies:			
a. Work with other levels of government and the nonprofit sector to expand services to address hunger, homelessness, and poverty.			X
b. Support the improvement of opportunities for disadvantaged youth, encourage the tradition of hanai relatives, and support expanded opportunities for foster care.			X
c. Support expanded long-term-care options, both in institutions and at home, for patients requiring ongoing assistance and medical attention.			X
d. Encourage the expansion and improvement of local hospitals, facilitate the establishment of new healthcare facilities, and facilitate prompt and high-quality emergency- and urgent-care services for all.			X
e. Support broadened access to affordable health insurance and health care, and recognize the unique economic challenges posed to families when healthcare services are provided off-island.			X
f. Encourage equal access to social and healthcare services through both technological and traditional means.			X
Discussion: At this time, the proposed project is not directly applicable to this objective and its associated policies, which focus on the delivery, expansion, and administration of health and social services typically led by Federal, State, County, or nonprofit agencies. However, the project's mixed-use framework allows for flexibility over time, and future phases may include medical offices, health-related services, or social service uses, subject to market demand, agency coordination, and applicable approvals. In this way, while not			

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currently applicable, the project maintains the potential to support the intent of this objective in the future as community needs evolve.			
Objective 2: Encourage the Federal and State governments and the private sector to improve the quality and delivery of social and healthcare services.			**X**
Policies:			
a. Strengthen partnerships with government, nonprofit, and private organizations to provide funding and to improve counseling and other assistance to address substance abuse, domestic violence, and other pressing social challenges.			X
b. Encourage the State to improve the quality of medical personnel, facilities, services, and equipment.			X
c. Encourage investment to improve the recruitment of medical professionals and the quality of medical facilities and equipment throughout Maui County.			X
d. Promote the development of continuum-of-care facilities that provide assisted living, hospice, home-care, and skilled-nursing options allowing the individual to be cared for in a manner congruent with his or her needs and desires.			X
e. Support improved social, healthcare, and governmental services for special needs populations.			X
f. Plan for the needs of an aging population and the resulting impacts on social services, housing, and healthcare delivery.			X
g. Improve coordination among the police, the courts, and the public in the administration of social and healthcare services.			X
h. Support programs that address needs of veterans.			X
i. Support programs that address the needs of immigrants.			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Implementing Actions:			
a. Invest in programs designed to improve the general welfare and quality of life of Native Hawaiians.			X
b. Assist and facilitate the State Department of Public Safety and others in efforts to strengthen programs and facilities that will improve the mental and social health of incarcerated people and assist in prison inmates' successful transition back into Maui County communities.			X
c. Develop and maintain a comprehensive index that will measure the health and wellness needs of families.			X
d. Provide heliports countywide for emergency health and safety purposes.			X
Discussion**:** At this time, the proposed project is not directly applicable to this objective and its associated policies, which focus on the delivery, funding, coordination, and improvement of social and healthcare services led by Federal, State, County, and nonprofit entities. While the project's mixed-use framework may allow for future health- or service-oriented uses if community needs and market conditions warrant, such components are not proposed at this time, and implementation of these policies remains outside the scope of the current project.			
Objective 3: Strengthen public-awareness programs related to healthy lifestyles and social and medical services.			**X**
Policies:			X
a. Expand public awareness about personal safety and crime prevention.			X
b. Encourage residents to pursue education and training for careers in the healthcare, social services, and community-development fields.			X
c. Expand public awareness and promote programs to achieve healthy eating habits and drug-free lifestyles.			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
***Discussion*:** At this time, the proposed project is not directly applicable to this objective and its associated policies, which focus on public awareness programs, education, and outreach related to health, safety, and social services typically led by public agencies or community organizations.			
E. EXPAND HOUSING OPPORTUNITIES FOR RESIDENTS			
Goal: Quality, island-appropriate housing will be available to all residents.	X		
Objective 1: *Reduce the affordable housing deficit for residents.*	X		
Policies:			
a. Ensure that an adequate and permanent supply of affordable housing, both new and existing units, is made available for purchase or rental to our resident and/or workforce population, with special emphasis on providing housing for low- to moderate-income families and ensure that all affordable housing remains affordable in perpetuity.	X		
b. Seek innovative ways to lower housing costs without compromising the quality of our island lifestyle.	X		
c. Seek innovative methods to secure land for the development of low- and moderate-income housing.			X
d. Provide the homeless population with emergency and transitional shelter and other supportive programs.			X
e. Provide for a range of senior-citizen and special needs housing choices on each island that affordably facilitates a continuum of care and services.	X		
f. Support the Department of Hawaiian Home Lands' development of homestead lands.			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
g. Manage property-tax burdens to protect affordable resident homeownership.			X
h. Explore taxation mechanisms to increase and maintain access to affordable housing.	X		
i. Improve awareness regarding available affordable homeowner's insurance.			
j. Redevelop commercial areas with a mixture of affordable residential and business uses, where appropriate.			X
k. Ensure residents are given priority to obtain affordable housing units developed in their communities, consistent with all applicable regulations.	X		
l. Establish pricing for affordable housing that is more reflective of Maui County's workforce than the United States Housing and Urban Development's median-income estimates for Maui County.			X
m. Develop neighborhoods with a mixture of accessible and integrated community facilities and services.	X		
n. Provide alternative regulatory frameworks to facilitate the use of Kuleana lands by the descendants of Native Hawaiians who received those lands pursuant to the Kuleana Act of 1850.			X
o. Work with lending institutions to expand housing options and safeguard the financial security of homeowners.			X
p. Promote the use of the community land trust model and other land-lease and land-financing options			X
q. Support the opportunity to age in place by providing accessible and appropriately designed residential units.	X		
***Discussion*:** The proposed project supports the County's affordable housing objectives by advancing the delivery of affordable housing on Maui through a mixed-use, master-			

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
planned development. The project is being pursued under HRS Chapter 201H**,** which is intended to streamline approvals and facilitate the delivery of affordable housing, including the ability to pursue public and private funding and financing mechanisms to support long-term affordability. By locating housing near employment centers, infrastructure, and community services, and by integrating residential uses with complementary commercial and civic components, the project supports efficient land use and expands housing opportunities for residents consistent with County housing policies. In addition, ADA units will be made available along with incorporation of ADA accessible pathways and design standards.			
Objective 2: Increase the mix of housing types in towns and neighborhoods to promote sustainable land use planning, expand consumer choice, and protect the County's rural and smalltown character.	**X**		
Policies:			
a. Seek innovative ways to develop `ohana cottages and accessory-dwelling units as affordable housing.			X
b. Design neighborhoods to foster interaction among neighbors.	X		
c. Encourage a mix of social, economic, and age groups within neighborhoods.	X		
d. Promote infill housing in urban areas at scales that capitalize on existing infrastructure, lower development costs, and are consistent with existing or desired patterns of development		X	
e. Encourage the building industry to use environmentally sustainable materials, technologies, and site planning.			X
f. Develop workforce housing in proximity to job centers and transit facilities.	X		

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
g. Provide incentives to developers and owners who incorporate green building practices and energy-efficient technologies into their housing developments.			X
Implementing Actions:			
a. Revise laws to support neighborhood designs that incorporate a mix of housing types that are appropriate for island living.			X
Discussion**:** The proposed project supports the objective and policies for increasing the mix of housing types by providing a range of unit sizes, including studio, one-, two-, and three-bedroom units, within a master-planned, mixed-use, multi-family community. This diversity of housing options is intended to accommodate different household sizes, life stages, and workforce needs, while promoting social and economic diversity within neighborhoods. The project's mixed-use configuration, combined with multi-use paths and internal circulation, is designed to encourage interaction among residents and support a connected, walkable community environment. By locating workforce housing in Central Maui, the island's primary commercial and employment center, and integrating residential uses with complementary commercial, office, and light industrial components, the project aligns housing opportunities with nearby employment and services, supporting sustainable land use patterns and expanding housing choice for residents. Although the site is currently outside the existing urban boundary, it is located near the Kahului bus transit center and established commercial and employment areas, and the project will coordinate with MDOT to evaluate incorporation of bus stops or related transit facilities to enhance multimodal access. The master-planned design integrates residential, light industrial, commercial, and civic uses in a compact form adjacent to an existing retail and employment center, supporting efficient infrastructure use and internal trip capture. The Retail Demand Analysis indicates that onsite residents alone generate limited retail demand, reinforcing that the project's retail component is intended to complement, not compete with, the broader Kahului commercial core. The Economic and Fiscal Impact Assessment concludes that the project would generate construction and long-term employment across multiple sectors, supporting economic diversification and workforce retention. Refer to **Appendix E**. The low-rise, coordinated design is intended to be compatible with surrounding uses while advancing sustainable growth principles and complete community objectives.			

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Objective 3: Increase and maintain the affordable housing inventory.	**X**		
Policies:			
a. Recognize housing as a basic human need, and work to fulfill that need	X		
b. Prioritize available infrastructure capacity for affordable housing.	X		
c. Improve communication, collaboration, and coordination among housing providers and social-service organizations.			X
d. Study future projected housing needs, monitor economic cycles, and prepare for future conditions on each island.	X		
e. Develop public-private and nonprofit partnerships that facilitate the construction of quality affordable housing.	X		
f. Streamline the review process for high-quality, affordable housing developments that implement the goals, objectives, and policies of the General Plan.	X		
g. Minimize the intrusion of housing on prime, productive, and potentially productive agricultural lands and regionally valuable agricultural lands.		X	
h. Encourage long-term residential use of existing and future housing to meet residential needs.	X		
Implementing Actions:			
a. Develop policies to even out the peaks and valleys in Maui County's construction-demand cycles			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Discussion: The proposed project supports the Affordable Housing Inventory objective by advancing the development of long-term affordable and workforce housing to address Maui County's documented housing shortage through a coordinated public–private approach. The project is being pursued through County Council initiated land use amendments and through HRS Chapter 201H, which is intended to streamline approvals and facilitate the delivery of affordable housing, including the pursuit of funding and financing mechanisms to support long-term affordability. By integrating residential uses with complementary mixed-use components that provide employment opportunities and services, the project supports stable, long-term residential communities consistent with County housing policies. While the project site contains soils classified by the Land Study Bureau as "A" rated, historically associated with high agricultural productivity, productive use of such soils depends on reliable and available irrigation water. The site does not have access to an agricultural irrigation system and is not currently supported by an active, viable water source necessary to sustain commercial-scale agriculture. Implementation of the project would involve conversion of land designated for agricultural use, which is being addressed through the land use amendments and environmental review processes. The site is located contiguous to existing urban and industrial development in Central Maui and has been previously identified in planning discussions as appropriate for urban-intensity and employment-supporting uses. While County policies encourage the protection of agricultural lands, the proposal seeks to balance that objective with the documented need to expand workforce housing by directing growth adjacent to the urban core rather than into rural or agricultural regions with ongoing irrigation infrastructure.			
Objective 4: Expand access to education related to housing options, homeownership, financing, and residential construction.			**X**
Policies:			
a. Broaden access to information about County, State, and Federal programs that provide financial assistance to renters and home buyers.			X
b. Expand access to information about opportunities for homeownership and self-help housing.			X
c. Educate residents about making housing choices that support their individual needs, the needs of their communities, and the health of the islands' natural systems.			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
d. Improve home buyers' education on all aspects of homeownership.			X
Discussion: The proposed project is not directly applicable to this objective and its associated policies.			
F. STRENGTHEN THE LOCAL ECONOMY			
Goal: Maui County's economy will be diverse, sustainable, and supportive of community values.	**X**		
Objective 1: *Promote an economic climate that will encourage diversification of the County's economic base and a sustainable rate of economic growth.*	**X**		
Policies:			
a. Support economic decisions that create long-term benefits.	X		
b. Promote lifelong education, career development, and technical training for existing and emerging industries.			X
c. Invest in infrastructure, facilities, and programs that foster economic diversification.	X		
d. Support and promote locally produced products and locally owned operations and businesses that benefit local communities and meet local demand.	X		
e. Support programs that assist industries to retain and attract more local labor and facilitate the creation of jobs that offer a living wage.	X		
f. Encourage work environments that are safe, rewarding, and fulfilling to employees.			X
g. Support home-based businesses that are appropriate for and in character with the community.			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
h. Encourage businesses that promote the health and well-being of the residents, produce value-added products, and support community values.	X		
i. Foster an understanding of the role of all industries in our economy.	X		
j. Support efforts to improve conditions that foster economic vitality in our historic small towns.	X		
k. Support and encourage traditional host-culture businesses and indigenous agricultural practices.	X		
l. Support public and private entities that assist entrepreneurs in establishing locally operated businesses.			X
Implementing Actions:			
a. Develop regulations and programs that support opportunities for local merchants, farmers, and small businesses to sell their goods and services directly to the public.			X
b. Monitor the carrying capacity of the islands' social, ecological, and infrastructure systems with respect to the economy.			X
***Discussion*:** The proposed project supports the objective of strengthening and diversifying Maui County's economy by providing flexible mixed-use commercial, office, and light industrial spaces that can accommodate a range of locally oriented businesses and employment opportunities. While the project does not implement economic programs directly, the provision of appropriately scaled business spaces creates the physical framework to support locally owned operations, small businesses, service providers, and emerging enterprises that contribute to long-term economic vitality and diversification. By integrating these business uses with workforce housing in the island's primary commercial and employment center, the project facilitates proximity between jobs and housing, supports retention of local labor, and contributes to a sustainable pattern of economic growth.			

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Objective 2: Diversify and expand sustainable forms of agriculture and aquaculture.			**X**
a. Support programs that position Maui County's agricultural products as premium export products.			X
b. Prioritize the use of agricultural land to feed the local population, and promote the use of agricultural lands for sustainable and diversified agricultural activities.			X
c. Capitalize on Hawai`i's economic opportunities in the ecologically sensitive aquaculture industries.			X
d. Assist farmers to help make Maui County more self-sufficient in food production.			X
e. Support ordinances, programs, and policies that keep agricultural land and water available and affordable to farmers.			X
f. Support a tax structure that is conducive to the growth of the agricultural economy.			X
g. Enhance County efforts to monitor and regulate important agricultural issues.			X
h. Support education, research, and facilities that strengthen the agricultural industry.			X
i. Maintain the genetic integrity of existing food crops.			X
j. Encourage healthy and organic farm practices that contribute to land health and regeneration.			X
k. Support cooperatives and other types of nontraditional and communal farming efforts.			X
l. Encourage methods of monitoring and controlling genetically modified crops to prevent adverse effects.			X
m. Work with the State to ease the permitting process for the revitalization of traditional fish ponds.			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Implementing Actions:			
a. Redirect efforts in the Office of Economic Development to further facilitate the development of the agricultural section and to monitor agricultural legislation and issues.			X
b. Publicly identify, with signage and other means, the field locations of all genetically modified crops.			X
c. Create agricultural parks in areas distant from genetically modified crops.			X
Discussion: The proposed project is a mixed-use urban development that is not applicable to the objective for the expansion of agriculture and aquaculture.			
Objective 3: Support a visitor industry that respects the resident culture and the environment.	**X**		
Policies:			
a. Promote traditional Hawaiian practices in visitor-related facilities and activities.			X
b. Encourage and educate the visitor industry to be sensitive to island lifestyles and cultural values.			X
c. Encourage a spirit of welcome for residents at visitor facilities, such as by offering kama'aina incentives and discount programs			X
d. Support the renovation and enhancement of existing visitor facilities.			X
e. Support policies, programs, and a tax structure that redirect the benefits of the visitor industry back into the local community			X
f. Encourage resident ownership of visitor-related businesses and facilities.			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
g. Develop partnerships to provide educational and training facilities to residents employed in the visitor industry.			X
h. Foster an understanding of local cultures, customs, and etiquette, and emphasize the importance of the Aloha Spirit as a common good for all.	X		
i. Support the diversification, development, evolution, and integration of the visitor industry in a way that is compatible with the traditional, social, economic, spiritual, and environmental values of island residents.	X		
j. Improve collaboration between the visitor industry and the other sectors of Maui County's economy.			X
k. Perpetuate an authentic image of the Hawaiian culture and history and an appropriate recognition of the host culture.			
l. Support the programs and initiatives outlined in the Maui County Tourism Strategic Plan 2006-2015			X
m. Promote water conservation, beach conservation, and open-space conservation in areas providing services for visitors			
n. Recognize the important contributions that the visitor industry makes to the County's economy, and support a healthy and vibrant visitor industry.	X		
Discussion: The proposed project is supportive of the objective for the visitor industry that respects resident culture and the environment through the proposed hospitality component that is intended to be integrated within a broader mixed-use, community-oriented development. While specific plans, operators, and ownership have not yet been identified, any future hospitality use would be planned to be compatible and responsive to community values, local culture, and environmental considerations. By integrating visitor-serving uses alongside workforce housing and local employment opportunities, the project recognizes the visitor industry's contribution to the County's economy while supporting a balanced and resident-serving approach to visitor development			

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Objective 4: Expand economic sectors that increase living-wage job choices and are compatible with community values.	**X**		
Policies:			
a. Support emerging industries, including the following: • *Health and wellness industry;* • *Sports and recreation industry;* • *Film and entertainment industry;* • *Arts and culture industry;* • *Renewable-energy industry;* • *Research and development industry;* • *High-technology and knowledge-based industries;* • *Education and training industry;* • *Ecotourism industry; and* • *Agritourism industry.*	X		
Discussion: The proposed project supports this objective and Policy (a) by providing flexible commercial, office, and light industrial spaces capable of accommodating a range of emerging industries compatible with community values. The mixed-use framework allows for businesses in sectors such as health and wellness, arts and culture, renewable energy services, technology and knowledge-based enterprises, research and development, education and training, and related professional or creative industries that contribute to living-wage employment opportunities. By integrating employment-generating uses with workforce housing and community-serving amenities in Central Maui, the project supports economic diversification and creates opportunities for new and growing industries to locate and expand in a manner consistent with the Countywide Policy Plan's economic objectives.			
G. 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.	**X**		
***Objective 1: Expand access to recreational opportunities and community facilities to meet the present and future needs of residents of all ages and physical abilities*.**	**X**		

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Policies:			
a. Protect, enhance, and expand access to public shoreline and mountain resources.	X		
b. Expand and enhance the network of parks, multi-use paths, and bikeways.	X		
c. Assist communities in developing recreational facilities that promote physical fitness.			X
d. Expand venue options for recreation and performances that enrich the lifestyles of Maui County's people.	X		
e. Expand affordable recreational and after-school programs for youth.			X
f. Encourage and invest in recreational, social, and leisure activities that bring people together and build community pride.	X		
g. Promote the development and enhancement of community centers, civic spaces, and gathering places throughout our communities.	X		
h. Expand affordable access to recreational opportunities that support the local lifestyle.	X		
Implementing Actions:			
a. Identify and reserve lands for cemeteries, and preserve existing cemeteries on all islands, appropriately accommodating varying cultural and faith-based traditions			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Discussion: The proposed project supports this goal and objective by incorporating community-serving recreational amenities and civic spaces within a master-planned, mixed-use development that is designed to serve residents of all ages and abilities. The project includes parks, open areas, and an internal network of multi-use paths that expand opportunities for walking, biking, and informal recreation, supporting policies to enhance park and pathway networks and promote physical activity and community connectivity. In addition, the project proposes civic and gathering spaces that may be made available for community use, creating opportunities for social interaction, recreation, and small-scale performances or events that enrich community life. While the project does not affect shoreline or mountain access and does not include cemetery facilities, it supports the expansion of recreational opportunities.			
Objective 2: Improve the quality and adequacy of community facilities.	X		
Policies:			
a. Provide an adequate supply of dedicated shelters and facilities for disaster relief.			X
b. Provide and maintain community facilities that are appropriately designed to reflect the traditions and customs of local cultures.	X		
c. Ensure that parks and public facilities are safe and adequately equipped for the needs of all ages and physical abilities to the extent reasonable.	X		
d. Maintain, enhance, expand, and provide new active and passive recreational facilities in ways that preserve the natural beauty of their locations.	X		
e. Redesign or retrofit public facilities to adapt to major shifts in environmental or urban conditions to the extent reasonable.			X
Implementing Actions:			
a. Encourage the State to allow for overnight fishing along the shoreline in accordance with management plans and regulations			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
b. Develop and regularly update functional plans, including those relating to public facilities, parks, and campgrounds.			X
c. Develop and adopt local level-of-service standards for public facilities and parks.			X
d. Identify, acquire, and develop lands for parks, civic spaces, and public uses.	X		
Discussion: The project supports policies related to the provision, maintenance, and enhancement of parks and community facilities by identifying lands for civic and public use that are proposed for dedication to the County, subject to future coordination and acceptance. These areas are intended to accommodate parks, recreational amenities, and community facilities that serve residents of all ages and abilities and contribute to the long-term maintenance and functionality of the community. Although specific facilities and programming have not yet been determined, the dedication of civic space directly advances County policies encouraging the acquisition and development of lands for parks, civic spaces, and public uses, while providing flexibility to address future community needs**.**			
H. DIVERSIFY TRANSPORTATION OPTIONS			
Goal: Maui County will have an efficient, economical, and environmentally sensitive means of moving people and goods.	**X**		
Objective 1: Provide an effective, affordable, and convenient ground-transportation system that is environmentally sustainable.	X		
a. Execute planning strategies to reduce traffic congestion.	X		
b. Plan for the efficient relocation of roadways for the public benefit.			X
c. Support the use of alternative roadway designs, such as traffic-calming techniques and modern roundabouts.	X		
d. Increase route and mode options in the ground-transportation network.	X		

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
e. Ensure that roadway systems are safe, efficient, and maintained in good condition.	X		
f. Preserve roadway corridors that have historic, scenic, or unique physical attributes that enhance the character and scenic resources of communities.			X
g. Design new roads and roadway improvements to retain and enhance the existing character and scenic resources of the communities through which they pass.	X		
h. Promote a variety of affordable and convenient transportation services that meet countywide and community needs and expand ridership of transit systems.	X		
i. Collaborate with transit agencies, government agencies, employers, and operators to provide planning strategies that reduce peak-hour traffic.	X		
j. Develop and expand an attractive, island-appropriate, and efficient public transportation system.	X		
k. Provide and encourage the development of specialized transportation options for the young, the elderly, and persons with disabilities.			X
l. Evaluate all alternatives to preserve quality of life before widening roads.			X
m. Encourage businesses in the promotion of alternative transportation options for resident and visitor use.	X		
n. Support the development of carbon-emission standards and an incentive program aimed at achieving County carbon-emission goals.			X
Implementing Actions:			
a. Create incentives and implement strategies to reduce visitor dependence on rental cars.			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
b. Establish efficient public-transit routes between employment centers and primary workforce residential areas.			X
c. Create attractive, island-appropriate, conveniently located park-and-ride and ride-share facilities.			X
Discussion: The proposed project supports this objective and the associated policies by incorporating transportation design features that prioritize walking, bicycling, and other energy-efficient modes of travel within a master-planned, mixed-use community. The internal circulation system includes roundabouts that calm traffic and improve safety, along with multi-use paths and bike lanes that facilitate safe and convenient pedestrian and bicycle movement within the project and connections to surrounding areas. These elements are designed to make non-automobile travel easier and more attractive, consistent with policies promoting pedestrian-oriented development and integrated active transportation networks. In addition, the Applicant will coordinate with the County on potential bus stop locations to improve access to public transit and further reduce reliance on single-occupancy vehicles, advancing the intent of the Countywide Policy Plan to support a balanced, multimodal transportation system.			
Objective 2: Reduce the reliance on the automobile and fossil fuels by encouraging walking, bicycling, and other energy-efficient and safe alternative modes of transportation.	**X**		
Policies:			
a. Make walking and bicycling transportation safe and easy between and within communities.	X		
b. Require development to be designed with the pedestrian in mind.			X
c. Design new and retrofit existing rights-of-way with adequate sidewalks, bicycle lanes, or separated multi-use transit corridors.	X		
d. Support the development of a countywide network of bikeways, equestrian trails, and pedestrian paths.	X		

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
e. Support the reestablishment of traditional trails between communities, to the ocean, and through the mountains for public use.			X
f. Encourage educational programs to increase safety for pedestrians and bicyclists.			X
Implementing Actions:			
a. Design, build, and modify existing bikeways to improve safety and separation from automobiles.			X
b. Increase enforcement to reduce abuse of bicycle and pedestrian lanes by motorized vehicles.			X
c. Identify non-motorized transportation options as a priority for new sources of funding.			X
Discussion: The project supports this objective and the associated policies by incorporating a pedestrian- and bicycle-oriented design that reduces reliance on automobiles and encourages energy-efficient modes of transportation. The internal circulation system includes roundabouts, sidewalks, bike lanes, and multi-use paths that are designed to improve safety, calm traffic, and make walking and bicycling convenient both within the project and in connection to surrounding areas. These features contribute to the broader network of pedestrian and bicycle facilities envisioned by the County and support safe, non-vehicular travel between uses in a mixed-use setting. While the project does not directly implement educational programs or restore traditional regional trails, its design framework advances the intent of these policies by prioritizing pedestrian comfort, bicycle safety, and multimodal connectivity in a manner consistent with reducing fossil-fuel dependence and promoting active transportation.			
Objective 3: Improve opportunities for affordable, efficient, safe, and reliable air transportation.			**X**
Policies:			
a. Discourage private helicopter and fixed-wing landing sites to mitigate environmental and social impacts.			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
b. Encourage the use of quieter aircraft and noise-abatement procedures for arrivals and departures.			X
c. Encourage the modernization and maintenance of air-transportation facilities for general-aviation activities.			X
d. Encourage a viable and competitive atmosphere for air carriers to expand service and ensure sufficient intra-County flights and affordable fares for consumers.			X
e. Continue to support secondary airports, and encourage the State to provide them with adequate funding.			X
f. During Community Plan updates, explore the use of the smaller airports.			X
g. Encourage the State to provide efficient, adequate, and affordable parking and transit connections within and around airports.			X
Discussion: The proposed project is a mixed-use urban development that is not applicable to the objective for air transportation. It is noted that due to the project's location in the vicinity of Kahului airport, the Applicant is coordinating with HDOT-Airports and the FAA on to ensure compatibility with airport operations.			
Objective 4: Improve opportunities for affordable, efficient, safe, and reliable ocean transportation.			**X**
Policies:			
a. Support programs and regulations that reduce the disposal of maritime waste and prevent spills into the ocean.			X
b. Encourage the upgrading of harbors to resist damage from natural hazards and disasters.			X
c. Encourage the State to study the use of existing harbors and set priorities for future use.			X
d. Explore all options to protect the traditional recreational uses of harbors, and mitigate harbor-upgrade impacts to recreational uses where feasible.			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
e. Encourage the upgrading of harbors and the separation of cargo and bulk materials from passenger and recreational uses			X
f. Encourage the State to provide for improved capacity at shipping, docking, and storage facilities			X
g. Encourage the State to provide adequate parking facilities and transit connections within and around harbor areas.			X
h. Encourage the redevelopment and revitalization of harbors while preserving historic and cultural assets in harbor districts			X
i. Encourage the State to provide adequate facilities for small-boat operations, including small-boat launch ramps, according to community needs.			X
j. Support the maintenance and cleanliness of harbor facilities.			X
k. Support the redevelopment of harbors as pedestrian-oriented gathering places.			X
Discussion: The proposed project is a mixed-use urban development that is not applicable to the objective for ocean transportation.			
Objective 5: Improve and expand the planning and management of transportation systems.	**X**		
Policies:			
a. Encourage progressive community design and development that will reduce transportation trips.	X		
b. Require new developments to contribute their pro rata share of local and regional infrastructure cost			X
c. Establish appropriate user fees for private enterprises that utilize public transportation facilities for recreational purposes.			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
d. Support the revision of roadway-design criteria and standards so that roads are compatible with surrounding neighborhoods and the character of rural areas.			X
e. Plan for multi-modal transportation and utility corridors on each island.	X		
f. Support designing all transportation facilities, including airport, harbor, and mass-transit stations, to reflect Hawaiian architecture.			X
g. Utilize transportation-demand management as an integral part of transportation planning.	X		
h. Accommodate the planting of street trees and other appropriate landscaping in all public rights-of-way.	X		
***Discussion**:* The project supports the objective and policies for transportation planning by incorporating a mixed-use, compact community design that co-locates housing, employment, and services, thereby reducing overall transportation trips and supporting transportation-demand management strategies. The internal circulation system is planned to accommodate multimodal transportation corridors, including facilities for pedestrians, bicyclists, and transit, consistent with coordinated islandwide mobility objectives. A TIAR was prepared for the project to evaluate traffic conditions, roadway operations, and necessary improvements to ensure the transportation system functions safely and efficiently. In addition, roadway and right-of-way design allows for the integration of street trees and landscaping, enhancing pedestrian comfort, neighborhood character, and environmental quality.			
I. IMPROVE PHYSICAL INFRASTRUCTURE			
Goal: Maui County's physical infrastructure will be maintained in optimum condition and will provide for and effectively serve the needs of the County through clean and sustainable technologies.	**X**		
Objective 1: Improve water systems to assure access to sustainable, clean, reliable, and affordable sources of water.	X		
Policies:			

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
a. Ensure that adequate supplies of water are available prior to approval of subdivision or construction documents.	X		
b. Develop and fund improved water-delivery systems.	X		
c. Ensure a reliable and affordable supply of water for productive agricultural uses.			X
d. Promote the reclamation of gray water, and enable the use of reclaimed, gray, and brackish water for activities that do not require potable water.	X		
e. Retain and expand public control and ownership of water resources and delivery systems.			X
f. Improve the management of water systems so that surface-water and groundwater resources are not degraded by overuse or pollution.			X
g. Explore and promote alternative water-source-development methods.	X		
h. Seek reliable long-term sources of water to serve developments that achieve consistency with the appropriate Community Plans.	X		
Implementing Actions:			
a. Develop a process to review all applications for desalination.			
***Discussion**:* The proposed project supports this objective and the associated policies through the provision of adequate water supply will be confirmed prior to subdivision or construction approvals, consistent with County requirements. The project proposes to modify an existing well to serve the site, subject to applicable approvals, and will explore opportunities for public dedication of water infrastructure if acceptable to the County, supporting long-term public control and system reliability. In addition, the project includes development of an on-site wastewater treatment plant (WWTP) capable of producing R-1 recycled water for non-potable uses, which promotes water conservation, reduces demand on potable supplies, and supports the use of reclaimed and alternative water sources. Groundwater protection, system management practices, and water-quality safeguards will be incorporated to avoid overuse or pollution and to ensure long-			

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term system performance. Through these measures, the project advances the Countywide Policy Plan's objective to improve water systems			
Objective 2: Improve waste-disposal practices and systems to be efficient, safe, and as environmentally sound as possible.			
Policies:			
a. Provide sustainable waste-disposal systems and comprehensive, convenient recycling programs to reduce the flow of waste into landfills.	X		
b. Support innovative and alternative practices in recycling solid waste and wastewater and disposing of hazardous waste.	X		
c. Encourage vendors and owners of automobile, appliance, and white goods to participate in the safe disposal and recycling of such goods, and ensure greater accountability for large waste producers.			X
d. Develop strategies to promote public awareness to reduce pollution and litter, and encourage residents to reduce, reuse, recycle, and compost waste materials			X
e. Pursue improvements and upgrades to existing wastewater and solid-waste systems consistent with current and future plans and the County's Capital Improvement Program	X		
Implementing Actions:			
a. Establish recycling, trash-separation, and materials recovery programs and facilities to reduce the flow of waste into landfills.			X
b. Study the feasibility of developing environmentally safe waste-to-energy facilities.			X
c. Utilize taxes and fees as means to encourage conservation and recycling			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
d. Implement and regularly update the Integrated Solid Waste Management Plan.			X
e. Phase out the use of injection wells.			X
Discussion: The proposed project supports this objective and the associated policies by coordinating waste disposal and recycling programs. In addition, the project proposes to develop an on-site WWTP capable of producing R-1 recycled water for non-potable uses, which supports water reuse. These improvements are designed to meet current regulatory standards and be compatible with long-term County infrastructure planning, thereby advancing efficient, safe, and environmentally responsible waste-disposal and wastewater management practices.			
Objective 3: Significantly increase the use of renewable and green technologies to promote energy efficiency and energy self-sufficiency.			**X**
Policies:			X
a. Promote the use of locally renewable energy sources, and reward energy efficiency.			X
b. Consider tax incentives and credits for the development of sustainable- and renewable-energy sources.			X
c. Expand education about energy conservation and self-sufficiency.			X
d. Encourage small-scale energy generation that utilizes wind, sun, water, biowaste, and other renewable sources of energy.			X
e. Expand renewable-energy production.			X
f. Develop public-private partnerships to ensure the use of renewable energy and increase energy efficiency.			X
g. Require the incorporation of locally appropriate energy-saving and green building design concepts in all new developments by providing energy efficient urban design guidelines and amendments to the Building Code			X

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h. Encourage the use of sustainable energy to power vehicles.			X
i. Promote the retrofitting of existing buildings and new development to incorporate energy-saving design concepts and devices.			X
j. Encourage green footprint practices.			X
k. Reduce Maui County's dependence on fossil fuels and energy imports.			X
l. Support green building practices such as the construction of buildings that aim to minimize carbon dioxide production, produce renewable energy, and recycle water.			X
m. Promote and support environmentally friendly practices in all energy sectors.			X
Implementing Actions:			
a. Adopt an energy-efficiency policy for Maui County government as a model for other jurisdictions.			X
b. Adopt a Green Building Code, and support green building practices.			X
Discussion: While not directly supportive of many of the policies under this objective, which focus on government-led energy programs and regulations, the project will incorporate environmentally friendly practices in the energy sector to the extent feasible.			
Objective 4: Direct growth in a way that makes efficient use of existing infrastructure and to areas where there is available infrastructure capacity.			
Policies:			
a. Capitalize on existing infrastructure capacity as a priority over infrastructure expansion.	X		
b. Planning for new towns should only be considered if a region's growth is too large to be directed into infill and adjacent growth areas.			X

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c. Utilize appropriate infrastructure technologies in the appropriate locations.			X
d. Promote land use patterns that can be provided with infrastructure and public facilities in a cost-effective manner.			X
e. Support catchment systems and on-site wastewater treatment in rural areas and aggregated water and wastewater systems in urban areas if they are appropriately located.	X		
Implementing Actions:			
a. Develop a streamlining system for urban infill projects.			X
b. Identify appropriate areas for urban expansion of existing towns where infrastructure and public facilities can be provided in a cost-effective manner.			X
Discussion: The project proposes to modify existing water well, taking advantage of existing infrastructure assets, and to install necessary water and wastewater facilities, including an on-site wastewater treatment plant, because County water and sewer connections do not presently extend to the site. If County systems become available in the future and capacity allows, the project would connect to those systems, subject to required approvals.			
Objective 5: Improve the planning and management of infrastructure systems.	**X**		
Policies:			
a. Provide a reliable and sufficient level of funding to enhance and maintain infrastructure systems.			X
b. Require new developments to contribute their pro rata share of local and regional infrastructure costs			X
c. Improve coordination among infrastructure providers and planning agencies to minimize construction impacts			X
d. Maintain inventories of infrastructure capacity, and project future			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
infrastructure needs.			
e. Require social-justice and -equity issues to be considered during the infrastructure-planning process.			
f. Discourage the development of critical infrastructure systems within hazard zones and the tsunami-inundation zone to the extent practical.			X
g. Ensure that infrastructure is built concurrent with or prior to development	X		
h. Ensure that basic infrastructure needs can be met during a disaster.			X
i. Locate public facilities and emergency services in appropriate locations that support the health, safety, and welfare of each community and that minimize delivery inefficiencies.			X
j. Promote the undergrounding of utility and other distribution lines for health, safety, and aesthetic reasons.	X		
Implementing Actions:			
a. Develop and regularly update functional plans for infrastructure systems.			X
b. Develop, adopt, and regularly update local or community-sensitive level-of service standards for infrastructure systems.			X
Discussion: The proposed project supports the applicable infrastructure objectives and policies by planning for the orderly provision of water and wastewater services in coordination with County requirements and long-range infrastructure planning. While the project is located within Central Maui's urban area, there are no existing sewer or potable water service connections extending to the project site at this time. As a result, the Applicant proposes to develop an on-site WWTP to serve the project and to modify an existing water source to provide a reliable water supply, subject to all required regulatory approvals. The proposed water and wastewater improvements are intended to meet current regulatory standards, protect public health and environmental quality, and be compatible			

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with future County infrastructure planning. In addition, new electrical wires will be installed underground. Through this approach, the project advances infrastructure objectives by ensuring that development is supported by adequate facilities while avoiding premature or uncoordinated extensions of public systems and maintaining flexibility for future integration with County infrastructure, as appropriate.			
J. 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.	**X**		
Objective 1: Improve land use management and implement a directed-growth strategy.	X		
Policies:			
a. Establish, map, and enforce urban- and rural-growth limits.			X
b. Direct urban and rural growth to designated areas.		X	
c. Limit the number of visitor-accommodation units and facilities in Community Plan Areas.			X
d. Maintain a sustainable balance between the resident, part-time resident, and visitor populations	X		
e. Encourage redevelopment and infill in existing communities on lands intended for urban use to protect productive farm land and open-space resources.			X
f. Discourage new entitlements for residential, resort, or commercial development along the shoreline.			X
g. Restrict development in areas that are prone to natural hazards, disasters, or sea-level rise.			X

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h. Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic, shoreline, and cultural resources	X		
i. Establish and maintain permanent open space between communities to protect each community's identity	X		
j. Support the dedication of land for public uses.	X		
k. Preserve the public's rights of access to and continuous lateral access along all shorelines.			X
l. Enable existing and future communities to be self-sufficient through sustainable land use planning and management practices.	X		
m. Protect summits, slopes, and ridgelines from inappropriate development.			X
Implementing Actions:			
a. Regularly update urban- and rural-growth boundaries and their maps.			X
b. Establish transfer and purchase of development rights programs.			X
c. Develop and adopt a green infrastructure plan.			X
d. Develop studies to help determine a sustainable social, environmental, and economic carrying capacity for each island.			
e. Identify and define resort-destination areas.			
Discussion: The proposed project supports sustainable land use and growth management by dedicating land for public uses, incorporating a detention basin easement that will function as open space and a physical buffer between the project and the Maui Business Park, and implementing a mixed-use development pattern that integrates local residential uses with limited visitor accommodations. These elements promote sustainability by providing community-serving spaces, maintaining separation between urban uses, and enabling residents and visitors to live closer to employment, services, and amenities, thereby reducing vehicle trips and supporting a more self-sufficient community. While the project does not fully align with policies that prioritize growth			

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exclusively within existing urban-designated lands due to the conversion of agricultural land to urban use**,** the project is located adjacent to established urban development and is planned in a compact, contiguous manner that avoids scattered or leapfrog growth. In this context, the dedication of public lands, provision of permanent open space between communities, and balanced mix of residential, employment, and visitor uses are intended to ensure that the overall sustainability, housing, and community benefits outweigh the land use tradeoffs.			
Objective 2: Improve planning for and management of agricultural lands and rural areas.		**X**	
Policies:			
a. Protect prime, productive, and potentially productive agricultural lands to maintain the islands' agricultural and rural identities and economies.		X	
b. Provide opportunities and incentives for self-sufficient and subsistence homesteads and farms.			X
c. Discourage developing or subdividing agriculturally designated lands when non-agricultural activities would be primary uses.			X
d. Conduct agricultural-development planning to facilitate robust and sustainable agricultural activities.			X
Implementing Actions:			
a. Inventory and protect prime, productive, and potentially productive agricultural lands from competing non-agricultural land uses.			X

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Discussion: The proposed project is a mixed-use, urban community and is largely not applicable to this objective and associated policies, which focus on the preservation, management, and enhancement of agricultural lands and rural uses. The project would result in the conversion of land currently designated for agricultural use to urban use, thereby reducing the inventory of land available for agriculture. This tradeoff is acknowledged. However, the project is located adjacent to existing urban development in Central Maui and is proposed in response to a critical and well-documented need for affordable and workforce housing. Given that a substantial majority of land in Maui County remains designated for agricultural and conservation uses, the loss of agricultural acreage associated with the project is expected to be outweighed by the public benefits of providing housing, employment opportunities, and community-serving uses in a compact, contiguous urban form.			
Objective 3: Design all developments to be in harmony with the environment and to protect each community's sense of place.	**X**		
Policies:			
a. Support and provide incentives for green building practices			X
b. Encourage the incorporation of green building practices and technologies into all government facilities to the extent practicable.			X
c. Protect and enhance the unique architectural and landscape characteristics of each Community Plan Area, small town, and neighborhood.	X		
d. Ensure that adequate recreational areas, open spaces, and public-gathering places are provided and maintained in all urban centers and neighborhoods.	X		
e. Ensure business districts are distinctive, attractive, and pedestrian-friendly destinations.	X		
f. Use trees and other forms of landscaping along rights-of-way and within parking lots to provide shade, beauty, urban-heat reduction, and separation of pedestrians from automobile traffic in accordance with community desires.	X		

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g. Where appropriate, integrate public-transit, equestrian, pedestrian, and bicycle facilities, and public rights-of-way as design elements in new and existing communities.	X		
h. Ensure better connectivity and linkages between land uses.	X		
i. Adequately buffer and mitigate noise and air pollution in mixed-use areas to maintain residential quality of life.	X		
j. Protect rural communities and traditional small towns by regulating the footprint, locations, site planning, and design of structures.			X
k. Support small-town revitalization and preservation.	X		
l. Facilitate safe pedestrian access, and create linkages between destinations and within parking areas.	X		
Implementing Actions:			
a. Establish design guidelines and standards to enhance urban and rural environments.			X
b. Provide funding for civic-center and civic-space developments.			X
c. Establish and enhance urban forests in neighborhoods and business districts.			X
Discussion: The proposed project supports this objective and the applicable policies by incorporating a master-planned, mixed-use design that emphasizes environmental compatibility, connectivity, and quality of place. The project incorporates green building and energy-efficient design practices where feasible, supports pedestrian-oriented development, and integrates multi-use paths, bike facilities, and internal circulation to improve connectivity between land uses and destinations. Adequate parks, open spaces, civic areas, and public-gathering places are included within the development to serve residents and visitors and to support neighborhood livability. Design elements such as internal buffering, circulation layout, and land use transitions are intended to mitigate noise and air quality effects in mixed-use areas and maintain residential quality of life.			

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In addition, the project supports policies encouraging distinctive and attractive business areas, improved pedestrian access, and enhanced linkages within urban neighborhoods. Landscaping, including the use of trees and shaded areas where appropriate, is incorporated to improve comfort, reduce urban heat effects, and visually soften developed areas. While the project is not intended to preserve a rural or small-town setting, it is designed to be compatible with the Central Maui urban context and to enhance the community's sense of place through coordinated site planning, integrated open space, and multimodal accessibility. Collectively, these elements advance the Countywide Policy Plan's objective to design development that is environmentally responsive and supportive of cohesive, well-connected communities			
Objective 4: Improve and increase efficiency in land use planning and management.	**X**		
Policies:			
a. Assess the cumulative impact of developments on natural ecosystems, natural resources, wildlife habitat, and surrounding uses.	X		
b. Ensure that new development projects requiring discretionary permits demonstrate a community need, show consistency with the General Plan, and provide an analysis of impacts.	X		
c. Encourage public and private partnerships to preserve lands of importance, develop housing, and meet the needs of residents.	X		
d. Promote creative subdivision designs that implement best practices in land development, sustainable management of natural and physical resources, increased pedestrian and bicycle functionality and safety, and the principles of livable communities.	X		
e. Coordinate with Federal, State, and County officials in order to ensure that land use decisions are consistent with County plans and the vision local populations have for their communities.	X		
f. Enable greater public participation in the review of subdivisions.			X

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g. Improve land use decision making through the use of land- and geographic information systems.			X
Implementing Actions:			
a. Institute a time limit and sunsetting stipulations on development entitlements and their implementation.			X
Discussion: The proposed Ho'onani Village project supports Maui County's goal, objectives and policies to preserve community character and manage growth sustainably by focusing new development adjacent to existing urbanized areas. The project is proposed to provide much-needed workforce housing near jobs and services in addition to a hospitality component, which strives to maintain a sustainable balance between resident and visitor populations while creating community. The project's master plan is designed to harmonize with the local environment and community character using low-rise buildings, landscaping, and tree-lined streets that provide shade, beauty, and heat reduction. Public parks, open spaces, and gathering areas are incorporated to ensure accessible recreation and community interaction, while commercial areas will be designed to be walkable, attractive, and pedestrian-friendly. The project integrates multi-modal connections for pedestrians, bicycles, and potential transit access, improving linkages between land uses and destinations. Noise and air quality will be buffered and mitigated through landscaping, building setbacks and potential glazing treatments to maintain residential livability. Through the preparation of this EIS and technical studies the project evaluates cumulative effects and demonstrates community need and an analysis of the project's applicability to regional plans. Coordination with State, County, and community stakeholders throughout planning ensures that land use decisions reflect local values, preserve Maui's sense of place, and advance efficient and sustainable growth**.**			
K. STRIVE FOR GOOD COVERNANCE			
Goal: Community character, lifestyles, economies, and natural assets will be preserved by managing growth and using land in a sustainable manner.			**X**

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Objective 1: Strengthen governmental planning, coordination, consensus building, and decision making.			**X**
Policies:			
a. Plan and prepare for the effects of social, demographic, economic, and environmental shifts.			X
b. Plan for and address the possible implications of Hawaiian sovereignty			X
c. Encourage collaboration among government agencies to reduce duplication of efforts and promote information availability and exchange.			X
d. Expand opportunities for the County to be involved in and affect State and Federal decision making.			X
e. Plan and prepare for large-scale emergencies and contingencies.			X
f. Improve public awareness about preparing for natural hazards, disasters, and evacuation plans.			X
g. Improve coordination among Federal, State, and County agencies.			
Implementing Actions:			
a. Develop policies, regulations, and programs to protect and enhance the unique character and needs of the County's various communities.			X
b. Evaluate and, if necessary, recommend modifications to the County Charter that could result in a possible change to the form of governance for Maui County.			X
c. Study and evaluate the feasibility and implications of district voting in Maui County Council elections.			X
d. Study and evaluate the feasibility of authorizing town governments in Maui County.			X

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Discussion: The proposed project involves extensive coordination with government agencies through the environmental review and entitlement processes. However, the Applicant is a private development group, and responsibility for governmental planning, policy development, emergency preparedness, and intergovernmental coordination remains with public agencies. While the project contributes information and analysis through the EIS process and responds to agency input and public comments, it does not direct or control governmental decision-making functions but advances its objectives within the established public review framework and in coordination with responsible agencies.			
Objective 2: Promote civic engagement.	**X**		
Policies:			
a. Foster consensus building through in-depth, innovative, and accessible public participatory processes.	X		
b. Promote and ensure public participation and equal access to government among all citizens.			X
c. Encourage a broad cross-section of residents to volunteer on boards and commissions.			X
d. Encourage the State to improve its community-involvement processes.			X
e. Support community-based decision making.			X
f. Expand advisory functions at the community level.			X
g. Expand opportunities for all members of the public to participate in public meetings and forums.			X
h. Facilitate the community's ability to obtain relevant documentation.			X
i. Increase voter registration and turnout.			X
Implementing Actions:			

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a. Implement two-way communication using audio-visual technology that allows residents to participate in the County's planning processes.			X
b. Ensure and expand the use of online notification of County business and public meetings, and ensure the posting of all County board and commission meeting minutes.			X
c. Explore funding mechanisms to improve participation by volunteers on boards and commissions.			X
d. Develop a project-review process that mandates early and ongoing consultation in and with communities affected by planning and land use activities.			X
Discussion: The proposed project indirectly supports the goal for good governance and the objective to promote civic engagement. Through preparation and publication of the project's EISPN and this EIS, there is increased opportunity for the community to obtain relevant documents for the project. In addition, a public scoping meeting was held following the publication of the EISPN to seek public comments and input.			
L. MITIGATE CLIMATE CHANGE AND WORK TOWARD RESILIENCE			
Goal: Minimize the causes and negative effects of climate change	**X**		
Objective 1: Lower carbon emissions levels to mitigate climate change impacts and limit the rate of global warming.	**X**		
Policies:			
a. Increase reforestation efforts by encouraging residents and visitors to plant non-invasive gardens and trees.			X
b. Improve communication, coordination, and collaboration among those that work to mitigate climate change impacts.			X
c. Promote the teaching and use of regenerative agriculture.			X
d. Invest in infrastructure that is not dependent on fossil fuels and utilizes renewable energy.			X

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e. Improve efforts to mitigate and plan for the impact of natural disasters and global warming.			X
f. Encourage the building industry to use environmentally sustainable materials, technology, and site planning.			X
g. Reduce air, noise, light, land, and water pollution, and reduce Maui County's contribution to global climate change.	X		
h. Plan and prepare for and educate visitors and residents about the possible effects of global warming.			X
i. Promote programs and incentives that decrease greenhouse gas emissions and improve environmental stewardship.			X
j. Support the development of carbon-emission standards and an incentive program aimed at achieving County carbon-emission goals.			X
Implementing Actions:			
a. Implement Federal and State policies that require a reduction of greenhouse-gas emissions.	X		
b. Establish a Countywide Climate Action Plan			X
c. Develop programs that assist residents and businesses with obtaining access to renewable energy sources.			X
d. Revise laws to support neighborhood designs that incorporate the use of renewable energy sources that are appropriate for island living.			X
e. Incorporate planting of native and indigenous trees as a major component of Urban Design to both cool neighborhoods and reduce carbon dioxide.	X		
f. Coordinate with State, County, and private landowners in the development of forestry and prioritizing of native and indigenous trees to reduce carbon dioxide.			X
g. Strongly support efforts to restore and improve Maui County's watersheds for the purpose of improving the water supply, controlling			X

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carbon dioxide levels, decreasing soil runoff, and reducing coastal flooding			
Discussion: The project is indirectly supportive of this objective and the associated policies through its incorporation of landscape design, stormwater management, and environmental best practices, as well as through analysis of climate-related impacts conducted as part of the EIS. A landscaping plant palette that includes native and indigenous species has been prepared, which supports policies encouraging reforestation, urban cooling, and reduced carbon emissions through appropriate vegetation. The project also incorporates BMPs and stormwater management features, including detention basins and low-impact design elements, to reduce runoff, protect water quality, and improve long-term resilience to climate-related precipitation and flooding events. In addition, an air quality and climate change analysis was completed for the project to evaluate greenhouse gas emissions, energy use, and consistency with State climate change goals, and to identify measures that reduce air pollution and environmental impacts. Collectively, these elements demonstrate that, while the project does not implement climate policy directly, it is supportive of the objective to mitigate climate change and work toward resilience through site planning, design measures, and compliance with applicable Federal and State requirements.			
Objective 2: Reduce the impacts of sea-level rise by acknowledging climate change, adapting, mitigating, and planning accordingly.	**X**		
Policies:			
a. Evaluate development to assess potential short-term and long-term sea-level rise impacts on nearshore environments.	X		
b. Improve efforts to mitigate and plan for the impact of sea-level rise.			X
c. Protect undeveloped beaches, dunes, and ecosystems, and restore natural shoreline processes.			X
d. Develop an inventory of private wastewater systems (septic systems, cesspools) that may be affected by sea-level rise			X
e. Strengthen coastal-zone management, re-naturalization of shorelines, where possible, and filtration or treatment of urban and agricultural runoff.			X

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f. Educate the construction and landscape industries and property owners about the use of best management practices to prevent erosion and nonpoint source pollution.			X
g. Discourage new entitlements for residential, resort, or commercial development along the shoreline			X
h. Restrict development in areas that are prone to sea-level rise.			X
i. Move or rebuild public facilities away from nearshore environments to account for sea-level rise to the extent reasonable.			X
j. Ensure that public or affordable housing projects include siting and design standards that promote equity and resilience for vulnerable populations.	X		
k. Identify, research, and evaluate innovative and sustainable financing to support mitigation and adaptation to sea level rise.			
Implementing Actions:			
a. Develop programs to help transition shoreline property owners out of their nearshore locations and develop a long-term plan to stay out of the way of natural beach migration			X
b. Identify buildings, roads, and other infrastructure that are in sea-level rise inundation zones and assist in adaptive efforts, including nature-based solutions, elevation, or moving them away from such zones.			X
c. Identify disaster redevelopment alternatives that support resilience-focused adaptation to sea level rise in the event of a catastrophic coastal event.			X
Discussion: The proposed project supports policies to evaluate sea-level rise and climate-related hazards and its commitment to=inclusive design standards. Although the project is located inland and outside the shoreline area, this analysis ensures that broader climate risks are acknowledged and incorporated into planning and design decisions. In addition, the project will comply with County design standards and applicable building codes,			

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including ADA accessibility requirements, to ensure that structures are safe and accessible, for all users.			
Objective 3: Significantly increase the use of renewable and green technologies to promote energy efficiency and energy self-sufficiency.	**X**		
Policies:			
a. Promote the use of locally renewable energy sources, and reward energy efficiency.			X
b. Consider tax incentives and credits for the development of sustainable- and renewable-energy sources.			X
c. Expand education about energy conservation and self-sufficiency.			X
d. Encourage small-scale energy generation that utilizes wind, sun, water, biowaste, and other renewable sources of energy.			X
e. Expand renewable-energy production.			X
f. Develop public-private partnerships to ensure the use of renewable energy and increase energy efficiency.			X
g. Require the incorporation of locally appropriate energy-saving and green building design concepts in all new developments by providing energy-efficient urban design guidelines and amendments to the Building Code.			X
h. Encourage the use of sustainable energy to power vehicles.			X
i. Promote the retrofitting of existing buildings and new development to incorporate energy-saving design concepts and devices.			X
j. Encourage green footprint practices.			X
k. Reduce Maui County's dependence on fossil fuels and energy imports.			X

MAUI COUNTYWIDE POLICY PLAN- GENERAL PLAN 2030 IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
l. Support green building practices such as the construction of buildings that aim to minimize carbon dioxide production, produce renewable energy, and recycle water.	X		
m. Promote and support environmentally friendly practices in all energy sectors.			X
Implementing Actions:			
a. Adopt an energy-efficiency policy for Maui County government as a model for other jurisdictions.			X
b. Adopt a Green Building Code and support green building practices.			X
Discussion: While not applicable to most of the policies for the objective for green technologies and energy efficiency the project proposes an onsite WWTP that would generate recycled water for irrigation and other appropriate uses.			

2. Maui Island Plan, December 2012

The Maui Island Plan (MIP), adopted in December 2012, serves as the second component of Maui County's decennial General Plan update. It establishes a comprehensive framework to guide decision-making related to land use, economic development, environmental stewardship, and social well-being on Maui Island through the year 2030.

A key feature of the MIP is the use of Growth Boundaries, a long-range planning tool designed to manage future development in a logical and sustainable manner. These boundaries are used to assess proposals involving community plan amendments, zoning changes, new development, and utility expansion. The intent is to direct growth in a way that aligns with population projections and anticipated demands on housing, infrastructure, public services, and facilities.

The MIP contains three main growth boundaries, including the Urban Growth Boundary (UGB), Small-Town Growth Boundary (STB) and Rural Growth Boundary (RGB).

The UGB identifies areas where urban-density development is supported, particularly where full-service infrastructure such as multi-user water and sewer systems are available or planned. This approach encourages compact growth, infill development, and community revitalization in appropriate areas. The Small-Town Growth Boundary identifies areas intended to maintain the distinctive scale, identity, and traditional character of small towns while allowing for modest expansion to meet local housing and service needs. Development within these boundaries is generally at lower densities, and infrastructure improvements are scaled to rural needs rather than full urban standards. The purpose of the Small Town Growth Boundary is to protect rural character and cultural heritage while providing sufficient flexibility for small, locally appropriate growth that supports community vitality. The Rural Growth Boundary identifies areas where low-density residential, agricultural, and open-space uses are appropriate, preserving the island's rural landscapes and natural beauty. These areas support country living, small-scale farming, and resource stewardship, with limited infrastructure and minimal public services.

The Hoʻonani Village site has a portion of the southwest corner of the site within the UGB, with most of the site currently outside of the UGB in the MIP. The site is adjacent to the UGB to the north, west and east. The MIP also outlines a range of thematic areas, each with corresponding challenges, goals, objectives, policies, and implementation strategies. The following section highlights those that are applicable to the proposed project.

Table 23. Maui Island Plan – General Plan 2030

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	**S**	**N/S**	**N/A**
CHAPTER 1. POPULATION			
Goal 1.1 Maui's people, values, and lifestyles thrive through strong, healthy, and vibrant island communities.	**X**		
Objective 1.1.1 Greater retention and return of island residents by providing viable work, education, and lifestyle options.	**X**		
Policies:			
1.1.1.a Expand programs that enable the community to meet the education, employment, housing, and social goals of youth and young adults.			X

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
1.1.1.b Expand housing, transportation, employment, and social opportunities to ensure residents are able to comfortably age within their communities.	X		
1.1.1.c Measure and track resident satisfaction through surveys and community indicators.			X
1.1.1.d Support funding for transportation, housing, health care, recreation, and social service programs that help those with special needs (including the elderly and disabled).			X
Implementing Actions:			
1.1.1-Action 1 Use an existing agency to facilitate education, employment, housing, social services, and other programs that help retain young adults on Maui.			X
1.1.1-Action 2 Identify existing and develop new funding sources for youth and family services (e.g., recreation, health care, education, housing, child care, etc.) and integrate such resources to achieve an effective outcome.			X
1.1.1-Action 3 Develop and regularly conduct a Community Satisfaction Survey to measure residents' quality-of-life, facilitate the development of informed policies/programs, and improve service delivery.			X
Discussion: The proposed project is a mixed-use community that strengthens opportunities for residents to live, work, and thrive on Maui. By providing approximately 1,608 new multi-family rental units the project helps retain residents and supports the return of kamaʻāina who seek attainable housing and employment. The integration of housing, commercial, office, and light industrial spaces expands access to nearby jobs, services, and transportation options, reducing the need for long commutes and promoting a balanced lifestyle. Community features such as parks, trails, gathering spaces encourage social interaction and create opportunities for residents of all ages to comfortably age in place within their community.			
CHAPTER 2. HERITAGE RESOURCES			
CULTURAL, HISTORICAL AND ARCHAEOLOGICAL RESOURCES			
Goal 2.1: Our community respects and protects archaeological and cultural resources while perpetuating diverse cultural identities and traditions.	**X**		

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Objective 2.1.1: An island culture and lifestyle that is healthy and vibrant as measured by the ability of residents to live on Maui, access and enjoy the natural environment, and practice Hawaiian customs and traditions in accordance with Article XII, Section 7, Hawai`i State Constitution, and Section 7-1, Hawai`i Revised Statutes (HRS).	**X**		
Policies:			
2.1.1.a Perpetuate the spirit of aloha and celebrate the host Hawaiian culture and other ethnic cultures.	X		
2.1.1.b Perpetuate a respect for diversity and recognize the broad blending of cultures and ethnicities as vital to the quality of life on Maui.	X		
2.1.1.c Ensure traditional public access routes, including native Hawaiian trails, are maintained for public use.	X		
2.1.1.d Support the education of visitors and new residents about the customs and etiquette of the Hawaiian culture, as well as other cultures.			X
Implementing Actions:			
2.1.1-Action 1 Provide staffing and funding to support cultural resource planning, strengthen enforcement, support cultural programs and educational activities, and utilize the generational knowledge of Native Hawaiian advisory bodies, when appropriate.			X
2.1.1-Action 2 Establish a program to support the reconstruction, restoration, repair, rebuilding, or preservation of historic sites.			X
2.1.1-Action 3 Incorporate the following areas of expertise into the Cultural Resources Commission: *(1) Generational knowledge; and* *(2) Kupuna with traditional knowledge of land and ocean practices.*			X
2.1.1-Action 4 Develop, expand, and support educational programs, festivals, celebrations, and folklore that foster the spirit of aloha.			X
Objective 2.2 A more effective and efficient planning and review process that incorporates the best available cultural resources inventory, protection techniques, and preservation strategies.			
Policies:			

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
2.1.2.a Ensure that the island has a comprehensive and up-to-date inventory of historic and archaeological resources, and their cultural significance	X		
2.1.2.b Require the update of existing planning and regulatory mechanisms to protect the natural, cultural, scenic, and historic resources within designated Heritage Areas (see Cultural Resources Overlay/Scenic Corridor Protection Technical Reference Map).			X
2.1.2.c Ensure that cultural, historic, and archaeological resources are protected for the benefit of present and future generations.	X		
Implementing Actions:			
2.1.2-Action 1 Commission cultural landscape studies of the entire island to assess areas as potential Heritage Areas			X
2.1.2-Action 2 Inventory potential Thematic Cultural Resource areas and submit nominations for State and/ or National Register of Historic Places.			X
2.1.2-Action 3 Prepare every ten years or whenever necessary an update to the Historic and Cultural Resources Plan and Inventory/Mapping Project that documents existing cultural and historic sites.			X
2.1.2-Action 4 Develop and adopt a Heritage Area Management Program to protect the natural, cultural, scenic, and historic resources to include: *(1) A Heritage Area Plan with protection standards for Heritage Areas identified on the Cultural/ Scenic Resources technical reference map;* *(2) A process to require a Cultural Landscape Report for developments within Heritage Areas; and* *(3) Consultation with Native Hawaiian advisory bodies, when appropriate.*			X
Objective 2.3 Enhance the island's historic, archaeological, and cultural resources.			**X**
Policies:			
2.1.3.a Identify and pursue a listing of the properties and sites on the State and National Register of Historic Places			X

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
2.1.3.b Support the use of easements, dedications, and other mechanisms to acquire, maintain, and protect lands with cultural, archaeological, and historic significance.			X
2.1.3.c Support regulations to require developers, when appropriate, to prepare an Archaeological Inventory Survey, Cultural Impact Assessment, and Ethnographic Inventories that are reviewed and commented upon by the Office of Hawaiian Affairs, Native Hawaiian advisory bodies, the State Historic Preservation Division (SHPD), and the Office of Environmental Quality Control, and systematically comply with the steps listed in SHPD's administrative rules, including consultation and monitoring during construction phases of projects.			X
2.1.3.d Promote the rehabilitation and adaptive reuse of historic sites, buildings, and structures			X
2.1.3.e Encourage property owners to register historic and archaeological sites on the State and National Register.			X
2.1.3.f Support opportunities for public involvement with the intent to facilitate the protection and restoration of historic and archeological sites, including consultation with stakeholders			X
2.1.3.g Encourage the resolution of land title questions relating to Land Commission Awards and Royal patents.			**X**
2.1.3.h Ensure compliance with historic preservation laws, and discourage demolition of properties that are determined to be eligible for listing on the National or State Register of Historic Places	**X**		
Implementing Actions:			
2.1.3-Action 1 Develop a comprehensive program for protection of cultural, historic and archaeological sites through the acquisition of easements, use of Transfer of Development Rights/Purchase of Development Rights, and other protective mechanisms.			X
2.1.3-Action 2 Amend regulations to provide additional protection of lands that are important for traditional native Hawaiian uses including subsistence food gathering, traditional access, agriculture, and religious uses			X
2.1.3-Action 3 Establish additional Historic and Archaeological Districts and ensure that land use regulations are implemented to ensure their protection.			X
2.1.3-Action 4 Develop a program to identify and list Historic Places on the State and National Historic Register			X

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Discussion: Indirectly, the preparation of this project's EIS supports the policies and objectives to protect archaeological and cultural resources through the preparation of a CIA and archaeological investigations. In addition to consultation with cultural informants, the Office of Hawaiian Affairs, SHPD, and the Aha Moku o Maui representative was consulted in compliance with HRS Chapter 343 and HAR Chapter 11-200.1. The project will undergo HRS 6E review as necessary during the entitlement process. Furthermore, the project provides space for civic and entertainment areas that could host cultural events or festivals.			
SHORELINES, REEFS AND NEARSHORE WATERS			
Goal 2.2 An intact, ecologically functional system of reef, shoreline, and nearshore waters that are protected in perpetuity.			**X**
Objective 2.2.1 A more comprehensive and community-based ICZM program.			**X**
Policies:			
2.2.1.a Encourage a management system that protects and temporarily rests the reef ecosystems from overuse.			X
2.2.1.b Support the establishment of additional MMAs and replenishment areas.			X
2.2.1.c Work with appropriate agencies and community members to protect any special managed conservation areas from overuse and ensure that surrounding land uses do not contribute to the degradation of the natural resources, such as `Ahihi-Kina`u Natural Area Reserve, Honolua-Mokulē`ia Bay Marine Life Conservation District, and Mākena State Park			X
2.2.1.d Incorporate the following into the MIP, where consistent with the MIP: (1) Beach Management Plan for Maui;			X
2.2.1.e Support greater coordination among governmental agencies involved with the protection of the island's marine resources.			X
Implementing Actions:			
2.2.1-Action 1 Seek funding and work with other agencies and organizations to establish and prioritize MMAs around Maui's coastline.			X
2.2.1-Action 2 Establish an advisory committee to advocate the conservation and management of coastal resources, including members with generational knowledge; kupuna with traditional and/or			X

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
area knowledge; and those possessing traditional knowledge of land or ocean practices			
Objective 2.2.2 Improved reef health, coastal water quality, and marine life.			**X**
Policies:			
2.2.2.a Create additional mechanisms where needed to contain and control runoff and pollution			X
2.2.2.b Allow extraction of high quality, Class A, low silt sands only when they will be used to protect or restore Maui's shorelines and beaches			X
2.2.2.c Carefully manage beach nourishment activities to protect the coastal and marine ecosystem.			X
2.2.2.d Require, where appropriate, a buffer between landscaped areas and the shoreline, gulches, and streams to reduce the runoff of fertilizers, pesticides, herbicides, and other pollutants into coastal waters.			X
2.2.2.e Strictly regulate shoreline armoring in accordance with adopted Shoreline Rules, with an intent to protect the coastal and marine ecosystem.			X
2.2.2.f Support greater protection of Keālia Pond National Wildlife Refuge through the following: *(1) Enhancement of marine ecosystems;* *(2) Beach and sand dune restoration; and* *(3) Expansion of habitat for Maui threatened or endangered sea turtles, birds, and other species.*			X
2.2.2.g Support the development of regulations to prevent the excessive depletion of fish stocks due to non-sustainable practices and gear such as SCUBA spear-fishing and lay nets, within the context of nearshore ecosystems.			X
2.2.2.h Encourage the State to conduct a regular census of fish populations and monitor coral *health.*			X
2.2.2.i Encourage the State to significantly increase the number of park rangers, enforcement officers, and marine biologists to protect coastal resources			X

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
2.2.2.j Encourage the State to prohibit the collection and exportation of fish, coral, algae, and other marine species for the ornamental and aquarium trade.			X
Implementing Actions:			
2.2.2-Action 1 Adopt coastal landscaping provisions that include standards such as setbacks, buffers, and other measures that promote the use of native plants and xeriscaping			X
2.2.2-Action 2 Develop a master plan and feasibility study for the preservation and enhancement of the Ma`alaea Beach recreation area and Keãlia Pond National Wildlife Refuge to include the possible mauka realignment of North Kīhei Road.			X
2.2.2-Action 3 Work with appropriate agencies, landowners, and community groups to identify Maui's Hawaiian fishponds and develop a management plan for their protection, repair, restoration, and use.			X
2.2.2-Action 4 Implement a Reef Protection Restoration Plan.			X
Objective: 2.2.3 Water quality that meets or exceeds State Clean Water Act standards.	**X**		
Policies:			
2.2.3.a Reduce the amount of impervious surface and devise site plan standards that aim to minimize storm runoff and NPS pollution.	X		
2.2.3.b Support the revision of existing regulations to require an Erosion and Sedimentation Control Plan (ESCP) for development activities that may pose a threat to water quality.			
2.2.3.c Require an on-site monitoring program, where applicable, when grading may pose a threat to water quality or when recommended in the ESCP.			
2.2.3.d Avoid development actions that impair Maui's reef systems and remove identified stressors			
2.2.3.e Phase out cesspools and restrict the use of septic systems in ecologically sensitive coastal areas by converting to environmentally-friendly alternative sewage treatment systems, and connecting to central sewerage systems when and where feasible.	X		
2.2.3.f Prohibit the development of new wastewater injection wells, except when unavoidable for public health and safety purposes.			X
Implementing Actions:			

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
2.2.4-Action 1 Revise subdivision and development regulations to: *(1) Increase linear frequency for public access to and along the shoreline; and* *(2) Require access to and along the shoreline as a condition of subdivision, land use entitlement, and/or discretionary development approval.*			X
2.2.4-Action 3 Implement the Pali to Puamana Plan to facilitate the restoration of shoreline and coastal resources along the eight-mile stretch of seashore from Ukumehame to Puamana.			X
2.2.4-Action 4 Acquire development rights for the lands adjoining Ho`okipa Beach Park, to enhance coastal zone management.			X
2.2.4-Action 5 Acquire coastal lands between the Central Maui Wastewater Reclamation Facility and Pā`ia Town in accordance with the recommendations of the Northshore Greenway Master Plan.			X
2.2.4-Action 6 Develop and adopt funding mechanisms to finance the acquisition of additional shoreline lands in South and West Maui, and other areas as they urbanize.			X

Discussion: The proposed project is located inland in Central Maui and outside of the shoreline area, and therefore does not directly affect coastal lands, marine managed areas, reefs, or nearshore waters. As such, many of the policies and implementing actions under this goal are not directly applicable to the project. However, the project supports the intent of this goal through measures designed to protect coastal water quality and minimize upland contributions to nearshore degradation.

Consistent with Policies 2.2.2 and 2.2.3, the project incorporates stormwater management systems, detention basins, erosion and sediment control measures, and best management practices (BMPs) to reduce runoff, control nonpoint source pollution, and protect downstream water quality. Site planning seeks to limit impervious surface coverage where feasible and to manage post-development runoff in accordance with County standards, thereby minimizing potential impacts to coastal waters. In addition, the project may connect to the County sewer system if service is available at the time of permits. Otherwise, an on-site WWTP is proposed to treat wastewater to applicable regulatory standards, reducing the potential for nutrient loading or groundwater contamination that could indirectly affect marine ecosystems. Through these design and infrastructure measures, the project supports the broader objective of maintaining water quality that meets or exceeds State Clean Water Act standards and protects reef, shoreline, and nearshore systems from upland impacts.

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
WATERSHEDS, STREAMS AND WETLANDS			
Goal 2.3 Healthy watersheds, streams, and riparian environments.			**X**
Objective 2.3.1. Greater protection and enhancement of watersheds, streams, and riparian environments.			**X**
Policies:			
2.3.1.a All present and future watershed management plans shall incorporate concepts of ahupua`a management based on the interconnectedness of upland and coastal ecosystems/species.			X
2.3.1.b Continue to support and be an active member of watershed partnerships			X
2.3.1.c Support the establishment of regional water trusts, composed of public and private members, to manage water resources.			X
2.3.1.d Support regulations to require developments to utilize ahupua`a management practices.			X
2.3.1.e Work with private and non-profit entities to educate the public about the connection between upland activities within the watershed and the impacts on nearshore ecosystems and coral reefs			X
2.3.1.f Provide adequate funding and staff to develop and implement watershed protection plans and policies, including acquisition and management of watershed resources and land.			X
2.3.1.g Encourage the State to mandate instream assessment to provide adequate water for native species.			X
2.3.1.h Maui will protect all watersheds and streams in a manner that guarantees a healthy, sustainable riparian environment.			X
Implementing Actions:			
2.3.1-Action 1 Develop, regularly update, and adopt watershed management plans for regions of the island not covered by existing plans.			
2.3.1-Action 2 Work with the State and Federal government to ensure instream assessment to assure the reproductive system/cycle for Native species and for other purposes.			X
Objective 2.3.2. Decreased NPS and point source pollution.			**X**
Policies:			

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
2.3.2.a Enforce water pollution related standards and codes			X
2.3.2.b Support the use of LID Techniques such as those described in the State of Hawai`i LID Practitioner's Guide (June 2006), as amended.			X
2.3.2.c *Encourage farmers and ranchers to use agricultural BMPs to address NPS pollution.*			X
Implementing Actions:			
2.3.2-Action 1 Adopt standards to reduce the amount of nutrients that enter watersheds and encourage the reduction of landscape fertilizers and pesticides.			X
2.3.2-Action 2 Develop updated grading BMPs that are appropriate for Maui.			X
2.3.2-Action 3 Implement the Pollution Prevention Plan (PPP) program, which provides incentives for agricultural operations to prevent runoff and nonpoint source pollution.			X
Objective: 2.3.3 Preserve existing wetlands and improve and restore degraded wetlands.	**X**		
Policies:			
2.3.3.a Prohibit the destruction and degradation of existing upland, mid-elevation, and coastal wetlands.	X		
2.3.3.b Support and fund wetland protection and improvement, and restoration of degraded wetland			X
2.3.3.c Where applicable, require developers to provide a wetland protection buffer and/or other protective measures around and between development and wetland resources			X
Implementing Actions:			X
2.3.3-Action 1 Develop standards for appropriate buffers and/or other protective measures for development near or around wetlands.			X
2.3.3-Action 2 Enact ordinances to ensure no net loss of wetlands			X
2.3.3-Action 3 Enforce no net loss of wetlands and improve degraded wetlands.			X
2.3.3-Action 4 Assist in the preservation and enhancement of Keālia and Kanahā-Mauoni Ponds; Lā'ie, Kalepolepo, Nu'u, Ukumehame, Olowalu, Launiupoko, and Mākena wetlands; and other wetland areas.			X

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Objective 2.3.4 Greater preservation of native flora and fauna biodiversity to protect native species.			**X**
Policies:			
2.3.4.a Work with appropriate agencies to eliminate feral ungulate populations and invasive species.			X
2.3.4.b Encourage the State to provide adequate funding to preserve biodiversity, protect native species, and contain or eliminate invasive species.			X
2.3.4.c Support the work of conservation groups and organizations that protect, reestablish, manage, and nurture sensitive ecological areas and threatened indigenous ecosystems.			X
Implementing Actions:			
2.3.4-Action 1 Develop tree protection regulations that restrict the removal of vegetation outside of identified building envelopes/protected areas.			X
2.3.4-Action 2 Develop strategic partnerships with conservation groups and organizations to maximize Federal, State, County, and private funding; and increase cooperation to achieve conservation goals.			X
Objective 2.3.5 Limited development in critical watershed areas.			
Policies:			
2.3.5.a Discourage development and subdivision of land within critical watersheds and in areas susceptible to high erosion and sediment loss			X
2.3.5.b Designate critical watershed areas as conservation lands.			X
2.3.5.c Strongly encourage new subdivisions and developments that are proximate to environmentally sensitive watershed resources to prepare and implement CSD plans.			X
Implementing Actions:			
2.3.5-Action 1 Develop tools, such as CSD plans, to protect watershed resources and sensitive habitats.			X
2.3.5-Action 2 Identify and map critical watersheds, sensitive habitats, and those areas susceptible to high erosion and sediment loss.			X
Objective: 2.3.6 Enhance the vitality and functioning of streams, while balancing the multiple needs of the community.			**X**
Policies:			

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
2.3.6.a Protect and enhance natural streambeds and discourage stream alteration.			X
2.3.6.b Work with appropriate agencies to establish minimum stream flow levels and ensure adequate stream flow to sustain riparian ecosystems, traditional kalo cultivation, and self sustaining ahupua`a.			X
2.3.6.c Respect and participate in the resolution of native Hawaiian residual land and water rights issues (kuleana lands, ceded lands, and historic agricultural and gathering rights).			X
2.3.6.d Ensure that stream flows implement laws and policies found in the State Constitution and Water Code.			X
2.3.6.e Work with appropriate agencies and stakeholders to establish minimum stream flow levels, promote actions to support riparian habitat and the use of available lo`i, and maintain adequate flows for the production of healthy kalo crops.			X
Implementing Actions:			
2.3.6-Action 1 Compile and update data on the needs of the multiple users of water.			X
Discussion: The project is not directly applicable to watershed, stream, or wetland protection policies, as no active streams or functioning wetlands are present on-site (the mapped USFWS Riverine R2UBHx and R5UBFx features are typically dry and associated with former plantation drainage infrastructure); however, implementation of BMPs and stormwater management systems is intended to prevent downstream water quality impacts to receiving environments, including wetlands such as Kanahā Pond.			
WILDLIFE AND NATURAL AREAS			
Goal 2.4: Maui's natural areas and indigenous flora and fauna will be protected.	**X**		
Objective 2.4.1 A comprehensive management strategy that includes further identification, protection, and restoration of indigenous wildlife habitats.	**X**		
Policies:			
2.4.1.a Identify and inventory the following: *(1) Natural, recreational, and open space resources;* *(2) Flora and fauna with medium, high, and very high concentrations of threatened or endangered species; and* *(3) Location and extent of invasive species.*	X		

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
2.4.1.b Require flora and fauna assessment and protection plans for development in areas with concentrations of indigenous flora and fauna; development shall comply with the assessment and protection plan and shall use the avoidance, minimization, and mitigation approach respectively, with an emphasis on avoidance.			X
2.4.1.c Support the implementation of Hawai`i's Comprehensive Wildlife Conservation Strategy (October 2005).			X
Implementing Actions:			
2.4.1-Action 1 Develop, and regularly update, an island-wide Environmental Resources Sites' database to serve as a basis for decision making to include the following: natural preserves; watersheds; wetlands; streams; dryland forests; critical habitat areas; natural barrier resources; and other sensitive landforms and features on an Environmental Resources Map.			X
2.4.1-Action 2 Prepare the following, in coordination with the State and resource partnerships: *(1) An inventory of key habitats that lack regulatory protections; and* *(2) An inventory of NAPP-eligible lands.*			X
2.4.1-Action 3 Increase wildlife and natural area planning expertise throughout the County government.			X
2.4.1-Action 4 Amend existing regulations to require flora and fauna assessments and protection plans for development in areas with identified concentrations of indigenous flora and fauna.			X
Objective: 2.4.2 *A decrease in invasive species through programs and partnerships that eradicate undesirable species and protect native habitat.*			X
Policies:			
2.4.2.a Prevent the introduction of invasive species at all of Maui's airports and harbors.			X
2.4.2.b Encourage the State to increase funding in support of invasive species interception, control, and eradication			X
2.4.2.c Encourage the State to develop programs that allow students to participate in invasive species eradication projects.			X
Implementing Actions:			
2.4.2-Action 1 Work with Federal and State agencies to develop and implement procedures for the inspection of incoming cargo, passenger			X

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
baggage, and vehicles for invasive species and prohibited plants and animals.			
2.4.2-Action 2 Pursue Federal and other dedicated funding for invasive species intervention at harbors and airports.			X
2.4.2-Action 3 Pursue Federal and other funding for public/private partnerships to develop and implement environmental protection programs.			X
Objective 2.4.3 Greater protection of sensitive lands, indigenous habitat, and native flora and fauna.			
Policies:			
2.4.3.a Secure an interconnected network of sensitive lands, greenways, watercourses, and habitats.			X
2.4.3.b Protect Maui's sensitive lands (see Sensitive Lands on Protected Areas Diagrams).			X
2.4.3.c Promote innovative environmental-planning methods and site-planning standards that preserve and re-establish indigenous flora and fauna habitat, to preserve and restore connected habitat corridors and open space.			X
2.4.3.d Utilize protection tools such as conservation easements, land trusts, land banks, Purchase of Developments Rights (PDRs), Transfer of Development Rights (TDRs), and other stewardship tools to acquire natural areas.			X
2.4.3.e Encourage discussions with communities to designate heritage areas that protect recreational and cultural lifestyles and resources.			X
2.4.3.f Support the expansion of Haleakalā National Park, and the creation of new national parks, where appropriate and supported by local communities.			X
2.4.3.g Encourage reforestation efforts that increase native species' habitat.			X
2.4.3.h Utilize the Natural Area Partnership Program (NAPP) and other programs to protect natural lands.			X
2.4.3.i Support increased dedicated funding for the acquisition, protection, restoration, or preservation of important natural areas or open space through the following: grants from the Land and Water Conservation Fund; dedicated funding from real property taxes or other appropriate revenues; bond issues; real estate transfer tax; revenues from the Transient Accommodations Tax; development mitigation fees; and other appropriate funding sources.			X

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Implementing Actions:			
2.4.3-Action 1 Develop management plans for the reforestation of native species' habitats and institute rest periods for designated areas threatened by overuse			X
2.4.3-Action 2 Develop an inventory of lands, and prioritize urban and rural wilderness areas that are threatened by human impacts and are strong candidates for preservation.			X
Discussion: The project is generally not applicable to policies and implementing actions which focus on island-wide habitat acquisition, preservation programs, regulatory amendments, and funding initiatives led by government agencies. However, the project supports Goal 2.4 and Policy 2.4.1 through the completion of flora and fauna surveys and incorporation of recommended measures to identify, avoid, minimize, and mitigate potential impacts to indigenous species and habitats. The environmental review process included coordination with the USFWS and DOFAW and the project will implement applicable mitigation measures and protective protocols identified through that consultation. In addition, the project will follow agency guidance to avoid the introduction and spread of invasive species, including construction best management practices and vegetation management measures consistent with State recommendations. While the site does not contain designated critical habitat or known concentrations of threatened or endangered species, these assessment and coordination efforts ensure that potential impacts are evaluated and addressed in a manner consistent with the objective of protecting Maui's natural areas and indigenous flora and fauna.			
SCENIC RESOURCES			
Goal 2.5: Maui will continue to be a beautiful island steeped in coastal, mountain, open space, and historically significant views that are preserved to enrich the residents' quality of life, attract visitors, provide a connection to the past, and promote a sense of place.	**X**		
Objective 2.5.1: A greater level of protection for scenic resources	**X**		
Policies:			
2.5.1.a Protect views to include, but not be limited to, Haleakalā, `Īao Valley, the Mauna Kahalawai (West Maui Mountains), Pu`u Ō`la`i, Kaho`olawe, Molokini, Moloka`i, and Lāna`i, Mauna Kea, Mauna Loa, sea stacks, the Pacific Ocean, and significant water features, ridgelines, and landforms.	X		

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
2.5.1.b Identify, preserve, and provide ongoing management of important scenic vistas and open space resources, including mauka-to-makai and makai-to-mauka view planes.			X
2.5.1.c Protect "night sky" resources by encouraging the implementation of ambient light ordinances and encouraging conversion of all sources that create excessive light pollution, affecting our ability to view the stars.	X		
2.5.1.d Protect ridgelines from development where practicable to facilitate the protection of public views			X
2.5.1.e Protect scenic resources along Maui's scenic roadway corridors.			X
Implementing Actions:			
2.5.1-Action 1 Adopt a Scenic Roadway Corridor Overlay District to establish special controls to mitigate the impact of development on scenic resources.			X
2.5.1-Action 2 Establish a Scenic Roadway Corridor Management Plan and Design Guidelines to guide the development within the Overlay District.			X
2.5.1-Action 3 Adopt a management plan that identifies right-of-way improvements, utility controls, roadside maintenance activities, signage, potential new vehicular turnoffs, and land acquisition opportunities that would protect the resource.			X
2.5.1-Action 4 Establish design guidelines that integrate techniques such as development clustering, greenbelts, and open space buffers, site plan configuration to protect view planes, building design and height limitations, setbacks from public roadways, landscaping, and other techniques.			X
2.5.1-Action 5 Create thresholds for new subdivision of land or building permit which is within a Scenic Roadway Corridor viewshed (as mapped by the County) to make them subject to assessment of the projects visual impact and compliance with the design guidelines.			X
2.5.1-Action 6 The County shall use the management plan and design guidelines to review site designs, development applications, and capital improvement programs to ensure that they do not degrade Maui's scenic roadways and resources.			X
2.5.1-Action 7 Develop and adopt standards to protect ridgelines, slopes, and view planes from development.			X

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
2.5.1-Action 8 Develop and adopt regulations to protect night-sky resources from encroachment by the built environment, and limit night-light emissions and light-intensity levels			X
Objective 2.5.2: Reduce impacts of development projects and public-utility improvements on scenic resources.			
Policies:			
2.5.2.a Enforce the policies and guidelines of the SMA regarding the protection of views.			X
2.5.2.b Require any new subdivision of land, development, or redevelopment adjacent to a "high" or "exceptional" scenic corridor to submit an impact assessment of the project's scenic impacts; this assessment shall use the avoidance, minimization, and mitigation steps respectively, with an emphasis on avoidance.			X
2.5.2.c Require appropriate building setbacks and limits on wall heights to protect views along scenic corridors.			X
2.5.2.d Encourage the State of Hawai`i Board of Land and Natural Resources to deny any development within the State Conservation District that interferes with a scenic landscape or disrupts important open space resources			X
2.5.2.d Encourage the State of Hawai`i Board of Land and Natural Resources to deny any development within the State Conservation District that interferes with a scenic landscape or disrupts important open space resources			X
2.5.2.f Ensure little or no effect on scenic resources from utility improvements, primarily power poles.			X
2.5.2.g Protect scenic vistas from intrusion by power poles.			X
Implementing Actions:			
2.5.2-Action 1 Develop, adopt, and implement a Scenic Resources Management Plan and design guidelines.			X
2.5.2-Action 2 Develop and adopt an ordinance that requires Scenic Resource Impact Assessments for projects that may have potential impact on scenic resources.			X
2.5.2-Action 3 Develop and adopt standards and processes to: *(1) Ensure that the location and design of utility poles, facilities, and infrastructure do not degrade scenic resources;* *(2) Require utilities to be placed underground, whenever feasible; and*	X		

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(3) Require UDRB to review and approve the installation of utilities along scenic corridors.			
Objective 2.5.3 Greater protection of and access to scenic vistas, access points, and scenic lookout points.			X
Policies:			
2.5.3.a Protect, enhance, and acquire access to Maui's scenic vistas and resources			X
Implementing Actions:			
2.5.3-Action 1 Revise land use regulations to: *(1) Require access, where appropriate, to scenic vistas and resources, provided such* *access is culturally acceptable;* *(2) Limit the height of walls; and* *(3) Require appropriate setbacks and site design along scenic corridors.*			X
2.5.3-Action 2 Develop additional Scenic Lookout points.			X
Discussion: The proposed project supports Goal 2.5 for scenic resources and the applicable policies by incorporating low-profile building heights and design measures intended to protect public views and scenic resources. Residential buildings are limited to three stories, and overall building heights will not exceed those of nearby commercial and industrial structures in the surrounding Central Maui urban area, thereby avoiding visual dominance and protecting view planes toward significant regional features such as Haleakalā and the West Maui Mountains. Site planning, setbacks, and internal configuration are intended to maintain visual openness and compatibility with the surrounding built environment. In addition, utility lines are proposed to be undergrounded where feasible, reducing visual intrusion from overhead infrastructure and supporting policies aimed at protecting scenic vistas and minimizing impacts from utility improvements.			
CHAPTER 3: NATURAL HAZARDS			
Goal: 3.1 Maui will be disaster resilient			**X**
Objective 3.1.1 Increased inter-agency coordination.			**X**
Policies:			

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
3.1.1.a Reinforce the island's preparedness capacity by: *(1) Applying the latest data-gathering techniques/technology;* *(2) Pursuing funding opportunities;* *(3) Improving monitoring and advance warning systems;* *(4) Fostering public awareness; and* *(5) Working with external agencies to coordinate disaster mitigation and response.*			X
Implementing Actions:			
3.1.1-Action 1 Consolidate and update the geographic information systems (GIS) hazards data bank in the Maui County Emergency Operations Center. Allow for the use of outside data to be included in the data bank			X
3.1.1-Action 2 Acquire the latest GIS technology in hazard, risk, and vulnerability assessments.			X
3.1.1-Action 3 Establish a standing County Hazard Mitigation Committee, comprised of representatives from all levels of government and the private sector.			X
Objective 3.1.2 Greater protection of life and property.			**X**
Policies:			
3.1.2.a Identify critical infrastructure, lifelines, roads, and populations that are vulnerable to coastal hazards, and encourage strategic retreat and relocation to safer areas			X
3.1.2.b Consider the location of dams, reservoirs, holding ponds, and other water-containing entities that are upstream of inhabited areas to anticipate, avoid, and mitigate inundation risks, and discourage new development in areas where possible inundation hazards may exist.			X
3.1.2.c Strengthen current development standards to minimize destruction of land and property.			X
3.1.2.d Encourage the use of construction techniques that reduce the potential for damage from natural hazards.			X
3.1.2.e Increase the County's resilience to drought.			X
3.1.2.f Increase food and energy security through local production and storage.			X
Implementing Actions:			

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
3.1.2-Action 1 Develop an Emergency Management Center in Central Maui.			X
3.1.2-Action 2 Implement the HMP, and subsequent updates, to the extent it is consistent with MIP.			X
3.1.2-Action 3 Develop a Post-Disaster Recovery and Reconstruction Plan that will ensure Maui's resilience to coastal hazards			X
3.1.2-Action 4 Develop plans and/or incentives to do the following: *(1) Encourage rebuilding inland as an alternative to shoreline hardening;* *(2) Streamline the reconstruction of structures that are moved substantially inland;* *(3) Encourage the relocation of existing structures so they are away from shoreline areas; and* *(4) Encourage the relocation of vulnerable coastal roads that are susceptible to destruction from natural hazards, such as a portion of North Kihei Road and the Pali to Puamana realignment.*			X
3.1.2-Action 5 Periodically update the shoreline rules to enable the Maui Planning Commission to provide safe setbacks from the shorelines and incorporate best management practices.			X
3.1.2-Action 5 Periodically update the shoreline rules to enable the Maui Planning Commission to provide safe setbacks from the shorelines and incorporate best management practices.			X
3.1.2-Action 6 Use and update the Federal Emergency Management Agency-Digital Flood Insurance Rate Maps (DFIRM) in the permitting process to minimize development in flood-prone areas			X
3.1.2-Action 7 Following each coastal erosion disaster, identify and document the new shoreline position *to be used for reviewing future development.*			X
3.1.2-Action 8 Following each natural disaster, gather data to plan for future disaster events.			X
3.1.2-Action 9 Update coastal-planning requirements to factor in incremental effects of rising sea levels.			X
3.1.2-Action 10 Increase water storage and development of additional capacity in Upcountry Maui and other areas susceptible to drought and encourage efficiency in conservation programs.			X
Objective 3.1.3 A more coordinated emergency response system that includes clearly defined and mapped evacuation routes.			**X**
Policies:			
3.1.3.a Identify and expand shelter facilities and evacuation routes away from areas susceptible to natural hazards.			X

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Implementing Actions:			
3.1.3-Action 1 Develop an island-wide evacuation routes plan			X
3.1.3-Action 2 Identify and develop required shelter capacity.			X
3.1.3-Action 3 Plan for opening and staffing the shelters to ensure that the facilities are made available at the time of evacuation orders.			X
Objective 3.1.4 A more educated and involved public that is aware of and prepared for natural hazards.			**X**
Policies:			
3.1.4.a Promote public education and involvement related to natural hazards awareness and preparedness			X
3.1.4.b Coordinate a multi-agency effort to establish and promote a comprehensive public education program that will focus on practical approaches to preparedness, damage prevention, and hazard mitigation.			X
Implementing Actions:			
3.1.4-Action 1 Develop regularly scheduled mitigation training for public and private emergency responders and establish volunteer groups to elevate public awareness of emergency procedures.			X
Discussion: The proposed project is largely not applicable to many of the objectives, policies, and implementing actions under Goal 3.1, which primarily address County-led emergency management planning, hazard mapping, coastal retreat strategies, and islandwide public education programs. Nevertheless, the Applicant will coordinate with the County and emergency response agencies, including fire and police departments, regarding appropriate evacuation routes and emergency access planning as the project advances. Internal circulation design and access points will be reviewed through the permitting process to ensure safe ingress and egress in the event of an emergency.			
CHAPTER 4. ECONOMIC DEVELOPMENT			
ECONOMIC DIVERSIFICATION			
Goal 4.1: Maui will have a balanced economy composed of a variety of industries that offer employment opportunities and well-paying jobs and a business environment that is sensitive to resident needs and the island's unique natural and cultural resources.	**X**		
Objective 4.1.1: A more diversified economy	**X**		

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policies:			
4.1.1.a Encourage an economy that is driven by innovation, research and development, and human resource development, including but not limited to, increasing technology- and knowledge-based sectors to be a major component in Maui County's economic base.			X
4.1.1.b Support the creation of new jobs and industries that provide a living wage.	X		
4.1.1.c Facilitate and expedite permits and approvals			X
4.1.1.d Develop linkages and partnerships among international research and development activities and Maui businesses.			X
Objective 4.1.2 Increase activities that support principles of sustainability.	**X**		
Policies:			
4.1.2.a Support industries that are sustainable, and culturally and environmentally sensitive.			X
4.1.2.b Encourage and support local businesses	X		
4.1.2.c Substitute imports with locally-produced services and products where practicable.			X
4.1.2.d Support the development of economic development clusters in targeted industry sectors			X
4.1.2.e Encourage all businesses to save energy, water, and other resources.			X
Implementing Actions:			
4.1.2-Action 1 Regularly study market trends with the intent to attract new industries that are environmentally/culturally appropriate for Maui.			X
4.1.2-Action 2 Develop programs that brand all locally produced services and products or devise other measures to achieve import substitution.			X
4.1.2-Action 3 Create a database of imports suitable for substitution by locally produced services and products and annually report on progress made towards import substitution.			X
Objective 4.1.3 Improve the island's business climate.	**X**		
Policies:			
4.1.3.a Upgrade, maintain the quality of, and improve access to telecommunications infrastructure.			X
4.1.3.b Ensure an adequate supply of affordable workforce housing	X		

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
4.1.3.c Develop neighborhoods and communities that are attractive to the workforce of a diversified economy.	X		
4.1.3.d Encourage, nurture, and reward entrepreneurship and innovation.			X
4.1.3.e Encourage employers to establish incentive programs. Support flexibility in workforce policies compatible with business and quality of life goals.			X
4.1.3.f Assist community development organizations with revitalization and development of neighborhoods and communities that are attractive to the workforce of a diversified economy.			X
Implementing Actions:			
4.1.3-Action 1 Develop and implement innovative land use tools, public/private transportation incentives, and flexible business practices to reduce travel costs and job trips.			X
Discussion: The proposed project supports the goal, objective and policies for economic diversification by contributing to a more diversified and balanced economy in Central Maui through the integration of workforce housing, commercial, office, light industrial, and potential visitor-serving uses within a master-planned mixed-use development. By providing space for emerging and locally oriented businesses, the project supports job creation and opportunities that contribute to living-wage employment, consistent with Policies 4.1.1.b and 4.1.2.b. The inclusion of flexible business spaces creates opportunities for innovation, entrepreneurship, and knowledge-based or service industries to establish and grow, aligning with the objective of economic diversification and a resilient local business climate. In addition, the project supports sustainability-oriented economic policies by integrating housing with employment uses in Central Maui, reducing commute distances and supporting resource efficiency. The provision of 100 percent affordable housing (at 140% AMI or below, with one-third at 60% AMI or below) directly supports Policy 4.1.3.b by helping ensure an adequate supply of workforce housing, while the overall community design promotes attractive, connected neighborhoods supportive of a diversified workforce.			
TOURISM			
Goal 4.2 A healthy visitor industry that provides economic well-being with stable and diverse employment opportunities.	**X**		
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.	**X**		

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Policies:			
4.2.1.a Engage the visitor industry in the growth of emerging sectors where practicable.			X
4.2.1.b Support the implementation of the Maui County TSP, when consistent with the MIP			X
4.2.1.c Focus economic growth in the visitor industry through enhanced visitor experiences and an emphasis on attracting higher-spending.			X
4.2.1.d Provide a rich visitor experience, while protecting the island's natural beauty, culture, lifestyles, and aloha spirit.			X
4.2.1.e Diversify the tourism industry by supporting appropriate niche activities such as ecotourism, cultural tourism, voluntourism, ag-tourism, health and wellness tourism, educational tourism, medical tourism, and other viable tourism-related businesses in appropriate locations.			X
4.2.1.f Recognize the important economic contributions that the visitor industry makes and support a healthy and vibrant visitor industry.	X		
4.2.1.g Support the increased availability of kama`āina discount programs.			X
Implementing Actions:			
4.2.1-Action 1 Conduct and regularly update an impact assessment (social, economic, and environmental) of the costs and benefits of mega-resort, timeshare, vacation rental, and other types of visitor accommodations.			X
4.2.1-Action 2 Seek additional revenues to offset the potential loss of HTA funds that will help support niche activities.			X
4.2.1-Action 3 Develop a yearly performance report to the Maui County Council that describes the returns resulting from expenditures of public funds/grants that are awarded for the visitor industry.			X
Objective 4.2.2 Comprehensively manage future visitor-unit expansion.	**X**		
Policies:			
4.2.2.a Mitigate the impact of tourism on the host culture, natural environment, and resident lifestyles.			X
4.2.2.b Allow, where permitted by the community plan, the development of business hotels and small, sensitively-designed inns			X
4.2.2.c Manage impacts from transient vacation rentals, hotels, bed and breakfast units, timeshares, and resort condominiums on residential communities, public infrastructure, and community facilities.	X		

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
4.2.2.d Discourage supplanting of existing island housing to visitor accommodations that may have a negative impact on long-term rental housing, price of housing, and price of lan			X
4.2.2.e Allow the designation of retreat/mini-conference centers in appropriate locations through the community plan process			X
4.2.2.f Community plans should consider establishing standards such as limits on building size, room count, and the number of inns, if any, that will be allowed in small towns.			X
Implementing Actions:			
4.2.2-Action 1 Manage transient vacation rentals through permitting in accordance with adopted regulations and community plan policies.			X
4.2.2-Action 2 Work cooperatively to establish a comprehensive set of resource management standards, including protection of Native Hawaiian rights and certification programs for ecotourism.			X
4.2.2-Action 3 Develop programs and/or regulations to: *(1) Allow for the development of small, locally-owned inns and B&Bs in the commercial cores of Maui's country towns and business districts if permitted, and as defined in the community plans;* *(2) Cap the number and type of visitor accommodations that can be permitted; and* *(3) Manage the number and type of visitor accommodations that can be permitted.*			X
4.2.2-Action 4 Develop design guidelines for small, locally-owned inns, retreat centers, and like-kind accommodations.			X
Objective 4.2.3 Maximize residents' benefits from the visitor industry.			**X**
Policies:			
4.2.3.a Promote a desirable island population by striving to not exceed an island-wide visitor population of roughly 33 percent of the resident population.			X
4.2.3.b Use the required General Plan Annual Status Report to monitor trends related to residents and visitors.			X
Discussion: The proposed project includes a conceptual 240-key hotel component and therefore is relevant to the goal for tourism and its associated objectives and policies. While a hotel developer has not yet been selected and a detailed operational vision has not been defined, the project supports the goal of maintaining a healthy visitor industry that provides economic well-being and stable employment opportunities by integrating potential visitor accommodations within a broader mixed-use, resident-serving community rather than as a stand-alone resort development. The inclusion of hospitality uses in Central Maui's urban core supports policies encouraging diversified economic			

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
activity and enhanced visitor experiences, while co-locating visitor accommodations with workforce housing, commercial uses, and infrastructure reduces land use conflicts and promotes efficient service delivery. With respect to Objective 4.2.2, the project acknowledges the need to comprehensively manage visitor-unit expansion and mitigate impacts to host culture, the natural environment, and residential communities. The project does not propose transient vacation rentals that would supplant existing housing stock, and its affordable housing component ensures that long-term residential uses remain a primary focus of the development. Future hotel planning would be required to incorporate appropriate design standards, infrastructure capacity considerations, and mitigation measures consistent with County regulations.			
AGRICULTURE			
Goal 4.3 Maui will have a diversified agricultural industry contributing to greater economic, food, and energy security and prosperity.			**X**
Objective 4.3.1 Strive for at least 85 percent of locally-consumed fruits and vegetables and 30 percent of all other locally-consumed foods to be grown in-State.			**X**
Policies:			
4.3.1.a Strive to substitute food/agricultural product imports with a reliable supply of locally produced food and agricultural products.			X
4.3.1.b Facilitate and support the direct marketing/sale of the island's agricultural products to local consumers, through farmers markets and similar venues.			X
4.3.1.c Encourage growing a diverse variety of crops and livestock to ensure the stewardship of our land while safeguarding consumer safety			X
4.3.1.d Work with the State to regulate and monitor genetically-modified-organism (GMO) crops to ensure the safety of all crops and label all GMO products.			X
Implementing Actions:			
4.3.1-Action 1 Encourage the development of community gardens, including gardens on greenbelts that separate communities.			X
4.3.1-Action 2 Establish benchmarks to monitor progress towards achieving island-wide food self-sufficiency.			X
4.3.1-Action 3 *Propose revisions to the zoning ordinance to allow the direct marketing of the island's agricultural products through farmers markets, "pick-your-own" farms, farm stands, and similar venues.*			X

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Objective 4.3.2 Maintain or increase agriculture's share of the total island economy.			**X**
Policies:			
4.3.2.a Encourage the export of the island's agricultural products to offshore markets.			X
4.3.2.b Support infrastructure investments at harbors, such as ferry service, airports, and other facilities for the rapid and cost-effective export of island-grown products.			X
4.3.2.c Encourage the continued viability of sugar cane production, or other agricultural crops, in central Maui and all of Maui Island.			X
4.3.2.d Work with the State to reduce excise taxes for commercial agricultural products produced within the State.			X
4.3.2.e Coordinate with appropriate State and Federal Departments and agencies, private shipping companies, and farmers associations to assist in the rapid and cost-effective export of Maui's agricultural products to off-island markets.			X
Implementing Actions:			
4.3.2-Action 1 Bi-annually update the Maui Agricultural Development Plan to provide strategic direction for the expansion of agriculture on Maui and to determine ongoing direct and indirect benefits of agriculture on Maui.			X
4.3.2-Action 2 Increase staffing within the Office of Economic Development to promote agricultural development, as financially feasible.			X
Objective 4.3.3 *Expand diversified agriculture production at an average annual rate of 4 percent.*			X
Policies:			
4.3.3.a Promote the development of locally-grown and ecologically-sound biofuels, aquaculture, and forest products.			X
4.3.3.b Support the development of farming associations/cooperatives.			X
4.3.3.c Work with educational institutions and appropriate agencies to provide education and training for farm owners and entrepreneurs.			X
Implementing Actions:			
4.3.3-Action 1 Implement the Maui Agricultural Development Plan (July 2009) and its updates, when consistent with the MIP.			X
4.3.3-Action 2 Develop a program to expand the seed crop industry consistent with safe GMO practices.			X
Discussion: The project is a mixed-use urban development and does not include farm operations, agricultural production, aquaculture, or related infrastructure. Accordingly,			

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
policies and implementing actions focused on increasing local food production, supporting farmers, promoting agricultural exports, or implementing the Maui Agricultural Development Plan fall outside the scope of the project. While the project site is currently designated for agricultural use and would be converted through the entitlement process, the site is not currently cultivated.			
EMERGING SECTORS			
Goal 4.4 A diverse array of emerging economic sectors.			**X**
Objective 4.4.1 Support increased investment and expanded activity in emerging industries.			**X**
Policies:			
4.4.1.a Support the development of and access to state-of-the-art voice, video, and data telecommunications systems and high-speed Internet.			X
4.4.1.b Attract and assist industries to compete in high technology activities such as those related to renewable energy, green technologies, diversified agriculture, ocean sciences, health sciences, space technologies, and other knowledge-based industries.			X
4.4.1.c *Support new industries that are environmentally and culturally sensitive such as health and wellness, sports and outdoor activities, cultural activities, the arts, film-making, entertainment, and digital media.*			X
4.4.1.d Support a sustainable, culturally sensitive, astronomy industry.			X
4.4.1.e Support the continued development of the Maui Research and Technology Park in Kihei, as a center for research and development, education, and diversified economic development, as provided by the Maui County Code.			X
4.4.1.f Work with appropriate organizations to support the development of high technology clusters around renewable energy, diversified agriculture, ocean sciences, health sciences, and other knowledge-based industries.			X
Implementing Actions:			
4.4.1-Action 1 Develop streamlined permitting procedures for emerging industries.			X
4.4.1-Action 2 Prepare a list of environmentally and culturally sensitive and appropriate industries that would potentially benefit Maui as listed in the updated CEDS report.			X
Objective: 4.4.2 Increase the development of renewable energy technologies that are supported by the local community.			**X**
Policies:			

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4.4.2.a Support the expansion of the renewable energy sector and the use of solar, wind, wave, and biofuel technologies.			X
4.4.2.b Provide incentives to encourage renewable energy development, the use of green energy technologies, and energy conservation.			X
4.4.2.c Ensure an adequate supply of land and facilitate permitting to meet the needs for renewable energy technologies such as solar, wind, wave, biofuel, and other technologies, provided that environmental, view plane, and cultural impacts are addressed.			X
4.4.2.d Support the Maui County Energy Alliance Plan where consistent with the MIP.			X
Implementing Actions:			
4.4.2-Action 1 Publicize renewable energy production opportunities to potential investors			X
4.4.2-Action 2 Support the implementation of a wheeling tariff.			X
4.4.2-Action 3 Develop plans, programs, and incentives to: *(1) Attract/strengthen/retain renewable energy businesses; and* *(2) Assist businesses and homeowners to obtain/install/use solar, wind, and other forms of renewable energy facilities.*			X
4.4.2-Action 4 Implement the goals and objectives of the Maui County Energy Alliance Plan where consistent with the MIP and financially feasible.			X
Discussion: The project is not currently applicable to the goal, objectives and policies for emerging sectors. However, the project's mixed-use commercial, office, and light industrial spaces could accommodate future businesses in emerging sectors such as renewable energy services, technology, health and wellness, education, and other knowledge-based industries identified in the Maui Island Plan. While the project itself does not implement these programs, it provides a land use framework capable of supporting such industries if market demand and future tenants align with those policy objectives			
SMALL BUSINESS DEVELOPMENT			
Goal 4.5 Small businesses will play a key role in Maui's economy.			**X**
Objective 4.5.1 Increase the number of and revenue generated by small businesses and decrease the percentage of small business failures.			**X**
Policies:			
4.5.1.a Provide incentives and support for small businesses and entrepreneurs that incorporate sustainable technologies and practices			X

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into their operations, utilize local materials, or produce and sell locally-made goods or services.			
4.5.1.b Assist traditional "mom and pop" business establishments.			X
4.5.1.c Reduce barriers to small business development.			X
4.5.1.d Require, where feasible, the government procurement of goods and services from locally-owned, small businesses.			X
4.5.1.e Support community markets and venues that sell locally-made produce, goods, and services.			X
Implementing Actions:			
4.5.1-Action 1 Develop and market an online directory of local small businesses and their products/services.			X
4.5.1-Action 2 Provide business assistance, workshops, and marketing programs to small businesses to establish and enhance their viability.			X
4.5.1-Action 3 Review and revise regulations and procedures to improve Maui's small-business climate.			X
4.5.1-Action 4 Develop a program and revise procedures to facilitate government procurement of goods and services from local businesses.			X
4.5.1-Action 5 Develop and enhance programs that help locally-operated small businesses to market and provide goods and services to visitors and the visitor industry.			X
4.5.1-Action 6 Adopt the UBC's Uniform Code for Building Conservation to reduce the cost of rehabilitating older structures for commercial and other uses.			X
4.5.1-Action 7 Continue to work with small businesses and direct them to organizations that provide loans.			X
Discussion: The project would not implement County-led incentive programs, financing mechanisms, or regulatory reforms identified under the goal for small business development. However, its mixed-use commercial and light industrial spaces create opportunities for locally owned and small businesses to establish and operate within a master-planned community. While formal assistance programs are not proposed , the project's land use framework can accommodate and foster small business activity within Central Maui.			
HEALTH CARE SECTOR			
4.6 Maui will have a health care industry and options that broaden career opportunities that are reliable, efficient, and provide social well-being.			**X**
Objective 4.6.1 Expand the economic benefits of the health care sector.			**X**
Policies:			

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4.6.1.a Encourage expanded services at MMMC and at other medical facilities.			X
4.6.1.b Support expansion of federally qualified health centers with the direct involvement of the residents of the communities served.			X
4.6.1.c Support the use of multimedia as a means to provide healthcare information.			X
4.6.1.d Encourage digitalization of all diagnostic equipment at all facilities on Maui to enable sharing of data and more efficient use of limited provider workforce, consistent with data protection and patient privacy.			X
4.6.1.e Support the expansion of telemedicine.			X
4.6.1.f Encourage expansion and improved access to emergency care in all communities.			X
Objective 4.6.2 Be more efficient in the delivery of health care services and in minimizing health care costs.			**X**
Policies:			
4.6.2.a Support expansion of health care providers and facilities to improve access to quality care throughout the island.			X
4.6.2.b Encourage the expansion of veteran health care services.			X
4.6.2.c Allow home-based out-patient medical care that does not interfere with surrounding neighborhoods.			X
Objective 4.6.3 Expand Maui's alternative health care services, including spiritual practices.			**X**
Policies:			
4.6.3.a Support efforts to promote alternative medicine.			X
4.6.3.b Allow small-scale home-alternative medicine businesses such as massage, chiropractic care, traditional Hawaiian healing, and acupuncture that do not interfere with surrounding neighborhoods.			X
Implementing Actions:			
4.6.3-Action 1 Support the alternative health practices industry as well as local entrepreneurs who offer related services.			X
Discussion: While the project is currently not applicable to the goal, objective and policies for the health care sector, future uses could include medical offices, urgent care clinics or similar services that would support the local health care sector.			
EDUCATION AND WORKFORCE DEVELOPMENT			
Goal 4.7 Maui will have effective education and workforce development programs and initiatives that are aligned with economic development goals.			**X**

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Objective 4.7.1 Improve preschool and K-12 education to allow our youth to develop the skills needed to successfully navigate the 21st century.			**X**
Policies:			
4.7.1.a Encourage the State to implement programs such as: *(1) Universally available preschool for children between the ages of one and five;* *(2) Mandatory kindergarten;* *(3) Mandatory K-5th grade classroom size limits of 1 teacher to 20 students;* *(4) Mandatory nutrition programs; and* *(5) Mandatory Native Hawaiian programs at all grade levels.*			X
4.7.1.b Encourage the DOE to extend the school day by at least an hour.			X
4.7.1.c Encourage the State to increase funding for public education so that Hawai`i is among the top 10 states nationally as measured by investment per pupil.			X
4.7.1.d Encourage the State to ensure teacher certifications relate to effective delivery and improved student performances, and develop an industry experience/equivalency certification to assure our DOE students have access to career technical education and training.			X
4.7.1.e Encourage the UHMC to provide dormitory space for high school students.			X
4.7.1.f Encourage the development and implementation of curriculum on native Hawaiian history, culture, and practices, in consultation with native Hawaiian groups and associations.			
Objective 4.7.2 Encourage an increase in the number of certificate recipients and associate, bachelors, and graduate degrees conferred.			**X**
Policies:			
4.7.2.a Encourage the State to increase the number of articulation agreements between the UHMC and four-year universities, particularly the University of Hawai`i at Manoa.			X
4.7.2.b Encourage the State to expand accredited 2-year, 4-year, and graduate programs through the UHMC.			X
4.7.2.c Encourage the education and training of our residents to meet the needs of a diversified economy.			X
4.7.2.d Support education and training programs such as student internships, vocational training, and career development opportunities to ensure a highly skilled workforce.			X

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4.7.2.e Work with educational institutions to improve and expand access to education and training through multiple modes, including distance learning.			X
Implementing Actions:			
4.7.2-Action 1 Consider a labor force capacity study to project the future supply and demand for knowledge-based workers to serve Maui's technology-related needs.			X
4.7.2-Action 2 Partner with the State and other entities toward the development of a County database of health care resources such as workforce, area shortages, and present and future needs, up to and including a plan to address such needs.			X
4.7.2-Action 3 Work with the UHMC, trade unions, and other entities to develop curriculum and certification programs relating to design, installation, and operation/maintenance of renewable energy systems.			X
4.7.2-Action 4 Work with appropriate institutions and trade unions to develop and implement a certification program on current or emerging building code and land use regulations and consider conducting a County training program on same.			
Objective 4.7.3 Strive to ensure that more of Maui's jobs are developed in STEM-related sectors by 2030.			**X**
Policies:			
4.7.3.a Support the development of STEM-related certificates and degrees at the two- and four year levels.			X
4.7.3.b Support the education initiatives of the Maui Agricultural Development Plan.			X
4.7.3.c Expand and seek funding for internships, mentoring, job shadowing, etc. to foster interest in health and green workforce careers.			X
4.7.3.d Work with MEDB, UHMC, and other similar organizations to expand internship/education programs to support STEM careers.			X
4.7.3.e Continue to partner with the MEDB and other similar organizations to recruit, assist, and retain emerging industries, research and development activities, and educational/workforce opportunities.			X
Discussion: The proposed project is not applicable to the goal, objectives and policies for development and implementation of education and workforce training programs. The project does not establish educational institutions, vocational training centers, or workforce development initiatives, nor does it administer employment training programs.			

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CHAPTER 5 HOUSING			
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.	**X**		
Objective 5.1.1 *More livable communities that provide for a mix of housing types, land uses, income levels, and age.*	**X**		
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.	X		
5.1.1.b Promote planning approaches that provide a mix of multifamily and single-family housing units to expand housing choices.	X		
5.1.1.c Discourage gated communities.			X
5.1.1.d Provide incentives for the rehabilitation or adaptive reuse of historic structures to facilitate more housing choices.			X
5.1.1.e Use planning and regulatory approaches to provide higher housing densities.			X
Implementing Actions:			
5.1.1-Action 1 Amend development codes to facilitate different types of housing, including mixed use, mixed housing types, clustering, and conservation subdivisions.			X
5.1.1-Action 2 Do a study to determine optimum permit processing times on affordable housing development approvals while ensuring that community and environmental standards are addressed.			X
5.1.1-Action 3 Establish the rules and mechanisms to establish a Maui "master list" of affordable housing projects and land entitled for affordable housing so that residents will be able to obtain an affordable unit in a fair and expeditious manner.			X
5.1.1-Action 4 Study successful models of affordable housing projects/units and adopt appropriate minimum design standards that satisfy the needs of Maui's residents.			X
5.1.1-Action 5 Amend zoning and historic preservation ordinances/rules to support adaptive reuse opportunities.			X
5.1.1-Action 6 Develop incentives to promote projects that achieve the Leadership in Energy and Environmental Design (LEED) Silver or Gold certification.			X
Objective 5.1.2 Better monitoring, evaluation, and refinement of affordable housing policy in conjunction with the economic cycle.			**X**
Policies:			

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5.1.2.a Improve data on resident and nonresident housing.			X
5.1.2.b Utilize the following approaches to promote resident housing and to minimize offshore market impacts: *(1) Ensure that the future housing stock is composed of a mix of housing types* *(multifamily, small lots, ohana units, co-housing, cottage houses, etc.);* *(2) Encourage new housing in proximity to jobs and services, in places that are conducive/affordable to island residents; and* *(3) Explore taxation alternatives and building fee structures.*			X
Implementing Actions:			
5.1.2-Action 1 Develop appropriate incentives to encourage the production of required affordable housing during the different stages of an economic cycle.			X
5.1.2-Action 2 Develop and maintain a reporting system/database and related maps for the following: *(1) Existing/newly constructed housing units that are affordable to very low-, low-, and moderate-income households;* *(2) The location and quantity of housing that is used by visitors/second home; and* *(3) Property tax information, including property land use designations, tax rates, acquisition price, and market value assessments.*			X
5.1.2-Action 3 Explore the benefits and costs of revising the County's property tax rates to make them more responsive to the needs of the citizens in the area of affordable housing.			X
5.1.2-Action 4 Develop incentives for locating new workforce housing in proximity to jobs and services.			X
Objective 5.1.3 *Provide affordable housing, rental or in fee, to the broad spectrum of our island community.*	**X**		
Policies:			
5.1.3.a Consider regulations that can help keep affordable housing available at affordable rents.			X
5.1.3.b Seek to have ownership of affordable for-sale and rental housing vested in a non-profit community land trust, or other qualified housing provider, committed to keeping such housing affordable in perpetuity.			X
5.1.3.c Facilitate the use of public lands in urban areas that are suitable for affordable housing			X
5.1.3.d Develop or support partnerships and initiatives that provide housing-related education/outreach.			X

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5.1.3.e Support the continuing efforts of the County and its community partners to: *(1) Disseminate information on different housing/financial assistance programs (loans, grants, etc.) including information on housing rehabilitation/restoration/adaptive reuse;* *(2) Provide housing-related counseling including budget, credit, and financial planning assistance; and* *(3) Create and maintain a comprehensive/master list of available affordable housing to help residents secure a unit that satisfies their need.*			X
Implementing Actions:			
5.1.3-Action 1 Consider the following actions in housing-related code amendments: *(1) Give a higher priority to the construction of actual units and a lower priority to the provision of land, over the current alternative in-lieu fee payment;* *(2) Require recordation of a covenant to ensure that the required affordable units in a project remain affordable for perpetuity;* *(3) Consider that affordable houses be developed and available concurrently with market units;* *(4) Encourage the development of affordable "for-sale" and rental housing through incentives;* *(5) Consider a rent stabilization program to ensure that rental housing remains affordable;* *(6) For the sale prices of required affordable housing units, evenly distribute prices over the range of the subject income category; and* *(7) Expedite permitting for affordable housing projects approved pursuant to the residential workforce housing ordinance.*			X
5.1.3-Action 2 Support/help in the creation of Community Development Corporations to facilitate the development and maintenance of affordable housing.			X
5.1.3-Action 3 Enhance our existing affordable housing financing program to include the following elements: *(1) An affordable housing assessment on commercial and residential properties.* *(2) A real estate transfer tax imposed on visitor units, TVRs, and residential housing that is not affordable for residents with household incomes of up to 200 percent of the island median household income.*			X
5.1.3-Action 4 Explore flexible funding for the affordable housing fund/program based on County tax revenues.			X

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5.1.3-Action 5 Actively pursue appropriate Federal, State, County, and private grants/subsidies to facilitate affordable housing projects.			X
***Objective 5.1.4** Provide infrastructure in a more timely manner to support the development of affordable housing.*	**X**		
Policies:			
5.1.4.a Prioritize the development of infrastructure that supports the development of affordable housing.	X		
5.1.4.b Utilize appropriate financing approaches and assistance tools to encourage the development of infrastructure and public facilities.	X		
5.1.4.c Tailor infrastructure requirements to correspond with appropriate level-of-service standards to help control housing costs and to maintain safety.			X
Implementing Actions:			
5.1.4-Action 1 Prioritize Capital Improvement Projects that commit to building appropriately planned affordable housing-related projects.			X
***Objective 5.1.5** A wider range of affordable housing options and programs for those with special needs.*	**X**		
Policies:			
5.1.5.a Ensure that residents with special needs have access to appropriate housing.	X		
5.1.5.b Encourage housing to be built or rehabilitated to allow the elderly and those with special needs to live in their homes.			X
5.1.5.c Ensure and facilitate programs to assist those with special needs from becoming homeless.			X
5.1.5.d Promote programs that stimulate the production of sustainable homeless shelters and alternative housing technologies.			X
5.1.5.e Support programs that offer home modification counseling on low-interest retrofit loans and grants to those with special needs.			X
Implementing Actions:			
5.1.5-Action 1 Develop financing mechanisms to assist low-income elders and other high risk/ disadvantaged patients who need residential and institutional health care to remain in affordable housing that is part of a community development project.			X
5.1.5-Action 2 Create or assist in creating programs that provide affordable housing to seniors, the disabled, and those returning from mental health institutions, correctional institutions, and drug rehabilitation.			X

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5.1.5-Action 3 Help in securing/leveraging federal grants, low income housing tax credits, and other resources that support affordable housing for special needs populations.	X		
5.1.5-Action 4 Develop and maintain indicators to monitor homelessness.			X
5.1.5-Action 5 Partner with the private sector/nonprofit organizations to develop and maintain an adequate supply of emergency shelters and transitional housing.			X
5.1.5-Action 6 Amend the Zoning/Subdivision Codes to streamline and facilitate the development of elder care/assisted living facilities, as well as housing/facilities that are Americans with Disabilities Act-compliant.			X
5.1.5-Action 7 Waive County review fees to modify dwelling units to accommodate the needs of people with disabilities (reasonable accommodation).			X
5.1.5-Action 8 Explore the adoption of an aging-in-place ordinance.			X
Objective 5.1.6 Reduce the cost to developers of providing housing that is affordable to families with household incomes 160 percent and below of annual median income.			X
Policies:			
5.1.6.a Support fast-track processing procedures for the following housing-related entitlements: affordable housing projects/units; indigenous Hawaiian housing/units; and special-needs housing units (seniors, disabled, homeless, etc.).			X
5.1.6.b Require the construction of affordable for-sale and rental housing units as part of the construction of new housing developments.			X
5.1.6.c Offer extra incentives in boom periods and withdraw incentives during slack periods.			X
Implementing Actions:			
5.1.6-Action 1 Develop a comprehensive, flexible system of incentives to develop affordable housing, including: *(1) Reduction or waiver of impact, assessment, and permit fees;* *(2) Density bonuses;* *(3) Exemptions from subdivision and zoning standards;* *(4) Building code modifications while maintaining health and safety; and* *(5) Possible use of publicly owned lands.*			X
5.1.6-Action 2 Streamline the permitting process as follows: *(1) Within one year of this plan's adoption, adopt new administrative rules that streamline and clarify the permitting process;*			X

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(2) Consider using outside consultants (third-party review); *(3) Implement a one-stop permitting process; and* *(4) Adopt a set of standards so permitting is administrative and as ministerial as possible.*			
Objective 5.1.7 Increased preservation and promotion of indigenous Hawaiian housing and architecture.			X
Policies:			
5.1.7.a Preserve, promote, and give priority to Hawaiian housing/architecture forms to preserve Hawaiian culture.			X
5.1.7.b Provide for indigenous architecture as an allowable structure for native Hawaiian uses to include hula and lā`au lapa`au.			X
Implementing Actions:			
5.1.7-Action 1 Revise regulations to allow for indigenous Hawaiian architectural practices, styles, customs, techniques, and materials, in accordance with Section 46-1.55, Hawai'i Revised Statutes.			X
5.1.7-Action 2 Encourage the use of alternative building materials (e.g., bamboo).			X
Discussion: The proposed project strongly supports the Maui Island Plan's housing goals by providing 100 percent affordable housing (at 140% AMI or below, with one-third at 60% AMI or below) within a master-planned, mixed-use community designed to contribute to strong, livable neighborhoods. The project includes a mix of unit types ranging from studios to three-bedroom units, integrated with parks and multi-use paths, and is located in Central Maui near employment and services, helping to expand resident-oriented housing opportunities and reduce commute distances. By prioritizing long-term affordability and pursuing development under HRS §201H, the project advances the Plan's intent to increase and maintain the affordable housing inventory through coordinated public–private action. The project also supports housing-related policies by proposing necessary infrastructure improvements, including modification of an existing water system, development of an on-site WWTP, and roadway improvements, to ensure that housing development is supported by adequate facilities. While many implementing actions within the Housing chapter involve County-led financing programs, regulatory amendments, and monitoring initiatives beyond the scope of a private development, the project aligns with the broader policy direction by delivering substantial affordable housing supply, incorporating accessible design standards, and integrating housing within a connected, mixed-use community framework.			

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CHAPTER 6 INFRASTRUCTURE AND PUBLIC FACILITIES			
SOLID WASTE			
Goal 6.1 Maui will have implemented the ISWMP thereby diverting waste from its landfills, extending their capacities.			
Objective 6.1.1 *Meet our future solid waste needs with a more comprehensive planning and management strategy.*			
Policies:			
6.1.1.a Update and publicize the ISWMP every ten years.			X
6.1.1.b Strengthen inter-agency coordination including Planning and Environmental Management departments.			X
6.1.1.c Divert waste from the landfills and educate the public about the recommendations of the ISWMP.			X
6.1.1.d Minimize future active, unlined landfill cells to the extent feasible.			X
Implementing Actions:			
6.1.1-Action 1 Implement the ISWMP through programs/improvements/upgrades of the solid waste management system and the Capital Improvement Project (CIP) budget in a timely manner.			X
6.1.1-Action 2 Regularly update waste generation, reuse, recycling, and disposal data for monitoring and implementation purposes.			X
6.1.1-Action 3 Educate the public about the importance and cost savings of solid waste reduction.			X
Objective 6.1.2 Divert at least 60 percent of solid waste from the island's landfills.			X
6.1.2.a Require residents and commercial enterprises that generate waste to pay a fair proportion of disposal costs.			X
6.1.2.b Encourage environmentally safe waste-to-energy solutions.			X
6.1.2.c Facilitate the reduction of solid waste generated by packaging, food service products, construction waste, etc.			X
6.1.2.d Educate residents and visitors about the impacts of and methods to reduce, reuse, and recycle.			X
6.1.2.e Discourage the disposal of landfill leachate by diversion to wastewater treatment plants, where practicable.			X
Implementing Actions:			
6.1.2-Action 1 Implement a comprehensive, curbside recycling program			X
6.1.2-Action 2 Develop regulations, programs, funding opportunities, and/or incentives to:			X

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(1) Increase recycling of used appliances/furniture/electrical/components/clothing/other household items and recyclable materials; *(2) Increase the number of composting centers;* *(3) Reduce solid wastes generated by packaging, food service products, home construction waste, etc.;* *(4) Construct materials recovery facilities (MRFs) including a facility in Central Maui, in accordance with the ISWMP, and investigate a cost-recovery fee to meet funding needs; and* *(5) Discourage slow degradable materials, e.g., Styrofoam.*			
6.1.2-Action 3 Develop public outreach/education/incentive programs to increase awareness to reduce, reuse, and recycle.			X
6.1.2-Action 4 Prepare a study to assess the feasibility of a future waste to energy program.			X
6.1.2-Action 5 Identify and develop a recycling/redemption facility at an appropriate location in West Maui.			X
Discussion: The proposed project is not directly applicable to the goal for solid waste and its associated objectives and implementing actions, which focus on County-led solid waste planning**.** The project does not operate public landfills or administer waste diversion programs. Solid waste generated by the multi-family residential, commercial, and light industrial components would be handled by private waste haulers in coordination with County regulations, and the project will incorporate recycling collection and waste-reduction practices consistent with applicable requirements. While the administration of ISWMP programs remains a County responsibility, the project will comply with solid waste regulations and include recycling measures to support broader waste diversion goals.			
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.	**X**		
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.	**X**		
Policies:			
6.2.1.a Encourage the use of renewable energy in support of wastewater treatment facilities.			X

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6.2.1.b Focus the expansion of wastewater systems to accommodate planned growth consistent with the MIP Directed Growth Strategy.			X
6.2.1.c Establish new wastewater treatment plant(s) outside the tsunami zone.			X
Objective 6.2.2 Adequate levels of wastewater service with minimal environmental impacts.	**X**		
Policies:			
6.2.2.a Meet or exceed all State and Federal standards regulating wastewater disposal or reuse.	X		
6.2.2.b Encourage tertiary treatment for all municipal wastewater that is disposed through deep injection wells. Phase out all municipal and private injection wells in coordination with water reuse programs, where feasible, by 2020.			X
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.			X
6.2.2.d Maintain an ongoing sewer inspection program for public and private multi-user systems to identify potential problems and forecast each system's residual life.			X
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.			X
6.2.2.f Require appropriate funding mechanisms, such as a sinking fund, to adequately maintain or replace aging water-system components.			X
6.2.2.g Strongly encourage the phase out of cesspools.			X
Implementing Actions:			
6.2.2-Action 1 Implement the following to ensure effective, safe multi-user wastewater treatment systems: *(1) Amend County regulations and plans to ensure adequate operating procedures,* *treatment standards, and monitoring programs;* *(2) Establish treatment and capacity requirements suitable for the required level of service/use; and* *(3) Require private treatment facilities or public-private funded facilities to provide financial assurance, including bonds, for the following:* *a. Repair, removal, or replacement of any system components reaching the end of intended service life; and*			X

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b. Enforcement of other needed corrective action(s) or guaranteeing uninterrupted operation in case of bankruptcy, abandonment, or any other default on financial obligation			
6.2.2-Action 2 Work with the State toward the phase out of cesspools.			X
6.2.2-Action 3 Conduct and implement technical studies to identify appropriate level of service and potential funding mechanisms to augment the funding available for ongoing upgrade/maintenance of the wastewater system.			X
Objective 6.2.3 Increase the reuse of wastewater.	**X**		
Policies:			
6.2.3.a Strengthen coordination between the Department of Water Supply (DWS) and the WWRD to promote reuse/recycling of wastewater.			X
6.2.3.b Expand the reuse of wastewater from the Central Maui, Kīhei, Lahaina, and other wastewater systems.			X
6.2.3-Action 1 Identify potential new users of treated effluent and implement the necessary improvements to supply this water through the County CIP.			X
6.2.3-Action 2 Amend County regulations to allow for the use of grey water for approved purposes.			X
6.2.3-Action 3 Create education, marketing, and incentive programs that promote the reuse/recycling of wastewater.			X
Discussion: The proposed project supports the goal for wastewater and its associated objectives by planning for an on-site WWTP designed to meet or exceed applicable State and Federal wastewater standards, provide adequate capacity for projected demand, and operate in an environmentally responsible manner. County sewer service does not currently extend to the site, the project proposes to construct a new treatment facility capable of producing R-1 recycled water, thereby maximizing wastewater reuse for non-potable purposes such as landscape irrigation. This approach aligns with policies encouraging tertiary treatment, expansion of reuse programs, and wastewater system improvements consistent with planned growth. The proposed WWTP would be subject to all required regulatory approvals, monitoring requirements, and financial assurance mechanisms to ensure proper operation and long-term maintenance, consistent with policies requiring developments to fund system improvements proportionate to their impact. By incorporating water recycling, coordinating with relevant agencies, and designing infrastructure to meet current standards, the project advances the Maui Island Plan's objective of providing adequate			

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wastewater service while minimizing environmental impacts and increasing beneficial reuse.			
WATER			
Goal 6.3 Maui will have an environmentally sustainable, reliable, safe, and efficient water system.	**X**		
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.			**X**
Policies:			
6.3.1.a Ensure that DWS actions reflect its public trust responsibilities toward water.			X
6.3.1.b Ensure the WUDP implements the State Water Code and MIP's goals, objectives, and policies.			X
6.3.1.c Regularly update the WUDP, to maintain compliance with the General Plan.			X
6.3.1.d Ensure that the County's CIP for water-source development is consistent with the WUDP and the MIP.			X
6.3.1.e Where desirable, retain and expand public ownership and management of watersheds and fresh-water systems			X
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.			X
Implementing Actions:			
6.3.1-Action 1 Implement the WUDP.			X
6.3.1-Action 2 Develop site selection studies for water storage and supply facilities for each community plan area.			X
6.3.1-Action 3 Prepare and implement a plan to identify and prioritize infrastructure requirements needed to accommodate nonpotable water for irrigation.			X
6.3.1-Action 4 Work with the State to set standards for the amount of water withdrawn from aquifers and other groundwater sources to ensure the long-term health and sustainability of the resource.			X
6.3.1-Action 5 Produce an annual evaluation of the state of available water resources on the island.			X
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.	**X**		
Policies:			

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6.3.2.a Ensure the efficiency of all water system elements including well and stream intakes, water catchment, transmission lines, reservoirs, and all other system infrastructure.			X
6.3.2.b Encourage increased education about and use of private catchment systems where practicable for nonpotable uses.			X
6.3.2.c Maximize the efficient use of reclaimed wastewater to serve nonpotable needs.	X		
6.3.2.d Work with appropriate State and County agencies to achieve a balance in resolving the needs of water users in keeping with the water allocation priorities of the MIP.	X		
6.3.2.e Ensure water conservation through education, incentives, and regulations.			X
6.3.2.f Acquire and develop additional sources of potable water.	X		
Implementing Actions:			
6.3.2-Action 1. Develop programs to increase the efficiency of all water system elements.			X
6.3.2-Action 2. Develop, adopt, and implement water source development siting standards that implement the MIP Directed Growth Plan and the WUDP, and protect water quality for existing and future consumers.			X
6.3.2-Action 3. Revise County regulations to require high-efficiency, low-flow plumbing fixtures in all new construction.			X
6.3.2-Action 4. Pursue development of additional potable water sources to keep pace with the County's needs.	X		
6.3.2-Action 5. Identify and develop renewable energy systems to serve the DWS.			X
6.3.2-Action 6. Develop a water rate structure that encourages conservation and discourages the excessive use of water.			X
6.3.2-Action 7. Develop a comprehensive water conservation ordinance to include xeriscaping regulations to promote water conservation			X
6.3.2-Action 8. Update DWS reliability and drought standards, and continue to evaluate as needed in light of updated regulation and rainfall and flow data.			
Objective 6.3.3 Improve water quality and the monitoring of public and private water systems.	**X**		
Policies:			
6.3.3.a Protect and maintain water delivery systems.	X		
Implementing Actions:			

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6.3.3-Action 1 Ensure water quality and quantity report results are provided in a timely manner to consumers when water quality or quantity falls below standards.			X
6.3.3-Action 2 Complete and implement DWS wellhead-protection program to protect the water quality of public and private wells.			X
Discussion: The proposed project supports goal, objectives and policies for water by planning for a reliable, safe, and environmentally sustainable water system consistent with County standards. Since County potable water service does not currently extend to the site, the Applicant proposes to modify an existing water source and associated infrastructure to meet County DWS standards, with the intent to dedicate the water system to the County, subject to County acceptance. This approach supports policies encouraging public ownership and management of water systems and coordination with County planning documents such as the Water Use and Development Plan (WUDP). In addition, the project will incorporate water conservation measures, including compliance with high-efficiency plumbing fixture requirements and integration of R-1 recycled water from the proposed on-site wastewater treatment plant for non-potable uses, thereby maximizing efficient water use and reducing demand on potable supplies.			
TRANSPORTATION			
Goal 6.4 An interconnected, efficient, and well-maintained, multimodal transportation system.	**X**		
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.	**X**		
Policies:			
6.4.1.a Plan for an integrated multi-modal transportation system comprised of public transit, bicycle, pedestrian, automobile, and other transportation modes.	X		
6.4.1.b Refocus transportation investment from the construction of additional roadways only for the automobile to the expansion of a multimodal transportation system.	X		
6.4.1.c Encourage the use of "complete streets" design methods.			X
6.4.1.d Encourage employers to implement TDM strategies.			X
Implementing Actions:			
6.4.1-Action 1 Explore the benefits and costs of establishing a Metropolitan Planning Organization to serve Maui's transportation needs.			X
6.4.1-Action 2 Develop and implement in a timely manner appropriate Transportation System Management(TSM) and Transportation			X

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Demand Management (TDM) programs in accordance with a Comprehensive Long Range Multimodal Plan.			
6.4.1-Action 3 Study the feasibility of High Occupancy Vehicle (HOV) lanes within or adjacent to major arterials.			X
6.4.1-Action 4 Optimize traffic signal timing and coordination to reduce travel time and delay.			X
6.4.1-Action 5 Establish additional park-n-ride facilities in key locations.			X
Objective 6.4.2 Safe, interconnected transit, roadway, bicycle, equestrian, and pedestrian network.	X		
Policies:			
6.4.2.a Ensure transit-, roadway-, and pedestrian-facilities design and level-of-service standards respect the unique character of our communities.	X		
6.4.2.b Prioritize transportation improvements list to cost-effectively meet existing and future needs consistent with the MIP.			X
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			X
6.4.2.d Identify and improve hazardous and substandard sections of roadways, drainage infrastructure, and bridges, provided that the historical integrity of the roads and bridges are protected.			X
6.4.2.e Consider identification, acquisition where appropriate, and utilization of abandoned right-of-ways for bikeways, pedestrian pathways, and open-space networks.			X
6.4.2.f Support the implementation of the Central Maui Pedestrian & Bicycle Master Plan (March 2012), when consistent with the MIP.			X
Implementing Actions:			
6.4.2-Action 1 Revise the subdivision ordinance to require developers, where appropriate, to integrate sidewalks, pathways, bikeways, and transit infrastructure into new commercial and residential projects, while enhancing community character.			X
6.4.2-Action 2 Implement the Upcountry Greenway Master Plan (2004), and other approved greenway plans, consistent with the MIP, and County and State transportation plans.			X
6.4.2-Action 3 Develop and adopt regulations to require developments to dedicate right-of-way consistent with State and County transportation plans prior to or as the phases of the developments become operational			X

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6.4.2-Action 4 Implement pedestrian and bikeway plans.			X
Objective 6.4.3 An island-wide, multimodal transportation system that respects and enhances the natural environment, scenic views, and each community's character.	**X**		
Policies:			
6.4.3.a Ensure that the roadway and transit alignments respect the natural environment and scenic views.	X		
6.4.3.b Ensure that roadways and transit systems in rural areas and small towns enhance community character.			X
6.4.3.c Design all transit systems to respect visual corridors and Maui's character.	X		
Implementing Actions:			
6.4.3-Action 1 Adopt and amend County regulations to incorporate design standards for roadways, transit, and pedestrian facilities that ensure protection of the natural environment and each community's sense of place.			X
6.4.3-Action 2 Develop, adopt, and regularly update the mapping of Scenic Corridor Protection standards that implement the recommendations of the Scenic Roadway Corridors Management Plan and Design Guidelines.			X
6.4.3-Action 3 Urge the State to relocate Honoapi`ilani Highway mauka between the Pali and Puamana, and develop a network of parks and open space on the makai side of the highway, in accordance with the Pali to Puamana Master Plan.			X
Discussion: The proposed project supports the goal for transportation by incorporating a multimodal transportation framework within a master-planned, mixed-use development in Central Maui . The project includes multi-use paths, bike lanes, sidewalks, and roundabouts designed to calm traffic and improve safety, consistent with policies encouraging integrated transit, pedestrian, bicycle, and automobile networks and "complete streets" principles. A Transportation Impact Analysis Report (TIAR) was prepared to evaluate roadway operations, identify required improvements, and ensure that transportation facilities function safely and efficiently as development occurs. The project also supports island-wide transportation and land use integration by co-locating workforce housing, employment opportunities, and community-serving uses in a compact urban form that reduces vehicle trip lengths and promotes transportation demand management. The Applicant will coordinate with the County regarding potential bus stop locations and right-of-way improvements and will integrate required roadway and infrastructure improvements consistent with County and State transportation plans.			

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TRANSIT			
Goal 6.5 An island-wide transit system that addresses the needs of residents and visitors and contributes to healthy and livable communities.			**X**
Objective 6.5.1 An integrated transit system that better serves all mobility needs of Maui's residents and visitors.			**X**
Implementing Actions:			
6.5.1.a Maximize access to public transit in town centers, commercial districts, and employment centers.			X
6.5.1.b Expand regional and inter-regional transit services, where appropriate, in heavily traveled corridors and within communities			X
6.5.1.c Increase the frequency of current service, add additional bus routes as demand requires, and transition to nonpolluting transit vehicles, as funding permits.			X
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.			X
6.5.1.e Require new development where appropriate, to provide right-of-ways (ROWs) to accommodate transit circulation and support facilities.			X
6.5.1.f Identify, protect, and preserve, or acquire corridors for future inter-community transit use, including but not limited to, rail and also multimodal use corridors.			X
6.5.1.g Establish transit corridors by planning for and securing right-of-way when appropriate for alternative modes of transportation (such as rail and water ferry service).			X
6.5.1.h Pursue improvements and upgrades to the existing transit system consistent with updated MDOT planning studies/transit plans (within the framework of comprehensive islandwide multimodal transportation plans).			X
6.5.1.i Increase inter-agency coordination between the Department of Planning, State Department of Transportation, County Department of Public Works, and other applicable agencies.			X
Implementing Actions:			
6.5.1-Action 1 Amend the County subdivision and development regulations to require, where appropriate, transit-supportive roadway infrastructure.			X
6.5.1-Action 2 Develop and adopt an ordinance to require developments, if appropriate, to provide private shuttle services			X

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connecting to public transit or appropriate impact fees for transportation improvements.			
6.5.1-Action 3 Prepare a study to: *(1) Prioritize transit corridors and stations;* *(2) Develop an implementation program to preserve sites and ROWs for necessary facilities; and* *(3) Identify alternative funding approaches including public-private partnerships.*			X
6.5.1-Action 4 Regularly conduct transit system needs-assessment surveys to ensure community satisfaction, and provide opportunities for transit-system users to make suggestions on ways to improve services.			X
6.5.1-Action 5 Work with rental car agencies to consider expansion of their agencies into high population areas such as West and South Maui.			X
6.5.1-Action 6 Designate, map, and preserve, or develop corridors to support mass-transit solutions.			X
Objective 6.5.2 Plan for a more diversified and stable funding base to support transportation goals.			
Policies:			
6.5.2.a Support alternative methods and sources of funding transportation improvements (including impact fees, higher taxes, fare adjustments, dedicated sources of funding, and assessments).			X
6.5.2.b Collaborate with public-private entities or nonprofit organizations to reduce public transit operational expenses.			X
6.5.2.c Coordinate with appropriate Federal, State, and County agencies to fund transportation projects in areas where growth is anticipated.			X
Implementing Actions:			
6.5.2-Action 1 Conduct and implement technical studies to identify potential funding for ongoing maintenance and upgrades of transportation systems (transportation impact fees, community facilities districts, etc.).			X
6.5.2-Action 2 Establish alternative financing programs such as transportation impact fees, community facilities districts, transfer of development rights, or dedicated sources of funding.			X
Discussion: The proposed project is not directly applicable to the goal for transit and its associated objectives and implementing actions, which focus on the planning, expansion, funding, and administration of the island-wide public transit system led by the County, State, and other public agencies. The project does not establish or operate transit services, designate regional transit corridors, or implement transit funding mechanisms.			

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While the project incorporates multimodal design features and will coordinate with the County regarding potential bus stop locations and transit-supportive infrastructure, broader transit system planning, service expansion, and funding strategies remain outside the scope of this private development.			
PARKS			
Goal 6.6 Maui will have a diverse range of active and passive recreational parks, wilderness areas, and other natural-resource areas linked, where feasible, by a network of greenways, bikeways, pathways, and roads that are accessible to all.	**X**		
Objective 6.6.1 More effective, long-range planning of parks and recreation programs able to meet community needs.	**X**		
Policies:			
6.6.1.a Support, consistent with the MIP, the implementation of open-space and recreational plans, such as the Pali to Puamana Parkway Master Plan and the Upcountry Greenways Master Plan.			X
6.6.1.b Utilize the ahupua`a approach by integrating mauka-to-makai natural landscapes into an island-wide parks and recreation functional plan.			X
6.6.1.c Provide a balanced mix of passive and active parks, including neighborhood, community, and regional parks, in each community plan area.	X		
6.6.1.d Support the expansion of Haleakala National Park, where supported by affected communities.			X
6.6.1.e Support lo`i and dryland taro restoration in County, State, and Federal parks.			X
6.6.1.f Encourage private landowners to dedicate land to Federal, State, or County governments, or nonprofit land trusts, for parks and open-space protection consistent with the MIP.			X
6.6.1.g Strengthen inter-agency coordination including State and County departments, such as resolving joint use of facilities and properties.			X
6.6.1.h Work with the State to prepare and implement a master management plan for `Āhihi- Kīna`u and La Perouse-Keone`ō`io Bay to Kanaloa Point region.			X
Implementing Actions:			
6.6.1-Action 1 Identify government ROWs to determine if they can be incorporated into an island-wide parks and recreation functional plan.			X
6.6.1-Action 2 Identify community partners for the maintenance and ownership of community park facilities.			X

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6.6.1-Action 3 Develop, adopt and regularly update an island-wide parks and recreation functional plan that incorporates facilities, programs, and a financial component.			X
6.6.1-Action 4 Institute regularly-held, inter-agency coordination meetings to facilitate the implementation of the functional plan.			X
Objective 6.6.2 Achieve parks and recreation opportunities to meet the diverse needs of our community	**X**		
Policies:			
6.6.2.a Establish appropriate level-of-service standards at the neighborhood, community, and regional levels.			X
6.6.2.b Identify and acquire parks and recreational facilities that address existing park inadequacies and complement and enhance neighborhoods, communities, and natural land features.			X
6.6.2.c Design park facilities to preserve and enhance natural site characteristics, maximize views, protect environmental and cultural sites, and minimize water demands.			X
6.6.2.d Acquire lands along the shoreline, between coastal roadways and the ocean.			X
6.6.2.e Encourage the development of regional parks, district parks, and greenways in a manner that helps to contain sprawl, provide separation between distinct communities, or offer open space within urban communities.			X
6.6.2.f Require large master-planned communities that incorporate a mixture of park facilities pursuant to parks standards and functional plans.			X
6.6.2.g Support appropriate areas for cultural parks (e.g., Kepaniwai) in each community plan area.			X
6.6.2.h Incorporate community input to determine the appropriate location, design, and long-term stewardship of parks and recreation facilities.			X
6.6.2.i Manage commercial activities at public parks to minimize impacts to residents.			X
6.6.2.j Support public-private partnerships to implement the acquisition and development of parks when consistent with the General Plan.			X
6.6.2.k Support a coordinated program to improve, operate, and maintain joint-use facilities and grounds.			X
Implementing Actions:			
6.6.2-Action 1 Develop and adopt LOS and design standards for parks and recreational facilities.			X

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6.6.2-Action 2 Identify and acquire appropriate park sites in accordance with a parks and recreation functional plan.			X
6.6.2-Action 3 Implement parks and recreational plans, consistent with the MIP, including the North Shore Bikeway Master Plan; Upcountry Greenway Master Plan; South Maui Community Park and Open Space Master Plan; Pali to Puamana Parkway Master Plan; Shoreline Access and Inventory Update-Final Report; South Maui Heritage Corridor; and North Shore Corridor Report.			X
6.6.2-Action 4 Develop a regional park and fairground in Central Maui, and regional parks in South and West Maui.			X
6.6.2-Action 5 Amend County zoning and subdivision ordinances to require development to incorporate a mixture of park facilities into large master-planned communities.			X
6.6.2-Action 6 Develop additional historical and cultural parks.			X
6.6.2-Action 7 Establish community-based advisory boards where necessary to help prioritize the purchase of park and recreational lands and facilities.			X
Objective 6.6.3 An expanded network of greenways, trails, pathways, and bikeways.	**X**		
Policies:			
6.6.3.a Link existing and future park sites, natural areas, the shoreline, and residential areas with a network of bikeways, pedestrian paths, trails, and greenways.	X		
6.6.3.b Support the implementation of plans and programs that facilitate pedestrian mobility and access to active and passive recreation areas and sites.			X
6.6.3.c Collaborate with the State and private land owners to ensure perpetual access and proper stewardship of traditional trails and access systems.			X
6.6.3.d Facilitate the development of well-managed noncommercial campgrounds throughout the island.			X
6.6.3.e Consider requiring commercial bike rental businesses to provide funding that supports a mauka-to-makai Haleakalā bikeway improvement program.			X
6.6.3.f Ensure ADA compliance and seek opportunities to make all parks and recreational facilities accessible to people with disabilities.	X		
Implementing Actions:			

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6.6.3-Action 1 Amend development regulations to ensure the construction of adequate parking with pathways near shoreline access points.			X
6.6.3-Action 2 Amend the Maui County Code to provide better access and proper stewardship of traditional trails and access systems			X
6.6.3-Action 3 Develop an educational program for private land owners and the general public to ensure proper stewardship of the islands' trail and access systems.			X
6.6.3-Action 4 Develop public campgrounds in suitable locations throughout the island.			X
6.6.3-Action 5 Create opportunities to utilize portions of public parks for community gardens.			X
Discussion: The proposed project supports Goal 6.6 by incorporating a diverse range of active and passive recreational spaces within a master-planned, mixed-use development that contributes to Central Maui's park and open space network. The project includes neighborhood-scale parks, open areas, and civic spaces that may be dedicated to the County, consistent with policies requiring large master-planned communities to incorporate a mixture of park facilities and to help address community-level service needs. The detention basin easement functions as both stormwater infrastructure and open space, providing separation between uses and contributing to the urban open space framework. The project also supports the objective of expanding greenways, trails, and pathways by incorporating multi-use paths and bike facilities that enhance pedestrian mobility and connectivity within the site and to surrounding areas. These features align with policies encouraging linkages between residential areas, parks, and other destinations, and support ADA accessibility standards in park and pathway design.			
PUBLIC FACILITIES			
Goal 6.7 Maui will have adequate public facilities that meet the diverse needs of residents.			X
Objective 6.7.1 *More effective planning for public facilities to meet community needs.*			X
Policies:			
6.7.1.a Ensure the development and update of island-wide public facilities functional plans that incorporate prioritized facilities, programs, and a financial component.			X
6.7.1.b Establish appropriate level-of-service standards for public facilities provided by the County.			X

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6.7.1.c Pursue improvements and upgrades of County public facilities consistent with the public facilities functional plan.			
6.7.1.d Recognize Wailuku Town as Maui's Civic Center and support the revitalization of the Civic Center District by consolidating government office spaces, enhancing landscape beautification, and providing adequate public parking.			X
6.7.1.d Recognize Wailuku Town as Maui's Civic Center and support the revitalization of the Civic Center District by consolidating government office spaces, enhancing landscape beautification, and providing adequate public parking.			X
6.7.1.f Adequately plan and fund public safety facilities (fire, police, ambulance, civil defense) to meet community needs.			X
6.7.1.g Increase joint facilities utilization and program coordination between State and County agencies such as baseyards, communication centers, recreational facilities, etc., where feasible.			X
6.7.1.h Focus future expenditures for additional government office space, parking, and related facilities in Wailuku's Civic Center District.			X
6.7.1.i Encourage continuous and safe walkways for children within one mile of each school.			X
6.7.1.j Encourage public-private partnerships to identify and resolve public facility plan shortcomings when consistent with the General Plan.			X
6.7.1.k Incorporate community/area residents' input to determine the appropriate location and design of public facilities.			X
Implementing Actions:			
6.7.1-Action 1 *Establish an archive center to preserve both digital and hardcopy documents that are important to Maui's planning process.*			X
Discussion: While the proposed project does not propose specific public facilities, the Applicant proposes dedication of land for civic uses, which may include public facilities. Ongoing coordination with government agencies will ensure the project can be served by public facilities.			
SCHOOLS AND LIBRARIES			
Goal 6.8 Maui will have school and library facilities that meet residents' needs and goals.			X
Objective 6.8.1 Assist in providing appropriate school and library facilities in a timely manner and in strategic locations.			X
Policies:			
6.8.1.a Work in partnership with all educational institutions to meet current and future needs including appropriate location, timing, and design of future facilities.			X

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6.8.1.b Allow for the expansion and intensification of uses at the UHMC including satellite campuses operating in remote areas.			X
6.8.1.c Encourage the DOE to build and maintain smaller, community-oriented schools.			X
6.8.1.d Encourage better cooperation by the State and County for use of State and County facilities.			X
6.8.1.e Encourage the State to upgrade, modernize, and expand school facilities, including those in remote communities.			X
6.8.1.f Work with the State to develop a master plan for the expansion of UHMC in accordance with the MIP.			X
6.8.1.g Support partnerships (public/private/nonprofit) to build and staff new schools and improve existing facilities.			X
6.8.1.h Work with the BOE HSPLS to provide centralized library services (including telecommunications) to all areas of Maui.			X
6.8.1.i Work with the State to expedite planning and construction of Kīhei High School, including the integration of the high school with the Maui Research and Technology Park.			X
6.8.1.j Work with the State to identify intermediate school sites in Central Maui and other areas where needed.			X
Objective 6.8.2 Provide a more expansive network of safe and convenient pedestrian-friendly streets, trails, pathways, and bikeways between neighborhoods and schools where appropriate.			**X**
Policies:			
6.8.2.a Encourage the State to build new school facilities in appropriate locations that minimize time and distance for students to travel to and from school.			X
6.8.2.b Encourage the State to implement the Safe Routes to School initiative with funding commitments to help the County plan and fund projects that ensure safe access routes to school			X
Implementing Actions:			
6.8.2-Action 1 Conduct an inventory to determine safety obstacles along school access routes and work with the State to address safety concerns for students who are unable to utilize school bus transport.			X
6.8.2-Action 2 Work with the State to coordinate the siting and development of future school facilities, bikeways, pedestrian paths, and greenways to encourage mobility.			X

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
6.8.2-Action 3 Amend County zoning and subdivision regulations to require development within the vicinity of schools, libraries, community centers, and other public facilities to provide bike-and pedestrian-friendly infrastructure and traffic calming features			X
Discussion: The proposed project is not applicable to many of the objectives, policies, and implementing actions for schools and libraries, which focus on State- and County-led planning, funding, construction, and modernization of school and library facilities. However, the Applicant has consulted with the DOE and HSFA to confirm the schools that would serve the project area and to evaluate existing capacity and will continue coordination as the project advances to ensure enrollment projections and facility planning can be addressed through appropriate State processes.			
HEALTHCARE			
Goal 6.9 All of Maui residents will have the best possible health care to include healthy living, disease prevention, as well as acute and long-term care.			**X**
Objective 6.9.1 Greater autonomy to the Maui region in their efforts to improve medical care on the island.			**X**
Policies:			
6.9.1.a Encourage the State to give greater autonomy to the Maui region in their efforts to improve medical care on the island.			X
6.9.1.b Support innovative financial solutions, such as capital partnerships, joint ventures, and consolidations for MMMC and other health institutions.			X
6.9.1.c Support MMMC as a major core medical center that provides a greater range of services.			X
6.9.1.d Support the immediate development of a critical access hospital in West Maui.			X
6.9.1.e Support the expansion of regional critical-access facilities, where allowed by Federal regulations.			X
6.9.1.f Improve medical service to remote and outlying regions.			X
6.9.1.g Support transportation services for dialysis patients and community dialysis programs.			X
6.9.1.h Work with the State to determine the feasibility of appropriate medical facilities in South Maui and Hāna, including the possible reestablishment of a small community hospital in Hāna, the establishment of a hospital in South Maui, and assist the State in securing funding to meet Maui's health care needs.			X
Implementing Actions:			

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
6.9.1-Action 1 Work with Federal and State legislators to enact legislation and secure funding to meet Maui's health care needs.			X
Objective 6.9.2 An expansion of long-term care facilities and long-term care alternatives to meet the needs of our aging population.			X
Policies:			
6.9.2.a Support efforts to increase Maui's long-term care bed capacity to cover current and future needs, close to large population centers.			X
6.9.2.b Recognize that facilities for low-income elders who need long-term care are a needed form of affordable and subsidized housing.			X
6.9.2.c Evaluate the needs of the long-term disabled and provide planning support for their care, if there is a need for long-term care facilities.			X
6.9.2.d Consider long-term care facilities as a major potential employment base and encourage the recruitment and training of potential employees.			X
Implementing Actions:			
6.9.2-Action 1 Work with the State to secure the construction of long-term care facilities (particularly in South and West Maui), expand and modernize Kula hospital without jeopardizing its status as a registered historic structure, and establish geriatric training programs.			X
6.9.2-Action 2 Monitor current and future long-term care bed needs and ensure that such needs are met consistently with the Maui Bed Needs Study.			X
Objective 6.9.3 More support to home-care and community-based programs so they become alternatives to traditional nursing homes.			X
Policies:			
6.9.3.a Support the establishment of a program to assist the elderly and people with disabilities to remain in their homes or in a home-like setting.			X
6.9.3.b Support the establishment of senior and adult-day-care centers and senior housing.			X
6.9.3.c Continue to support existing senior centers (e.g. Kaunoa), and establish new senior centers that will provide day-care sites and programs for the disabled and elderly.			X
6.9.3.d Support funding alternatives for community-based services that assist home-care efforts.			X

MAUI ISLAND PLAN- GENERAL PLAN 2030 (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
6.9.3.e Encourage the State to adopt the recommendations contained within the Legislative Reference Bureau's report entitled "Gimme a Break: Respite Care Services in Other States," (December 2007) where appropriate, feasible, and consistent with the MIP.			X
Implementing Actions:			
6.9.3-Action 1 Gradually expand the "Aging-in-Place" education program for home builders and homeowners.			X
6.9.3-Action 2 Expand the responsibilities of the Department of Housing and Human Concerns to include providing support for the following community-based services: *(1) The Hāna "Aging-in-Place Retrofit Project";* *(2) Transportation services for seniors and persons with disabilities; and* *(3) Home-delivered meals programs, like Meals on Wheels, to underserved communities.*			X
6.9.3-Action 3 Expand programs that utilize able-bodied seniors to voluntarily assist other seniors and disabled who are homebound			X
Objective 6.9.4 Improved preventative medicine and primary health care.			
Policies:			
6.9.4.a Develop and utilize health-status benchmarks to measure prevention and primary health care service delivery			X
6.9.4.b Support programs that provide family planning assistance.			X
Implementing Actions:			
6.9.4-Action 1 Offer culturally-sensitive programs to address healthy lifestyles, mental health, dental health, substance abuse, and chronic/life-threatening diseases.			X
Discussion: The proposed project is not directly applicable to the objectives, policies, and implementing actions for healthcare. While the proposed project does not involve healthcare facility expansion or funding mechanisms, the project's provision of affordable housing in Central Maui may support workforce stability and access to services by locating residents near existing medical facilities and community resources.			
ENERGY			
Goal 6.10 Maui will meet its energy needs through local sources of clean, renewable energy, and through conservation.			X
Objective 6.10.1 Reduce fossil fuel consumption. Using the 2005 electricity consumption as a baseline, reduce by 15 percent in 2015; 20 percent by 2020; and 30 percent by 2030.			X
Policies:			

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6.10.1.a Support energy efficient systems, processes, and methods in public and private operations, buildings, and facilities.			X
6.10.1.b Support the Maui Solar Rooftop initiative.			X
6.10.1.c Support Hawai`i Energy and other Public Utility Commission (PUC) approved energy efficiency programs.			X
Implementing Actions:			
6.10.1-Action 1*Work with the Energy Management Program to:* *(1) Audit County facilities, operations, and equipment;* *(2) Develop programs and projects to achieve greater energy efficiency and reduction in fossil fuel use;* *(3) Develop and maintain data and reports on island energy consumption;* *(4) Phase out inefficient fossil-fueled vehicles; and* *(5) Assist homeowners and businesses in reducing fossil fuel consumption.*			X
Objective 6.10.2 Increase the minimum percentage of electricity obtained from clean, renewable energy sources. By 2015, more than 15 percent of Maui's electricity will be produced from locally-produced, clean, renewable energy sources, 25 percent by 2020, and 40 percent by 2030.			**X**
Policies:			
6.10.2.a Evaluate available renewable energy resource sites and applicable technologies.			X
6.10.2.b Encourage the installation of renewable energy systems, where appropriate.			X
6.10.2.c Support the establishment of new renewable energy facilities at appropriate locations provided that environmental, view plane, and cultural impacts are addressed.			X
6.10.2.d Encourage all new County facilities completed after January 1, 2015, to produce at least 15 percent of their projected electricity needs with onsite renewable energy.			X
Objective 6.10.3 Increased use of clean, renewable energy.			**X**
Policies:			
6.10.3.a Support efforts in the PUC to upgrade Maui's power grid to integrate renewable energy from multiple sources and wheeling of electricity			X
6.10.3.b Encourage the PUC to work with the County to implement and expedite community supported renewable energy projects.			X

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
6.10.3.c Encourage efforts to produce more renewable energy using distributed generation.			X
6.10.3.d Encourage import substitution by MECO and the broader community to become more self-sufficient in energy production.			X
6.10.3.e Educate the public on the economic and environmental benefits from the increased use of renewable energy.			X
6.10.3.f Encourage support from the Federal government, State, and the private sector for Maui's renewable energy objectives.			X
6.10.3.g Encourage incentives to support the development and use of renewable energy.			X
Implementing Actions:			
6.10.3-Action 1 Install and maintain back-up power systems at County facilities for critical public health and safety purposes.			X
6.10.3-Action 2Establish incentives or exemptions for renewable energy production facilities except for public utility companies			X
Objective 6.10.4 More efficient distribution of power throughout the island while preserving island beauty.			
Implementing Actions:			
6.10.4-Action 1 Avoid the use of power poles where possible for new construction.			X
6.10.4-Action 2 Underground existing power transmission and distribution systems wherever possible or feasible when upgrades or new systems are needed.			X
6.10.4-Action 3 Strongly encourage the State PUC to initiate a new Integrated Resource Plan process.			X
Discussion: The project does not currently propose the creation of energy or renewable energy systems, but the project supports the intent of this goal by incorporating energy-efficient building systems, fixtures, and design practices in accordance with applicable State energy codes. It is anticipated that MECO will provide power to the site.			
HARBORS AND AIRPORTS			
Goal 6.11 Maui will have harbors and airports that will efficiently, dependably, and safely facilitate the movement of passengers and cargo.			**X**
Objective 6.11 Maui will have harbors and airports that will efficiently, dependably, and safely facilitate the movement of passengers and cargo.			**X**
Policies:			

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
6.11.1.a *Support the expansion and upgrade of Kahului Harbor through the following, provided that any expansion is respectful of cultural practices and existing recreational uses and supports improved water quality:* *(1) Accommodate increasing volumes of cargo;* *(2) Provide deeper pier depths and greater fuel-receiving and storing capacities; and* *(3) Ensure safe and efficient work areas, including separating passenger operations from fuel and cargo operations.*			X
6.11.1.b Work with public and private entities to provide adequate pier slips, utilities, repair facilities, and waste-disposal capabilities.			X
6.11.1.c Encourage the State to safely separate passenger (cruise and ferry) operations from hazardous bulk fuels and heavy cargo transporting operations, while not decreasing harbor's capacity to safely support various recreational uses.			X
6.11.1.d Encourage the State to develop cargo inspecting sites and facilities for efficient cargo and container processing and transportation and to prevent alien species entry.			X
6.11.1.e Support a State and County task force to study the feasibility of a second commercial harbor on Maui.			X
Implementing Actions:			
6.11.1-Action 1 Update/amend the Wailuku-Kahului Community Plan to accommodate planned harbor improvements and any compatible land uses considering seal level rise.			X
6.11.1-Action 2 Study the feasibility of developing a Harbor Front District for Kahului Harbor that incorporates the planned harbor improvements and defines appropriate mixes of uses including entertainment and recreation where appropriate.			X
Objective 6.11.2 Establish more economically thriving and environmentally sensitive small boat harbors accommodating resident and business activity, including fishing, recreation, and tour boats.			X
Policies:			
6.11.2.a Provide for needed shore-side facilities and capabilities to support small boat harbor users (e.g. repair facilities, parking, cold storage, and mass-transit connections).			X
Implementing Actions:			

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6.11.2-Action 1Provide boat owners with adequate pier slips, utilities, repair facilities, waste-disposal capabilities, and yacht berthing/launch/recovery services.			X
6.11.2-Action 2Develop plans and funding mechanisms to stimulate shore-side improvements to small boat harbors.			X
6.11.2-Action 3 Broaden cooperation with State, County, and private entities to regularly report progress on projects and implementing initiatives.			X
Objective 6.11.3 Upgraded airport facilities and navigation aids to serve the needs of passengers, freight movements, and general aviation.			X
Policies:			
6.11.3.a Protect the island's airports from encroaching urbanization that may negatively impact the airport operations.			X
6.11.3.b Support State efforts to improve Kahului Airport operations to better serve passenger and cargo needs.			X
6.11.3.c Support State efforts to identify sites and plan to relocate and accommodate small and rotary wing aircraft.			X
6.11.3.d Encourage the State to improve airport safety including lighting, fuel transmission, fuel safety, etc.			X
6.11.3.e Consider expansion of rental car facilities in West and South Maui.			X
6.11.3.f Consider expansion of mass transit (bus, fixed-rail, shuttle, and taxis, bicycle, and pedestrian facilities) to and from Kahului Airport and not limited to passenger movements (allowing for luggage and cargo).			X
6.11.3.g Encourage the State to maintain airport capacity and to encourage more responsive air services to Hāna and Kapalua.			X
Implementing Actions:			
6.11.3-Action 1Work with the State and Kahului Airport users to: *(1) Safely accommodate more efficient airplanes;* *(2) Increase infrastructure investments and improve operating procedures;* *(3) Implement more efficient and reliable screening/inspecting of passengers, luggage, and cargo;* *(4) Identify and construct airport sites and hangars for small and rotary wing aircraft;* *(5) Accommodate mass transit, busses, shuttles, and taxis; and* *(6) Beautify the airport grounds and access roads.*			X

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
6.11.3-Action 2 Develop a plan to minimize safety hazards during the transport of aviation fuel from Kahului Harbor to Kahului Airport.			X
6.11.3-Action 3Study the feasibility of developing an Airport District for Kahului Airport that intentionally agglomerates uses that support the airport such as a business hotel(s), gas stations, parcel delivery services and freight forwarding.			X
6.11.3-Action 4 Preserve land around the airport for future expansion.			X
6.11.3-Action 5 Develop a corridor study and sub-area plan for land uses around the airport and along the airport connector road.			X
Discussion: The proposed project is not applicable to the goal, policies and implementing actions for harbors and airports. However, due to the project's proximity to the Kahului Airport, the project will comply with applicable FAA and HDOT-Airports guidance and will coordinate an avigation easement with HDOT.			
CHAPTER 7 LAND USE			
Goal 7.1 Maui will have a prosperous agricultural industry and will protect agricultural lands.		**X**	
Objective 7.1.1 Significantly reduce the loss of productive agricultural lands.		X	
Policies:			
7.1.1.a Allow, where appropriate, the clustering of development on agricultural lands when approved as a CSD plan or similar approval mechanism.			X
7.1.1.b Require, where appropriate, the review and approval of CSD plans prior to the subdivision of agricultural land.			X
7.1.1.c Discourage developing or subdividing productive agricultural lands for residential uses in which the residence would be the primary use and any agricultural activities would be secondary uses.			X
7.1.1.d Consider requirements for public notification and review of the subdivision of agricultural land into four or more lots.			X
7.1.1.e Focus urban growth, to the extent practicable, away from productive and important agricultural lands			X
7.1.1.f Strongly discourage the conversion of productive and important agricultural lands (such as sugar, pineapple, and other produce lands) to rural or urban use, unless justified during the General Plan update, or when other overriding factors are present.			X
7.1.1.g Further develop the requirements for agricultural assessments found under Section 19.510, MCC			X

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7.1.1.h Provide incentives for landowners to preserve and protect agricultural lands from development through the use of TDR/PDR, tax credits, easement programs, or similar means.			X
7.1.1.i Promote the use of U.S.D.A. Farm and Ranch Lands Protection Program grants to fund the acquisition of conservation easements on eligible agricultural lands.			X
7.1.1.j Require all major developments adjacent to agricultural lands to provide an appropriate and site-specific agricultural protection buffer as part of a required site plan.			X
7.1.1.k Support and promote the viability of Maui's agricultural businesses through property tax incentives and other programs and subsidies.			X
7.1.1.l Encourage future community plan efforts to identify lands within the County Agricultural zoning district that are primarily being used for large-lot residential or rural use and consider such lands for reclassification to an appropriate County Rural zone.			X
Implementing Actions:			
7.1.1-Action 1 Implement the Maui Island Directed Growth Strategy.			X
7.1.1-Action 2 Implement County responsibilities under Acts 183 (2005) and 233 (2008) to designate and establish Important Agricultural Lands (IAL) and the incentives therein.			X
7.1.1-Action 3 Develop, adopt, and implement TDR and PDR Programs for, productive Agricultural Lands and IALs with a preference given to lands with a current or recent history of productive agricultural uses.			X
7.1.1-Action 4 Revise the Agricultural District Ordinance to allow for limited clustering and CSD, where appropriate.			
7.1.1-Action 5 Revise existing land use regulations to ensure that Prime Agricultural Lands are distinct from rural (primarily residential) land uses.			X
7.1.1-Action 6 Consider developing or amending regulations to: *(1) Reduce the subdivision of agricultural lands by strengthening applicable zoning and subdivision ordinances, and consider the creation of Agricultural categories to better reflect agricultural uses and land use patterns;* *(2) Require public notification and review of the subdivision of agricultural land into four or more lots; and* *(3) Require the preparation of a more detailed agricultural impact assessment for changes to the Urban Growth Boundary, Community*			X

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Plan Amendments, and change in zoning requests of Prime agricultural land as required by Section 19.510, MCC.			
7.1.1-Action 7 Utilize farm land trust mechanisms to preserve agricultural lands and family farms.			X
7.1.1-Action 8 Promote farm profitability by supporting programs or subsidies including: *(1) Low-cost, reliable transportation for export agricultural products;* *(2) Hawaii Farm Bureau Federation, Maui County; and farmers cooperatives;* *(3) Promotion of locally-grown products to hotels, restaurants, or other segments of the visitor industry;* *(4) The expansion of marketing efforts such as Grown on Maui to the mainland or Far East markets;* *(5) Development of new or value-added products; and* *(6) Property tax incentives for commercial agricultural uses.*			X
Objective 7.1.2 Reduction of the island's dependence on off-island agricultural products and expansion of export capacity.			X
Policies:			
7.1.2.a Coordinate with the agricultural community, associations/community groups, agricultural landowners, and the State to designate IALs.			X
7.1.2.b Support an incentive package for productive Agricultural Lands which aims to ensure agricultural viability for small- and commercial-scale agricultural producers			X
7.1.2.c Actively look to acquire land and provide infrastructure to expand the agricultural park and establish new agricultural parks.			X
7.1.2.d Support the designation of a research and development area within agricultural parks to help farmers stay attuned to new technology and research.			X
7.1.2.e Support local cooperative extension services to facilitate timely technology transfer opportunities			X
7.1.2.f Support plans and programs to develop additional sources of water for irrigation purposes.			X
7.1.2.g Consider appropriate subdivision requirements (gravel roads, above-ground utilities, etc.) in those subdivisions creating Agricultural Parks where lots are limited to agricultural production with no dwellings.			X

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7.1.2.h Support the recommendations, policies, and actions contained within the Maui Agricultural Development Plan, July 2009, when consistent with the MIP.			X
7.1.2.i Allow water and tax discounts for legitimate farming operations on rural and agricultural Land.			X
7.1.2.j Give priority in delivery and use of agricultural water and agricultural land within County agricultural parks to cultivation of food crops for local consumption.			X
7.1.2.k Support programs that control pests and diseases that affect agriculture.			X
7.1.2.l Support the development of training and apprenticeship programs to encourage an adequate supply of agricultural workers.			X
Implementing Actions:			
7.1.2-Action 1 Identify and acquire productive and community Agricultural Lands that are appropriate for the development of agricultural parks and community gardens in each community plan area.			X
7.1.2-Action 2 Coordinate with the State Department of Agriculture, the development of an Agricultural Water Strategy, and incorporate an agricultural component in the Water Use and Development Plan.			X
7.1.2-Action 3 Revise the subdivision ordinance to create appropriate subdivision requirements for agricultural parks, and to promote research and development activities.			X
7.1.2-Action 4 Coordinate with industry stakeholders to develop alternative sources of irrigation water including wastewater reuse, recycled stormwater runoff, and brackish well water.			X
Objective 7.1.3 Support and facilitate connectivity between communities.			
Policies:			
7.1.3.a Evaluate the impact of gated communities on interconnectivity.			X
7.1.3.b Discourage land use and urban design that impedes interconnectivity between adjacent communities.			X
Discussion: The proposed project is not supportive of Objective 7.1.1, as it would result in the conversion of land currently designated for agricultural use to urban use. This conversion is acknowledged as part of the District Boundary Amendment, Community Plan Amendment, and Change in Zoning processes. However, the acreage proposed for urbanization represents a small fraction of Maui's island-wide agricultural land inventory, the vast majority of which remains designated Agriculture or Conservation. The site is			

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
located adjacent to existing urban development in Central Maui and is proposed for contiguous expansion rather than scattered rural subdivision, thereby limiting broader fragmentation of agricultural lands. The remaining policies and implementing actions under the goal for agriculture primarily address County and State-led initiatives such as Important Agricultural Lands designations, agricultural park development, tax incentives, clustering standards, conservation easement programs, and agricultural water prioritization.			
RURAL AREAS			
Goal 7.2 Maui will have a rural landscape and lifestyle where natural systems, cultural resources and farm lands are protected and development enhances and compliments the viability and character of rural communities.			**X**
Objective 7.2.1 Reduce the proliferation and impact of residential development outside of urban, small town, and rural growth boundaries.			**X**
Policies:			
7.2.1.a Focus development to areas inside urban, small town, and rural growth boundaries to preserve natural, cultural, and agricultural resources.			X
7.2.1.b Encourage cluster development with a mandatory buffer requirement/clear edge at the interface of country towns, agricultural uses, and surrounding rural landscapes.			X
7.2.1.c Encourage or require, where appropriate, CSDs and the use of green spaces/natural separations to protect the character of rural landscapes.			X
7.2.1.d Encourage basic goods/services in business country towns.			X
7.2.1.e Allow for mixed uses, including residential uses, within Business Country Town Districts.			X
7.2.1.f Encourage the use of alternative stormwater management techniques that minimize land disturbance and preserve natural drainage features.			X
7.2.1.g Encourage green belts, open space buffers, and riparian zones to minimize conflicts between agriculture and residential uses.			X
7.2.1.h Evaluate the impact of gated communities on inter-connectivity.			X
Implementing Actions:			

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7.2.1-Action 1 Coordinate with the State to develop and revise regulations for rural development, within the State Rural District, to encourage creative design and sustainable communities.			X
7.2.1-Action 2 Revise the Country Town Business District Ordinance to allow mixed uses including small-scale residential uses.			X
7.2.1-Action 3 Create new Country Town Business zoning sub-districts and design guidelines that reflect the unique character and land use patterns of Maui's Country Towns and that recognize rural villages.			X
7.2.1-Action 4 Revise subdivision regulations to permit clustering and CSD within the Rural Districts and extend Hawaii Right to Farm Act protections to rural subdivisions.			X
Objective 7.2.2 More appropriate service/infrastructure standards to enhance and protect the island's rural character and natural systems.			**X**
Policies:			
7.2.2.a Minimize impermeable surfaces within rural areas.			X
7.2.2.b Protect and support the character, economic viability, and historic integrity of Maui's small towns.			X
7.2.2.c Use infrastructure, public service, and design standards that are appropriate to rural areas.			X
7.2.2.d Discourage land use and urban design that impede interconnectivity between adjacent communities.			X
Implementing Actions:			
7.2.2-Action 1 Develop and adopt regulations to establish rural infrastructure and public facility LOS standards.			X
7.2.2-Action 2 Revise stormwater management regulations to allow for LID techniques and potential irrigation uses.			X
7.2.2-Action 3 Develop and adopt appropriate procedures and standards for the public to review development in County rural zones.			X
7.2.2-Action 4 Amend Chapter 19.36B, MCC, as it relates to pavement and parking requirements in rural areas.			X
Discussion: The project site is not located within and is not proposed to be located within the rural growth boundary. The project is not applicable to the goals and policies for rural areas.			

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URBAN AREAS			
Goal 7.3 Maui will have livable human-scale urban communities, an efficient and sustainable land use pattern, and sufficient housing and services for Maui residents.	**X**		
Objective 7.3.1 Facilitate and support a more compact, efficient, human-scale urban development pattern.	X		
Policies:			
7.3.1.a Ensure higher-density compact urban communities, infill, and redevelopment of underutilized urban lots within Urban Growth Boundaries.	X		
7.3.1.b Maintain a distinct separation between communities, such as but not limited to, Wailuku and Waikapū; Wailuku and Waihe`e; Pukalani and Makawao; Pukalani and Kula; Makawao and Hāli`imaile; Lahaina and Kā`anapali; Kīhei and Mā`alaea; and Mā`alaea and Waikapū, to protect the character and identity of Maui's communities.			X
7.3.1.c Strengthen evaluation requirements for new urban expansion, new towns, and major urban infill projects within urban growth areas. Tailor submittal requirements to reflect the impact or scale of different projects.			X
7.3.1.d Ensure future amendments to urban growth boundaries achieve the following: (1) provide a beneficial extension of the existing community; (2) are in areas where it is cost-effective to provide and operate infrastructure/public service facilities; and(3) do not promote automobile-oriented land use patterns.			X
7.3.1.e Evaluate the impact of gated communities on inter-connectivity.			X
7.3.1.f Encourage the development and implementation of neighborhood design standards that are environmentally friendly, such as LEED for Neighborhood Development (LEED – ND) standards			X
7.3.1.g Discourage future pyramid zoning within the industrial zoning districts, while allowing accessory commercial uses and grandfathering existing uses.			X
7.3.1.h Promote agriculture by encouraging community gardening, community-supported agricultural programs, and farmers markets within and adjacent to urban areas.			X
7.3.1.i Discourage land use and urban design that impedes inter-connectivity between adjacent communities.			X
Implementing Actions:			

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7.3.1-Action 1 Establish minimum-density requirements and design standards within urban areas to support higher densities, infill development, and efficient land use patterns.			X
7.3.1-Action 2 Update zoning and development regulations to achieve the following: *(1) Facilitate environmentally friendly projects (LEED – ND);* *(2) Revise the application and reporting requirements in Title 19, Maui County Code (MCC), to strengthen evaluation requirements and establish design guidelines for new urban expansion, new towns, and major projects within UGBs;* *(3) Discourage future pyramid zoning within the industrial zoning districts, while allowing ancillary commercial uses; and* *(4) Consider the establishment of a new zoning category that strictly defines and limits uses for heavy industrial areas.*			X
Objective 7.3.2 Facilitate more self-sufficient and sustainable communities.			
Policies:			
7.3.2.a When developing new communities, provide sufficient lands for commercial, appropriate industrial, educational, spiritual, and non-profit uses to serve the daily needs of community residents.	X		
7.3.2.b Site community facilities such as schools, parks, libraries, and community centers within walking and biking distance of residences.	X		
7.3.2.c Facilitate self-sufficient communities and shorten commutes by: *(1) Directing residential development to job-rich areas;* *(2) Allowing for appropriate commercial development and community services to shorten commutes; and* *(3) Allowing home occupations or home-based businesses that are compatible with surrounding neighborhoods and lifestyles*	X		
7.3.2.d Ensure, where appropriate, that affordable employee housing and multi-modal transportation opportunities are located near major employment centers.	X		
7.3.2.d Ensure, where appropriate, that affordable employee housing and multi-modal transportation opportunities are located near major employment centers.	X		
7.3.2.f Facilitate the development of housing by focusing projects in locations where land and infrastructure costs facilitate the development of affordably-priced housing.	X		
7.3.2.g Provide incentives to facilitate the development of multifamily housing.			X

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
7.3.2.h Encourage the placement of rental housing projects in the same areas as for-sale housing to facilitate mixed-income communities.			X
7.3.2.i Develop communities that provide sufficient parks, schools, libraries, and other essential public facilities and services to serve resident needs	X		
7.3.2.j Promote agriculture by encouraging community gardening, edible landscaping, community-supported agricultural programs, and farmers markets within and adjacent to urban areas.	X		
Implementing Actions:			
7.3.2-Action 1 Develop and adopt a TDR Ordinance and a formal TDR program, and identify receiving areas within urban growth boundaries.			X
7.3.2-Action 2 Amend the zoning ordinance to: *(1) Reduce minimum lot sizes in urban areas;* *(2) Encourage a mix of single-family and multifamily lots within the same development; and* *(3) Facilitate the establishment of mixed-use towns/village centers*			X
7.3.2-Action 3 Update regulations to promote community gardens and edible landscapes.			X
7.3.2-Action 4 Consider standards to regulate the location, design, and massing of big-box retail stores.			X
7.3.2-Action 5 Amend the Maui County Code (MCC) to reduce parking requirements, where appropriate, in mixed-use projects, encourage joint-use parking, and allow for the use of innovative methods to meet peak parking needs.			X
7.3.2-Action 6 Revise the zoning ordinance to allow for mixed-use development that is appropriate and in character with the existing community.			X
Objective 7.3.3 Strengthen the island's sense of place.	**X**		
Policies:			
7.3.3.a Protect and enhance the unique architectural and landscape characteristics of each community.	X		
7.3.3.b Encourage Hawaiian architecture and tropical building designs.			X
7.3.3.c Support the continued revitalization of historic country towns, Wailuku Town, and Kahului's commercial core and harbor-front without displacing traditional, cultural, recreational and customary uses.	X		
7.3.3.d Strongly encourage the preservation of buildings, structures, and sites of historic significance.			X

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
7.3.3.e Require community input through Design Workshops for major new urban expansion, new towns, and major urban infill projects.			X
7.3.3.f Require design enhancement, landscaping, and integration of park and rides, bicycle parking areas, and mass-transit infrastructure to mitigate the effect of parking lots and structured parking on the urban landscape.			X
7.3.3.g Ensure that safe and attractive public spaces (e.g., plazas, parks, town/village squares) are provided throughout the island's urban areas.	X		
Implementing Actions:			
7.3.3-Action 1 Implement the Wailuku Redevelopment Plan, and subsequent updates, and formulate plans for other appropriate areas.			X
7.3.3-Action 2 Develop and adopt regulations to require Urban Design Review Board review of all major urban expansion, new towns, and urban infill, and redevelopment projects.			
7.3.3-Action 3 Prepare general Urban Design Guidelines for Central, South, and West Maui.			X
7.3.3-Action 4 As part of the Community Plan updates, prepare streetscape, pedestrian/bikeway/transit circulation, redevelopment and infill, and greenway infrastructure and master plan elements			X
7.3.3-Action 5 Develop community planning processes to establish standards and priorities for streetscape beautification, public amenities, pedestrian and bicycle circulation, parking, redevelopment target areas, transit amenities, and sense of place and building form/design guidelines.			X
Objective 7.3.4 Strengthen planning and management for the visitor industry to protect resident quality of life and enhance the visitor experience.			X
Policies:			
7.3.4.a Discourage the conversion of hotel units to timeshares and fractional ownership.			X
7.3.4.b Monitor and manage the amount of, and impacts from, timeshares and fractional ownership			X
7.3.4.c Manage short-term rentals and bed-and-breakfast homes through a permitting and regulatory process in accordance with adopted ordinances and community plan policies.			X
7.3.4.d Limit large-scale resort development to the four existing resort destination areas of Wailea, Mākena, Kapalua and Kā`anapali. "Large			X

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Scale Resort" is defined as complexes that include multiple accommodation facilities, activity businesses, retail complexes, and other amenities.			
Implementing Actions:			
7.3.4-Action 1 Define and map the Resort Destination Areas of Wailea, Mākena , Kapalua, and Kā`anapali.			X
Objective 7.3.5 Ensure that Maui's planning and development review process becomes more transparent, efficient, and innovative.			X
Policies:			
7.3.5.a Encourage greater community involvement in land use planning and decision making.			X
7.3.5.b Establish a predictable and timely development review process that facilitates the approval of projects that meet planning and regulatory requirements.			X
7.3.5.b Establish a predictable and timely development review process that facilitates the approval of projects that meet planning and regulatory requirements.			X
7.3.5.d Provide greater certainty and transparency in the development review process.			X
7.3.5.e Expand and maintain land use and geographic information system databases for improved decisions, and make data and products available to the public.			X
Implementing Actions:			
7.3.5-Action 1 Develop and adopt regulations that: (a) mandate early consultation with communities affected by planning and land use activities; and (b) establish efficient and realistic review timelines.			X
7.3.5-Action 2 Update the MIP and Community Plan land use designations and zoning maps with each update of the General Plan.			X
7.3.5-Action 3 Evaluate the establishment of time limitations on unused development entitlements for projects which have not commenced within a reasonable time period.			X
Discussion: The proposed project supports the Urban Areas goal by facilitating a compact, efficient, and human-scale mixed-use development adjacent to existing Central Maui urban uses. The project is proposed in conjunction with a MIP amendment to bring the site within the UGB thereby aligning the development with planned urban expansion areas rather than promoting scattered or leapfrog growth. As a master-planned community integrating affordable housing, commercial and light industrial space, civic			

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
areas, parks, and multimodal pathways, the project promotes a more self-sufficient urban pattern that locates housing near employment centers and community services. The development is not designed as a gated or isolated enclave and instead incorporates internal roadway connections, multi-use paths, and potential transit-supportive infrastructure to enhance connectivity. Neighborhood parks, open spaces, and a detention basin easement functioning as a green buffer contribute to safe and attractive public areas. While detailed architectural plans have not yet been finalized, architectural design will be prepared in compliance with applicable County standards and urban design guidelines to ensure compatibility with surrounding development and Central Maui's character. Through coordinated planning and the proposed UGB amendment, the project advances with the intent of strengthening well-planned, connected, and sustainable urban communities.			
CHAPTER 8 DIRECTED GROWTH PLAN			
URBAN AND SMALL TOWN GROWTH AREA			
Goal 8.1 Maui will have well-serviced, complete, and vibrant urban communities and traditional small towns through sound planning and clearly defined development expectations.	X		
Policies:			
8.1.a The County, with public input, will be responsible for designating new growth areas where infrastructure and public facilities will be provided, consistent with the policies of the MIP and in accordance with State and County infrastructure plans.			X
8.1.b Amendments to a UGB or STB shall be reviewed as a MIP amendment. A UGB or STB shall only be expanded if the island-wide inventory (maintained by the Department of Planning) of existing land uses (residential, commercial, industrial) indicates that additional urban density land is necessary to provide for the needs of the projected population growth within ten years of that inventory; or, during the decennial update of the MIP	X		
8.1.c Community plans shall provide for urban density land use designations only within UGBs and Small Towns. The County may only support and approve State Urban Land Use Designations for areas within UGBs, STBs, and Rural Villages.			X
8.1. d The unique character and function of existing small towns shall be protected to retain and preserve their sense of place			X

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
8.1.e New development shall be consistent with the UGBs, STBs, and all other applicable policies of the MIP. New urban-density development shall not be allowed outside of a UGB or STB.	X		
8.1.f The County, as a condition of development approval, shall require developers of privately owned infrastructure systems to provide financial insurance (bonding, etc.) for the operation and maintenance of these systems.			X
8.1.g The County shall implement a zoning program to comprehensively redistrict and rezone lands within UGBs according to updated community plan policies and map designations.			X
8.1h The County will seek to focus capital improvements (schools, libraries, roads, and other infrastructure and public facilities) within the UGBs and STBs in accordance with the MIP.			X
8.1.i The County will promote (through incentives, financial participation, expedited project review, infrastructure/public facilities support, etc.) appropriate urban infill, redevelopment and the efficient use of buildable land within UGBs to avoid the need to expand the UGBs.			X
8.1.j The MIP's UGBs and STBs shall not be construed or implemented to prohibit the construction of a single-family dwelling on any existing parcel where otherwise permitted by law			X
Discussion: The proposed Ho'onani Village project is being advanced through a County Council initiated MIP amendment to incorporate the project area within the UGB consistent with Policy 8.1.b, which requires that amendments to the UGB be processed as MIP amendments. The project is intended to address documented housing demand and employment space needs on Maui and is structured as a master-planned, infrastructure-supported community. The amendment process allows the County to evaluate the island-wide land inventory, projected population growth, and long-term land supply considerations in a comprehensive manner consistent with the Directed Growth Plan framework. Policy 8.1.c is not directly applicable to the project, as most of the project is outside of the UGB; however, the proposed Ho'onani Village project supports the overall intent of Goal 8.1 by proceeding through a formal Maui Island Plan amendment to incorporate the site within the Urban Growth Boundary, thereby ensuring that future urban-density development occurs within a clearly defined growth area supported by coordinated infrastructure planning and sound land use decision-making. The project is also consistent with Policy 8.1.e in that new urban-density development is proposed only upon incorporation of the site within the UGB and in accordance with applicable MIP policies. The master-planned design integrates residential, light industrial, commercial, civic, and open space uses in a compact form that aligns with the intent of focusing urban growth within clearly defined boundaries. Infrastructure systems are			

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
being planned in coordination with State and County agencies to ensure that development occurs in a manner consistent with service capacity and long-range planning objectives. The project reflects the principles of directed growth by concentrating development within an amended UGB and avoiding dispersed or incremental urban expansion outside designated growth areas.			
Goal 8.2 Maui will maintain opportunities for agriculture and rural communities through sound planning and clearly defined development expectations.			X
Policies:			
8.2.a Amendments to a RGB shall be reviewed as an MIP amendment. A RGB shall only be expanded if an island-wide inventory of existing land uses (residential, commercial, industrial) indicates that additional lands are necessary to provide for the needs of the projected population growth within ten years of that inventory; or, during the decennial update of the MIP			X
8.2.b New development shall be consistent with RGB and all other applicable policies and requirements of the MIP. Public, quasi-public, civic, and limited commercial or industrial uses may be allowed in the RGB when the proposed uses demonstrate a public need and are consistent with the Community Plan and zoning.			X
8.2.c Environmental protection and compatibility will be a top priority in rural growth areas.			X
8.2. d All development within rural growth areas should avoid encroachment upon prime agricultural land.			X
8.2. e Rural growth areas include Rural Residential Areas and Rural Villages. Rural residential areas may be designated when they are located in association with or on the border of urban growth areas or Small Towns; and/or when they provide for complete, self sufficient rural communities with a range of uses to be developed at densities that do not require urban infrastructure.			X
8.2. f Community plans shall provide for rural density land use designations only within RGBs; provided that limited community plan urban designations may be allowed within Rural Villages. New rural growth areas shall not be located where urban expansion may ultimately become necessary or desirable. New rural-density development shall not be allowed outside of a RGB.			X

MAUI ISLAND PLAN- GENERAL PLAN 2030 GOALS, OBJECTIVES POLICIES AND ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
8.2. g New rural growth areas intended to be complete, self-sufficient rural communities must be located a significant distance from existing urban areas, distinctly separated by agricultural or open lands.			X
8.2. h Urban-scale infrastructure and public facilities shall not be provided in rural areas except as described in the defined Level-of-Service (LOS) standards. There should be no expectations of urban services in rural areas.			X
8.2. I Urban development standards shall not be required within RGBs except in fulfillment of Federal law.			X
8.2. j The unique character and function of existing small towns and rural communities shall be protected to retain and preserve their sense of place.			X
8.2. k Preserve rural landscapes in which natural systems, cultural resources, and agricultural lands are protected and development compliments rural character and contributes to the viability of communities and small towns.			X
8.2. l The MIP's RGBs shall not be construed or implemented to prohibit the construction of a single family dwelling on any existing parcel where otherwise permitted by law.			X
8.2. m The County shall implement a zoning program to comprehensively redistrict and rezone lands within RGBs, and to implement community plan policies and map designations.			X
8.2. n At the time of zoning from agricultural to rural, Council will consider prohibiting restrictions on agricultural activity.			X
Discussion: The proposed project is not located within a RGB and does not propose an amendment of the project site to the RGB. Therefore, the proposed project is not applicable to the goal and policies for agriculture and rural communities.			
Protected Area Policy			
8.3.a The Protected Areas in Diagrams E-1, NW-1, N-1, NE-1, S-1, SE-1, and WC-1 should be concurrently reviewed with Table 8-2 and with any proposed land uses that may result in an adverse impact on a Protected Area. The County Council and the Administration should be notified if a Protected Area may be compromised by a development proposal.			X
Discussion: The project has been reviewed within the protected area diagrams and the project is not located within any protected areas as defined by the MIP.			

3. Wailuku – Kahului Community Plan, 2002

The Wailuku–Kahului Community Plan, adopted in May 2002 through Ordinance 3061, serves as a long-range policy guide for land use, infrastructure, and community development within the Wailuku and Kahului region. As one of nine community plans under Maui County's General Plan framework, it reflects the County's efforts to tailor growth management strategies to the unique character and needs of each region.

The plan outlines a vision for the area's future, addressing topics such as economic development, housing, transportation, cultural and historic preservation, and environmental stewardship. It identifies specific goals, objectives, policies, and implementing actions intended to guide both public and private development in a way that supports community values and regional priorities.

Key elements of the plan include promoting the revitalization of Wailuku town, ensuring orderly urban growth within designated areas, and enhancing public infrastructure and services. The Wailuku–Kahului Community Plan also plays a supporting role in implementing broader goals established by the Maui Island Plan and Countywide Policy Plan.

The project's consistency with the applicable goals and policies of the Wailuku–Kahului Community Plan is discussed in the following section. It is noted that the County of Maui, Planning Department is in the process of updating the community plan for the Wailuku-Kahului region. This section will be updated should the new plan become available.

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Table 24. Wailuku – Kahului Community Plan, 2002

WAILUKU-KAHULUI COMMUNITY PLAN, 2002 OBJECTIVES, POLICIES AND IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
ECONOMIC ACTIVITY			
Goal: A stable and viable economy that provides opportunities for growth and diversification to meet long-term community and regional needs and in a manner that promotes agricultural activity and preserves agricultural lands and open space resources.	**X**		
Objectives and Policies:			
1. Support agricultural production so agriculture can continue to provide employment and contribute to the region's economic well-being.			X
2. Support the revitalization of the Wailuku commercial core and adjacent areas by expanding the range of commercial services; improving circulation and parking; enhancing and maintaining the town's existing character through the establishment of a Wailuku Town design district; redevelopment of the Wailuku Municipal Parking Lot with emphasis on additional public parking; establishing urban design guidelines; and providing opportunities for new residential uses. Improve Wailuku's image and level of service as a commercial center for the region's population. A combination of redevelopment and rehabilitation actions is necessary to meet the needs of a growing center.			X
3. Allow opportunities for hotel accommodations within the region at Kahului and Wailuku—at the existing hotel district by Kahului Harbor; near the Kahului Airport; and within the Wailuku Town core.	X		
4. Provide industrial growth opportunities through the expansion of existing industrial centers associated with the airport and harbor, and in Wailuku and Kahului. Encourage the fee simple ownership of lots provided by private developers.	X		
5. Recognize the importance of small businesses to the region's economy.	X		

WAILUKU-KAHULUI COMMUNITY PLAN, 2002 OBJECTIVES, POLICIES AND IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
6. Encourage the development of affordable business incubator spaces with public subsidies or incentives, as necessary, similar in concept to that of the Maui Research and Technology Park.	X		
7. Provide for the establishment of centralized business districts within the region, in order to minimize the extensive migration of commercial projects into light industrial developments.			X
8. Accommodate mixed use residential/commercial development as a "transition between residential districts and the civic center and business/commercial districts compatible with a residential scale and character and subject to a new zoning classification. Lands intended for this use shall be designated Service Business/Residential (SBR) on the Community Plan land use map.			X
9. Support the establishment of agricultural parks for truck farming, piggery operations, bee keeping and other diversified agricultural operations within larger unsubdivided agricultural parcels and in locations that are compatible with residential uses.		X	
Implementing Actions:			
1. Place a high priority on the planning, design and construction of a multi-level parking facility at the Wailuku Municipal Parking Lot with potential opportunities for mixed use development, such as residential, commercial, park and other public uses.			X
2. Establish zoning regulations to implement a Service Business/Residential (SBR) land use designation provided for in the Community Plan policies.			X
Discussion: The Ho'onani Village project is generally consistent with and supportive of the Wailuku–Kahului Community Plan's economic goal of fostering a stable and diversified regional economy that meets long-term community and regional needs. The project is in Kahului, in proximity to Kahului Harbor, Kahului Airport, and established commercial and industrial districts that the Community Plan identifies as appropriate locations for employment, industrial activity, and visitor-serving uses. A 3.068-acre portion of the project site is already designated Heavy Industrial and lies within the Maui			

WAILUKU-KAHULUI COMMUNITY PLAN, 2002 OBJECTIVES, POLICIES AND IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
Island Plan Urban Growth Boundary, reflecting prior County recognition of the area's suitability for urban-intensity economic uses. The proposed mixed-use development supports the Community Plan's economic objectives by providing opportunities for light industrial, office, commercial, and potential visitor-serving uses in a coordinated, master-planned setting. These uses advance economic diversification, support small and emerging businesses, and expand employment opportunities within Central Maui's existing urban core. By integrating employment-generating uses with workforce housing, the project promotes a balanced jobs–housing relationship and efficient urban growth patterns consistent with the intent of the Community Plan's economic policies to strengthen Central Maui as the island's primary center of commerce and employment			
ENVIRONMENT			
Goal: A clean and attractive physical and natural environment in which man-made developments or alterations to the natural environment relate to sound environmental and ecological practices, and important scenic and open space resources are maintained for public use and enjoyment.	**X**		
Objectives and Policies:			
1. Preserve agricultural lands as a major element of the open space setting that which borders the various communities within the planning region. The close relationship between open space and developed areas is an important characteristic of community form.		X	
2. Protect nearshore waters by ensuring that discharges from waste disposal meet water quality standards. Continuous monitoring of existing and future waste disposal systems is necessary to ensure their efficient operation.	X		
3. Protect shoreline wetland resources and flood plain areas as valuable natural systems and open space resources. These natural systems are important for flood control, as habitat area for wildlife, and for various forms of recreation. Future development actions should emphasize flood prevention and protection of the natural landscape.	X		
4. Preserve the shoreline sand dune formations throughout the planning region. These topographic features are a significant element	X		

WAILUKU-KAHULUI COMMUNITY PLAN, 2002 OBJECTIVES, POLICIES AND IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
of the natural setting and should be protected from any actions which would detract from their scenic, environmental, and cultural value.			
5. Require that new shoreline development respect shoreline resources and maintain public access. *a. Existing dune formations are important elements of the natural setting and should remain intact.* *b. Indigenous or endemic strand vegetation should remain undisturbed; new development and landscaping should treat such vegetation as given conditions.* *c. Planning for new shoreline development, as well as redevelopment, shall consider the cyclic nature of beach processes. Setbacks shall be used to provide a sufficient buffer between the ocean and structures to allow for periodic and long-term accretion and erosion of the shoreline.* *A Coastal Erosion Rate Analysis shall be developed. The planning commissions are encouraged to incorporate data from the analysis into planning decisions for shoreline areas, especially with respect to shoreline building setbacks.* *In the interim period prior to the completion of the analysis, the planning commissions are further encouraged to utilize minimum setbacks for multi-family and hotel uses, and any undeveloped property, of 150 feet from any shoreline, or 25 percent of the average lot depth, whichever is greater. For other uses, including single family residences and subdivisions along shoreline property, the Department of Planning staff and the Land Use and Codes Division Plans Examiners are encouraged to consult existing data on shoreline trends when discussing minimum shoreline setbacks with developers. Both episodic and long-term erosion rates should be disclosed to current or prospective purchasers of property to assist with the selection of an adequate shoreline setback.* *Where shoreline erosion threatens existing structures or facilities, beach replenishment shall be the preferred means of controlling erosion, as opposed to sole reliance on seawalls or other permanent shoreline hardening structures.*			X

WAILUKU-KAHULUI COMMUNITY PLAN, 2002 OBJECTIVES, POLICIES AND IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
6. Encourage the use of siltation basins and other erosion control features in the design of drainage systems	X		
7. Mitigate potential hazards associated with oil storage tanks and the bulk containment of other toxic, corrosive or combustible substances.			X
8. Minimize noise, water and air pollution from industrial uses, electric power generating facilities and wastewater treatment plants.	X		
9. Maintain coastal open space along the region's shoreline as a scenic amenity and public recreational area.			X
10. Monitor air quality in the planning district and enforce applicable standards with regular public reporting.	X		
11. Encourage joint government action in the investigation of seaweed build-up in Kahului Harbor and other affected areas and the implementation of coordinated clean-up and other mitigative actions.			X
12. Promote recycling programs to reduce solid waste disposal in landfills, including convenient drop-off points for recycled material.	X		
13. Support energy conservation measures, including the use of solar heating and photovoltaic systems, in conjunction with urban uses.	X		
14. Promote the planting and maintenance of trees and other landscape planting to enhance the streetscapes and the built-environment.	X		
Implementing Actions:			
1. Formulate and adopt a regional landscape planting master plan, including standards, for implementation in conjunction with public and private projects.			X
2. Establish and maintain a monitoring program for nearshore water quality.			X
3. Develop a master plan for a recreational coastline access.			X

WAILUKU-KAHULUI COMMUNITY PLAN, 2002 OBJECTIVES, POLICIES AND IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
4. Develop and implement a strategy for sand dune protection.			X
5. New studies should be commissioned that seek to better understand site-specific causes of coastal erosion.			X
Discussion: The Ho'onani Village project supports the Wailuku–Kahului Community Plan's environmental goal of maintaining a clean, attractive, and sustainable physical and natural environment. The project site is located inland and is outside the shoreline area, Special Management Area and flood hazard zones. As such, policies related to shoreline processes and coastal access would not be affected by project implementation. However, consistent with applicable environmental objectives, the project incorporates urban-scale infrastructure, drainage improvements, and BMPs designed to protect environmental quality and minimize adverse impacts. Stormwater systems will include detention, erosion control, and water quality features consistent with the Community Plan's policy encouraging the use of siltation basins and erosion control measures. Wastewater will be managed through appropriate treatment systems to prevent untreated discharges and protect downstream water quality. The project will incorporate energy conservation measures where feasible and will work to implement recycling and waste reduction practices, and includes landscaping, street trees, and native or appropriate plantings to enhance streetscapes and the built environment. Through these measures, the project advances the Community Plan's environmental objectives in a manner appropriate to an inland, urban mixed-use development and is supportive of the Plan's intent to integrate development with responsible environmental management.			
CULTURAL RESOURCES			
Goal: Identification, protection, preservation, enhancement, and where appropriate, use of cultural practices and sites, historic sites and structures, and cultural landscapes and view planes that: **1. Provide a sense of history and define a sense of place for the Wailuku-Kahului region; and** **2. Preserve and protect native Hawaiian rights and practices customarily and traditionally exercised for subsistence, cultural and religious purposes in accordance with Article XII, Section 7, of the Hawaii State Constitution, and the Hawaii Supreme Court's PASH opinion, 79 HAW. 425 (1995).**	**X**		
Objectives and Policies:			

WAILUKU-KAHULUI COMMUNITY PLAN, 2002 OBJECTIVES, POLICIES AND IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
1. Preserve the character and integrity of historic sites in the Wailuku-Kahului region.	X		
2. Recognize the importance of historically and archaeologically sensitive sites and encourage their preservation through development project review.	X		
3. Protect and preserve historic, cultural and archaeological sites and resources through on-going programs to identify and register important sites, and encourage their restoration. This shall include structures and elements that are a significant and functional part of Hawaii's ethnic and cultural heritage.	X		
4. Ensure that the proposed projects are compatible with neighboring historic, cultural, and archaeological sites or districts. Such projects should be reviewed by the Cultural Resources Commission, where appropriate.	X		
5. Require development projects to identify all cultural resources located within the project area as part of initial project studies. Further, require that all proposed activity include recommendations to mitigate potential adverse impacts on cultural resources.	X		
6. Support programs for the protection and preservation of historic and archaeological resources and foster an awareness of the diversity and importance of the region's ethnic, cultural, historic, and archaeological resources.			X
7. Encourage community stewardship of historic buildings and cultural resources and educate private property owners about financial benefits of historic preservation in Maui County.			X
8. Preserve and restore historic roads, paths, and water systems as cultural resources, and support public access.		X	
9. Recognize and respect family ancestral ties to certain sites including burial sites, and establish cultural and educational programs to perpetuate Hawaiian and other ethnic heritages.	X		
Implementing Actions:			

WAILUKU-KAHULUI COMMUNITY PLAN, 2002 OBJECTIVES, POLICIES AND IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
1. The Cultural Resources Commission shall update, and the Council shall adopt, the County Cultural Resources Management Plan to further identify specific and significant cultural resources in the region and provide strategies for preservation and enhancement			X
2. Require development projects to identify all cultural resources located within or adjacent to the project area and consult with individuals knowledgeable about such cultural resources prior to application as part of the County development review process. Further, require that all proposed activity include recommendations to mitigate potential adverse impacts on cultural resources including site avoidance, adequate buffer areas, and interpretation. Particular attention should be directed toward dune areas, known and probable precontact habitation areas, and other sites and areas listed in No. 5 below, with review by the Cultural Resources Commission, where appropriate.	X		
3. Implement a historic and cultural overlay ordinance to provide protection for areas with significant archaeological, historical, and cultural resources.			X
4. Establish recognition of culturally sensitive areas such as Naniloa Bridge, Waiale Bridge, and burial and habitation sites along Lower Main Street and Kahului Beach Road.			X
5. Significant Wailuku-Kahului region sites and areas include the following: *Wahi Pana (Significant Traditional Places)* *a. Na Wai Eha (Waiheʻe, Waiehu, Wailuku, Waikapu).* *b. Waiheʻe Dunes Archaeological Complex.* *c. Waiheʻe Church.* *d. Waiheʻe Sugar Mill site.* *e. Halekiʻi-Pihanakalani heiau.* *f. Waiheʻe Dune complex.* *g. Taro loʻi in ʻIao Valley.* *h. Traditional surfing sites.* *i. Kanaha Pond.*			X

WAILUKU-KAHULUI COMMUNITY PLAN, 2002 OBJECTIVES, POLICIES AND IMPLEMENTING ACTIONS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
j. Habitation and burial sites along Lower Main Street corridor. *k. Waiale Bridge.* *l. Wailuku Civic Center Historic District.* *m. Kama Ditch, Spreckels Ditch, and Waiheʻe Ditch.* *n. Kaʻahumanu Church.* *o. Hale Hoʻikeʻike (Bailey House Museum).* *p. Alexander House (next to Kaʻahumanu Church).* *q. Waikapu Stone Church Site.* *r. Wailuku School.* *s. Puʻunēnē School.* *t. Puʻu One Sand Dune Formation from Kahului Harbor to Waikapu.* *u. Coastal sand dunes from Kahului Airport to Baldwin Park.* *v. Kahului Railroad System sites (i.e., Roundhouse, Makaweli Rock Crusher Mill Foundation, etc.).* *w. Chee Kung Tong Society Hall site.* *x. Maui Jinsha Mission.* *y. Naval Air Station Kahului Airport (NASKA).* *z. Puʻunēnē Mill/Village.* *aa. Kahului Railroad Building and Old Kahului Store.* *bb. Buildings designed by C. W. Dickey-Wailuku Library, the Territorial Building in Wailuku, and the Baldwin Bank (Bank of Hawaii in Kahului).* *cc. Wailuku Union Church.* *dd. Church of the Good Shepherd.* *ee. ʻIao Theatre.* *ff. Plantation Manager's Residence in Wailuku.* *gg. St. Anthony's School.* *hh. Market Street from Main Street through Happy Valley.* *ii. Vineyard Street from Market Street to end.* *jj. ʻIao Stream.* *The above list is not comprehensive. It represents some of the well-known sites currently listed in the State inventory of Historic Places and on file with the State and National Registers of Historic Places. Many more sites have not yet been surveyed for historic, archaeological, and cultural significance.* *The Department of Planning has (or will obtain from the State Historic Preservation Division) maps indicating the general location of these sites. Planning Department staff will obtain, maintain, and update all*			

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pertinent maps, which will be consulted prior to development proposals affecting the above-mentioned areas.			
Discussion: The Hoʻonani Village project generally supports the Wailuku–Kahului Community Plan's cultural resources goal by incorporating appropriate identification, consultation, and protection measures into the project planning and environmental review process. Comprehensive archaeological investigations and a Cultural Impact Assessment (CIA) were conducted to identify archaeological sites, historic properties, traditional cultural practices, and cultural landscapes within and adjacent to the project area. These studies were undertaken consistent with Community Plan policies requiring early identification of cultural resources and evaluation of potential impacts as part of project review. No ongoing traditional cultural practices, burial sites, or significant historic structures were identified within the project area. It is noted that the project is adjacent to the Puʻunēnē mill site, which is listed as wahi pana. It is not anticipated that the project would impact the historic mill site. Through compliance with established cultural resource review procedures, consultation requirements, and mitigation commitments, the project supports the underlying intent of the Community Plan to safeguard cultural resources, respect Native Hawaiian rights, and avoid adverse impacts to historic and archaeological resources. Accordingly, the project is consistent with applicable cultural resource policies of the Wailuku–Kahului Community Plan in a manner appropriate to its location and scope			
INDIGENOUS ARCHITECTURE			
Goal: Reserve for future implementation provisions for indigenous architecture as may be adopted from time to time by the County Council and/or the County Cultural Resources Commission.	**X**		
Objective and Policy:			
1. To legitimize and amend County Building Codes to allow indigenous architecture as viable spaces for living, work, and recreation.			X
Implementing Actions:			
1. To legitimize and amend County Building Codes to allow indigenous architecture as viable spaces for living, work, and recreation.			X

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2. Adopt standards for indigenous architecture.			X
Discussion: The project design will strive to complement the surrounding uses and architectural character of the region, but indigenous architecture is not currently proposed for the project.			
HOUSING			
Goal: A sufficient supply and choice of attractive, sanitary and affordable housing accommodations for the broad cross section of residents, including the elderly.	**X**		
Objectives and Policies:			
1. Utilize a project district planning approach for major housing expansion area which will allow flexibility in project planning. This will provide for flexible development standards and a mix of housing types which can result in more efficient site utilization and potential reductions in housing development costs.	X		
2. Provide sufficient land areas for new residential growth which relax constraints on the housing market and afford variety in type, price, and location of units. Opportunities for the provision of housing are presently constrained by a lack of expansion areas. This condition should be relieved by a choice of housing in variety of locations, both rural and urban in character.	X		
3. Seek alternative residential growth areas within the planning region, with high priority given to the Wailuku and Kahului areas. This action should recognize that crucial issues of maintaining important agricultural lands, achieving efficient patterns of growth, and providing adequate housing supply and choice of price and location must be addressed and resolved.	X		

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4. Encourage the creation of elderly housing communities in various parts of the region that address the range of specialized needs for this population group.			X
5. Encourage the formulation of an elderly needs assessment study for Maui County by the State Department of Health, including			X
6. Coordinate the planning, design and construction of public infrastructure improvements with major residential projects that have an affordable housing component.	X		
7. 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, commercial and industrial developments defined in the Community Plan.	X		
8. Promote efficient housing designs in order to reduce residential home energy and water consumption.			
Implementing Actions:			
1. Develop a comprehensive housing strategy for low and moderate income groups involving government and private industry cooperation that provides an adequate supply of housing for the various strata of income. This approach would combine the resources of Federal, State, County, and private enterprise to improve the availability of rental and ownership housing targeted to various need groups. Anti-speculation and specification of a percentage of low and moderate income units in major projects are tools which should be considered as part of an overall housing program.			X
2. Develop procedures and regulations to streamline government review and approval for housing projects. This should result in cost reductions by expediting the time required for implementation.			X
3. Develop programs to encourage housing rehabilitation in older residential areas. This would designate target areas where low interest loans, grants and flexible code regulations not related to public health, safety and welfare would be available to homeowners.			X

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4. Revise zoning, building and housing codes to allow for specialized elderly housing projects.			X
Discussion: The Ho'onani Village project is consistent with the WKCP's Housing goal of providing a sufficient supply and variety of attractive, sanitary, and affordable housing for Maui residents. The project proposes approximately 1,608 multi-family rental units in Central Maui, a priority residential growth area identified by the Community Plan, thereby expanding housing supply and choice in proximity to employment centers, services, and existing infrastructure. By introducing a large-scale mixed-use residential community, the project supports the Plan's objectives to relax constraints on the housing market and provide a broader range of housing types, locations, and affordability levels. The project also advances policies calling for coordinated planning, design, and construction of public infrastructure in conjunction with major residential development. Required on-site and off-site improvements, including roadway, drainage, and water and wastewater infrastructure, will be planned and implemented in coordination with County agencies to support both the project and anticipated growth in the surrounding area. In addition, residential building designs will incorporate energy- and water-efficient features, where feasible, consistent with Community Plan policies promoting efficient housing design and reduced long-term resource consumption. Through these measures, the project supports the Community Plan's housing objectives			
SOCIAL INFRASTRUCTURE (RECREATION, SOCIAL SERVICES/HEALTH, PUBLIC SAFETY AND EDUCATION)			
Goal: Develop and maintain an efficient and responsive system of public services which promotes a safe, healthy and enjoyable lifestyle, accommodates the needs of young, elderly, disabled and disadvantaged persons, and offers opportunities for self-improvement and community well-being.	**X**		
Objectives and Policies- <u>Recreation:</u>			
1. Provide park and recreation areas as an integral part of project district specifications which will accommodate the needs of population growth.	X		
2. *Ensure adequate public access to shoreline recreation resources by pursuing access ways identified by the County.*			X

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3. Provide access for persons with disabilities at all park facilities.	X		
4. Continue to assess the social needs in the community and facilitate a coordinated response in the delivery of social services and programs for young, elderly, disabled and disadvantaged persons.			X
5. Support the formulation of an elderly needs assessment study for Maui County by the State Department of Health and lobby for the implementation of needed programs and projects.			X
6. Place high priority on utilizing the ʻIao Theatre as a multi-purpose community facility and develop the adjoining property in a manner that retains the integrity of the town core.			X
7. Place high priority on implementation of Keopuolani Park, including enhancement of the Kahului Harbor shoreline.			X
8. Expand shoreline recreation opportunities by extending Kanaha Beach Park and establishing park areas along Spreckelsville, Waiehu and Waiheʻe shorelines.			X
9. Enhance existing parks by improving maintenance and expanding the range of facilities provided.			
10. Maintain lands acquired or designated for recreational purposes exclusively for those uses.			X
11. Provide for additional municipal golf courses.			X
12. Maintain existing recreational uses at the Kahului harbor for canoe club activities. When development occurs, provide alternate sites for canoe club activities at the Kahului Bay area.			X
13. Establish a linear park with bikeways and pedestrian routes along the shoreline between Waiheʻe and Pāʻia.			X
14. Establish a permanent fairground site that encourages year-round use as an inter-regional community center and meeting facility.			X

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15. Establish a linear park, with bicycle and pedestrian facilities where practical, from the Paukukalo oceanfront along ʻIao Stream to Kepaniwai Park.			X
16. Ensure that adequate regional/community park facilities are provided to service new residential developments.	X		
17. Ensure that the development of the North Shore greenway project is done in a manner that respects the dune system and cultural sensitivity of the area. Specifically, the project should: *a. minimize the excavating, grading, and grubbing for the project, and instead use minimal fill (as necessary to meet engineering standards), especially in the area near Baldwin Beach Park;* *b. provide appropriate protection to prevent unnecessary traversing of the dune system mauka-makai;* *c. use the greenway as an opportunity to interpret the significant cultural and historic sites in the area; and* *d. have the archaeological inventory survey and the design plans for the project reviewed by the Cultural Resources Commission prior to the issuance of the necessary development permits*			X
Implementing Actions:			
1. Undertake a site selection study for a permanent fairgrounds site that encourages year-round use.			X
2. Undertake a regional park master plan study to identify the needs and potential sites for expanded passive and active recreational uses in the planning region.			X
3. Prepare and implement, as soon as possible, a plan for a major regional multipurpose center to service the entire planning district. Also, investigate the need for an additional community center in Kahului and/or the upgrading and expansion of the existing Kahului Community Center.			X
Discussion: The Hoʻonani Village project supports the WKCP's goals for recreation and proposes to provide a variety of park and recreation facilities designed to serve residents			

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of all ages and abilities within the new community. Planned amenities include neighborhood parks, , pedestrian and bicycle trails and entertainment/event spaces that encourage community gatherings.			
Objectives and Policies- <u>Social Services/Health:</u>			
1. Support the expansion of services and facilities at the Maui Memorial Medical Center, the major primary care facility on the island, including the construction of a multi-level parking facility and a second roadway access.			X
2. Plan for the expansion of community services facilities, such as the Cameron Center.	X		
3. Expand social services for young and elderly persons.			X
4. Continue to assess the social needs in the community and facilitate a coordinated response in the delivery of social services and programs for young, elderly, disabled and disadvantaged persons.			X
5. Support the formulation of an elderly needs assessment study for Maui County by the State Department of Health and lobby for the implementation of needed programs and projects.			X
6. Coordinate the provision of long-term care facilities and programs with other providers, such as Hale Makua and Hale Mahaolu.			X
Implementing Actions:			
1. Acquire a minimum of 10 acres of land for expansion of Maui Memorial Medical Center as soon as possible.			X
2. Provide a second roadway access to Maui Memorial Medical Center. As noted in the section on transportation, this access should precede or be concurrent with the extension of Mahalani Street.			X

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Discussion: While the project's primary purpose is not to provide health and social services, the inclusion of civic and community-oriented open space within the project provides flexibility for future community programming, outreach, or social service activities that may serve young, elderly, disabled, or disadvantaged populations. In addition, the proposed office space may be used for medical clinics.			
Objectives and Policies- <u>Public Safety:</u>			
1. Maintain adequate police and fire protection services in the region.			X
2. Encourage communities to establish Neighborhood Crime Watch Programs.			X
Implementing Actions			
1. Study the feasibility of establishing fire and police protection facilities in the proposed Project Districts within the region.			X
Discussion: The Hoʻonani Village project supports the Community Plan objective of maintaining adequate police and fire protection services through coordination with County public safety agencies during project planning and implementation. Project infrastructure and roadway improvements will be designed to meet applicable County fire and emergency access and fire flow requirements to facilitate effective emergency response. While long-term property management has not yet been determined, future residents may potentially participate in neighborhood-based safety efforts, such as a Neighborhood Crime Watch Program. It is acknowledged that homeless encampments and brush fires related to the encampments have been an issue along Pūlehu and Hansen Roads. It is the hope that taking the property out of its fallow, vacant state would help deter this unauhtorized activity. In addition, the project includes civic and community-oriented spaces that may provide opportunities to accommodate future County fire or police facilities, should such facilities be determined feasible and necessary by the County.			
Objectives and Policies- <u>Education:</u>			

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1. Allocate sufficient land areas as part of residential project district specifications to meet future school site needs.		X	
2. Encourage the Department of Education to provide recreation facilities for schools, thus expanding opportunities for public use of presently shared facilities.			X
3. Coordinate the development of school facilities with the State Department of Education in conjunction with planned residential projects.	X		
4. Support the establishment of a four-year university on Maui.			X
5. Encourage apprenticeship or work study programs, in conjunction with higher educational or technical/vocational studies.			X
6. Support efforts to expand the Maui Community College facilities and incorporate desired elements of Hawaiian architectural design.			X
7. Support the improvement and maintenance of existing school facilities.			X
8. Encourage the development of child care and pre-school facilities, in conjunction with major centers of employment.			X
Implementing Actions			
1. Where possible during the zoning process, ensure that applicants contribute to the development, funding, and/or construction of school facilities on a fair-share basis as determined by and to the satisfaction of the State Department of Education. Terms of the contribution shall be agreed upon by the applicant and the State Department of Education prior to the applicant applying for building permits.	X		
Discussion: The Ho‘onani Village project is generally supportive of the Wailuku–Kahului Community Plan’s education objectives through coordination with the State Department of Education (DOE) and consideration of potential school facility impacts associated with residential development. Based on the project’s location, DOE has determined that the project would be served by Kahului Elementary School, Maui Waena Intermediate School, and Maui High School, all of which are currently operating below their respective design			

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capacities. Accordingly, no immediate school capacity constraints have been identified for the proposed development. The project is located within the Central Maui School Impact Fee District. Consistent with State law, residential units would be subject to school impact fees unless otherwise exempted. However, as an affordable housing project, certain units may qualify for exemptions or reductions pursuant to applicable statutes and DOE/Hawaii School Facilities Authority requirements. The applicant will comply with all applicable school impact fee regulations in effect at the time of building permit issuance and will coordinate with HISFA and DOE to determine applicability, fee calculations, and compliance procedures prior to development. In addition, the applicant will continue to coordinate with DOE regarding future enrollment projections and potential long-term facility needs associated with the project.			
GOVERNMENT			
Goal: Government that demonstrates the highest standards of fairness; responsiveness to the needs of the community; fiscal integrity; effectiveness in planning and implementation of programs and projects; a fair and equitable approach to taxation and regulation; and efficient, results-oriented management.	X		
Objectives and Policies:			
1. Utilize the County's budgeting process as a means of carrying out the policies and priorities of the Community Plan.			X
2. Utilize the County's real property tax assessment function as both a means to carry out the policies and priorities of the Community Plan and a mechanism for monitoring and updating the Community Plan.			X
3. Streamline the land use, building permit and subdivision approval processes.	X		
4. Monitor the implementation of and compliance with the Community Plan.			X
5. Ensure that adequate infrastructure is or will be available to accommodate planned development.	X		

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6. Support public and private partnerships to fund the planning and construction on infrastructure.	X		
7. Encourage students within Maui County to participate in Maui Count governmental affairs through such means as the submittal of testimony and resolutions on issues and concerns related to community affairs.			X
8. Encourage cooperation and coordination between agencies, boards and commissions charged with land use planning and urban design and development within Wailuku Town.			X
Implementing Actions:			
1. Streamline the land use, building permit and subdivision processes through means such as consolidated public hearings and concurrent processing of applications.	X		
2. Adopt a beach-mountain access dedication ordinance pursuant to Chapter 46 Hawaii Revised Statutes. This should be done as part of an islandwide comprehensive mountain and beach access study.			X
3. Evaluate and modify present zoning and subdivision ordinances to incorporate the land use and design guidelines as well as other recommendations incorporated herein.			X
4. Establish an additional government complex with adequate public parking in a central location.	X		
5. Maintain the War Memorial Complex for public parking and recreational uses only.			X
6. Facilitate public access to information through the use of computers, microfiche/microfilm readers, and other tutorial services in County agencies.			X
7. Re-evaluate the composition, role and boundaries of the Wailuku Redevelopment Agency to support its mission for the revitalization and enhancement of this district and explore ways to coordinate planning for Wailuku Town.			X

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8. Formulate special plans and studies to implement recommendations of the Community Plan. These would include water development and distribution, housing, local and regional circulation, drainage, solid waste and recycling, sewage disposal and treatment, human services, recreation, public safety and other special plans and studies as required.			X
9. Prepare a progress report five years after the adoption of this plan for review by the public and Maui County Council describing the status of General and Community Plan implementation and actions taken to comply with same.			X
Discussion: The Hoʻonani Village project supports the Wailuku–Kahului Community Plan's Government goal of promoting fair, responsive, and efficient planning and implementation of public programs and projects. The project is being advanced through a coordinated set of County-initiated land use actions**,** including a Change in Zoning, Community Plan Amendment, and Maui Island Plan Amendment, together with a District Boundary Amendment processed under HRS §201H**.** These actions reflect the County's intent to streamline land use approvals and facilitate the timely delivery of housing, particularly affordable and workforce housing, in response to documented community needs. The use of coordinated plan amendments and the HRS §201H process is consistent with Community Plan policies encouraging streamlined land use, permitting, and subdivision approvals, as well as interagency coordination and public-private partnerships. The Applicant has worked closely with County departments and agencies throughout the planning and environmental review process and will continue to coordinate with the County to ensure consistency with adopted plans, infrastructure availability, and implementation requirements. Through this collaborative and streamlined framework, the project advances the Community Plan's objectives for effective government planning while supporting the delivery of affordable housing and other public benefit.			
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 manner that provides for the social and economic well-being of residents and the preservation and	X		

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enhancement of the region's environmental resources and traditional towns and villages.			
Objectives and Policies			
1. Ensure that adequate lands are available to support the region's present and future agricultural activities.	X		
2. Identify prime or productive agricultural lands, and develop appropriate regulations for their protection.			X
3. The direct and cumulative impacts of agricultural subdivisions and the impacts on the community shall be assessed and considered.			X
4. Establish administrative procedures and standards within both the Department of Public Works and Waste Management and the Department of Planning, to ensure that agricultural subdivisions shall not be approved unless their uses are expressly permitted by Chapter 205, Hawaii Revised Statutes.			X
5. Encourage traditional Hawaiian agriculture, such as taro cultivation, within the agricultural district, in areas which have been historically associated with this cultural practice.		X	
6. Establish an adequate supply of urban land use designations to meet the needs of the community over the next 20 years.			
7. The Community Plan map shall define the urban growth limits for the region.			X
8. Maintain a project district approach for the major residential growth areas adjacent to Wailuku, Kahului, and Waiehu to allow flexibility in master planning. These project districts may contain a variety of residential unit types as well as supporting community services, including business, public, recreational and educational facilities.	X		
9. Maintain the existing Kahului Airport district boundaries, as defined in the Community Plan Land Use Map and continue to evaluate the air transportation needs of the County to determine future air transportation facility requirements. Create a direct control overlay district in and around Kahului Airport due to the public investment and the economic importance of the facility. The boundaries of this district		X	

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shall be generally defined by the 60 Ldn isoline (60 decibels, daynight average) of the FAA approved noise contour map for the airport. The intent of this district shall be to establish specific guidelines for development within the area which would define uses compatible with the airport and appropriate design standards, particularly with respect to noise attenuation to reduce interior noise levels to the 45 Ldn level or less. Total closure of structures, as well as air-conditioning, are generally required for this purpose. Residential uses should be discouraged within the 60 Ldn isoline.			
10. All zoning applications and/or proposed land uses and developments shall conform with the planned use designations, as specified in the adopted Community Plan Land Use Map, and be consistent with the Community Plan policies.		X	
11. The subdivision ordinance should be revised to provide for public review of projects with significant impacts. Subdivision approval should consider environmental, economic, and social impacts of the project, including impacts on archaeological, historical and cultural resources.			X
12. Establish a Wailuku Town Design District.			X
13. Within the Wailuku Town core, formulate and implement flexible land use guidance policies that enhance the various activity centers and maintain the traditional character of the town. *a. Civic Center District: This district defines the government office center and adjacent blocks of commercial use which are functionally related to the government center. This district is generally bounded by Main, South High, Kaohu, Napua, Uluwehi, South Church, Pakahi, South Market and Wells Streets.* *b. Wailuku Historic District: Protection of this complex of historic structures in a park setting will continue under the provisions of the current Community Plan.*			X

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c. Commercial and Residential: The following comprise the commercial core, commercial areas, and surrounding residential uses: *1) Commercial Core. This area is generally situated along Central, Wells, Main, High, and Vineyard Streets. It should emphasize commercial uses oriented to serve the business and residential community. Ground floor activities should emphasize commercial retail with expansion of the variety and scope of offerings to serve residents.* *2) Mixed Use Areas. These occur in several blocks adjacent to the commercial core and act as a transition between the core and single family residential areas. The business residential mix should be retained with intensification to accommodate multifamily and business uses. Patterns of mixed use could allow vertical mixture (residences over ground floor business) or horizontal mixture (business frontage and residences behind), or residential and business uses on adjacent lots. Maintenance and rehabilitation of existing structures should be encouraged in a manner that respects the residential scale that now exists. Intensification of uses through new development would require consolidation of substandard lots. Performance criteria for rehabilitation and upgrading should be developed to permit more flexibility than present zoning and building code standards allow.* *3) Single Family Residential. These areas surround the commercial and mixed use areas. The emphasis should be on preserving and rehabilitating existing housing, providing adequate circulation, and encouraging home maintenance and rebuilding of deteriorating structures.*			
14. Maintain physical separation between traditional towns and villages in the region. Where possible, provide specific design or landscape elements, such as open space buffers or changes in streetscape, to clearly delineate the boundary between Kahului and Wailuku. Maintain open space around traditional rural areas, such as Waikapu and Waihe'e, to provide a sense of community and to prevent envelopment of these areas by urban expansion.			**X**

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15. Provide a substantial greenway or greenbelt to serve as a buffer zone, line of demarcation, or definition between Wailuku and Waikapu, and between Waikapu and Ma'alaea, in order to prevent the continuation of urban sprawl. Changes in streetscapes could include landscaping and agricultural planting materials that reflect the character of each community, and are utilized to delineate a substantial boundary between Kahului and Wailuku.			
16. Upon adoption of this plan, allow no further development unless infrastructure, public facilities, and services needed to service new development are available prior to or concurrent with the impacts of new development.	X		

Discussion: The Ho'onani Village project is designed to be consistent with the project district approach identified in the Wailuku–Kahului Community Plan for major growth areas adjacent to Wailuku and Kahului. The project incorporates a master-planned, mixed-use configuration that integrates residential neighborhoods with supporting commercial, office, light industrial, civic, recreational, and open space uses. This approach supports the development of a complete community with access to employment opportunities and services.

A 3.068-acre portion of the project site is currently designated Heavy Industrial under the Wailuku–Kahului Community Plan. The remainder of the project currently does not allow the project's proposed uses and therefore requires a Community Plan Amendment to allow implementation of the proposed project. Notwithstanding this, the project seeks to align with the intent and policy direction of the Community Plan where feasible. The proposed land use mix, adjacency to existing urban development, and proximity to major transportation and infrastructure corridors are consistent with policies supporting compact urban growth and the use of project districts to accommodate future development. Formal consistency for the remaining areas will be achieved through either the Council-initiated Community Plan Amendment or through the Community Plan update process, both of which provide appropriate mechanisms to refine land use designations in response to evolving conditions and long-term growth needs.

It is acknowledged that the proposed project includes residential uses within the 60 Ldn isoline and therefore does not fully support the Community Plan's policy direction to discourage residential development in this area. However, the policy does not prohibit residential uses outright. Rather, it establishes performance-based design expectations intended to ensure compatibility with airport operations, including reduction of interior

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noise levels to 45 Ldn or less and use of total enclosure and air conditioning to achieve that standard. Consistent with these requirements, the project will incorporate enhanced building envelope construction, upgraded glazing assemblies, sealed exterior walls, and mechanical ventilation or air-conditioning systems to allow closed-window operation. These measures are specifically intended to reduce interior noise levels to 45 DNL or less, consistent with both the Community Plan's stated intent and HDOT Airports Division standards. In addition, appropriate disclosure and avigation easement provisions will be implemented to acknowledge ongoing airport operations. While the project does not advance the policy objective of discouraging residential uses within the 60 Ldn isoline, it remains acceptable with mitigation because it adheres to the Community Plan's compatibility framework and incorporates the design standards intended to address aircraft noise exposure. The project does not encroach upon RPZ, alter airport boundaries, or impede airport expansion or operational capacity. With required mitigation measures and continued coordination with HDOT, the development can occur in a manner that maintains airport safety and functional integrity while addressing the County's housing needs. Through continued coordination with the community and government agencies, the project advances the underlying land use objectives of the Community Plan while utilizing established legislative and planning processes for implementation.			
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 drainage systems, and efficient transportation systems which meet the needs of the community.	**X**		
Objectives and Policies- Water and Utilities:			
1. Coordinate water system improvement plans with growth areas to ensure adequate supply and a program to replace deteriorating portions of the distribution system. Future growth should be phased to be in concert with the service capacity of the water system.	X		

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2. Improve the quality of domestic water.	X		
3. Promote water conservation and education programs.	X		
4. Protect water resources in the region from contamination, including protecting ground water recharge areas, and wellhead protection areas within a 1.25-mile radius from the wells.	X		
5. Coordinate the construction of all water and public roadway and utility improvements to minimize construction impacts and inconveniences to the public.	X		
6. Coordinate expansion of and improvements to the water system to coincide with the development of residential expansion areas.	X		
7. Promote conservation of potable water through the use of treated waste water effluent for irrigation.	X		
8. Encourage reasonable rates for water and public utility services.			X
9. Ensure that proliferation of telecommunication towers does not negatively impact the natural beauty of Maui County and the comfort and health of its residents.			X
Implementing Actions			
1. Update the County's Water Use and Development Plan and estimated water use for the Wailuku-Kahului region.	X		
2. Prepare or update a water improvement master plan for the Wailuku-Kahului region to be incorporated as a functional component of the Community Plan.			X
3. Plan and construct water system improvements, including additional source, transmission, and storage capabilities.	X		
4. Provide incentives for water and energy conservation practices.			X
5.Coordinate the development of telecommunication towers by developing an ordinance governing telecommunication facilities.			X

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6. Relocate the Kahului Power Generating Facility out of the tsunami zone.			
7. Adopt a water allocation plan for the region and require that the use of water from the Central Maui Water System for future development shall be subject to the provisions of this water allocation plan.			X
8. Promote and implement programs for ground water and wellhead protection.			X
Objectives and Policies- Liquid and Solid Waste:			
1. Coordinate sewer system improvement plans with future growth requirements, as defined in the Community Plan.	X		
2. As part of a county-wide solid waste management study, address the needs of the planning region for disposal and transfer sites with more convenience to residential areas. The collection system and location of disposal sites need to be improved to better serve residential areas.			X
3. Reduce the disposal of solid waste in landfills through reducing the amount of material for disposal at the source (i.e. home composting of lawn or tree trimmings), reuse and recycling programs, bioconversion (i.e. composting) and the provision of convenient drop-off facilities.	X		
4. Reuse the treated effluent from the County's waste water treatment system for irrigation and other suitable purposes in a manner that is environmentally sound.	X		
Implementing Actions:			
1.Develop and implement a comprehensive waste management and recycling plan for the region.			X
2. Explore feasibility of extending sewer service to unserviced areas as part of comprehensive sewer system planning.			X
3. Investigate the feasibility of constructing a wastewater treatment facility for the Central Maui area to service the future needs of population growth. Locations to be investigated include the airport			X

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area, the Puʻunēnē sugar mill area, and other areas east of Kūihelani Highway. Site conditions to be evaluated shall include, but not be limited to, potential odor problems with surrounding neighborhoods, corrosive environments, effluent disposal, groundwater contamination and project costs.			
4. Relocate the Kahului Wastewater Treatment Plant out of the tsunami zone			X
Objectives and Policies- Drainage:			
1. Establish a storm drain improvement program to alleviate existing problems; implement a continuing maintenance program, and ensure that improvements to the system will meet growth requirements. This addresses safety and property loss concerns as well as the need for comprehensive flood control planning. *a. Design drainage systems that protect coastal water quality by incorporating best management practices to remove pollutants from runoff. Construct and maintain, as needed, sediment retention basins and other best management practices to remove sediments and other pollutants from runoff.* *b. Construct necessary drainage improvements in flood-prone areas. Where replacement drainage is required for flood protection, these systems shall be designed, constructed, and maintained using structural controls and best management practices to preserve the functions of the natural system that are beneficial to water quality. These functions include infiltration, moderation of flow velocity, reduced erosion, uptake of nutrients and pollutants by plants, filtering, and settlement of sediment particles. The use of landscaped swales and unlined channels shall be urged.*			X
2. Respect natural drainageways as part of good land development.	X		
3.Construct and maintain, as needed, desilting basins along major drainage channels.	X		

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4.Ensure that storm water run-off and siltation from proposed development will not adversely affect the marine environment and nearshore and offshore water quality. Minimize the increase in discharge of storm water runoff to coastal waters by preserving flood storage capacity in low-lying areas, and encouraging infiltration of runoff.	X		
5. Encourage the incorporation of drainageways, setbacks, and flood protection areas into greenways consisting of open space, pedestrian way and bikeway networks.	X		
Implementing Actions:			
1. Update and implement a drainage master plan for the planning region that considers the cumulative impacts of existing and planned development. The master plan shall guide future development while preventing flooding and providing guidance to reduce the degradation of coastal waters.			X
2. Establish a comprehensive program of improvements to the storm drainage system; implement a maintenance program; and ensure that safety, property loss, pollutant removal, and the need for comprehensive planning, are considered. Maintain current drainage ways, swales and spillways.			X
3. Revise the County drainage rules to require that drainage system design shall not adversely affect downstream and coastal water quality.			X
Objectives and Policies- Energy			
1. Promote the use of alternative energy sources, such as biomass, wind and solar.			X
2.Develop efficient circulation systems, public transportation and promote bicycle and pedestrian travel to reduce energy expenditures for travel.	X		
3.Promote energy conservation and awareness programs.	X		
4. Reduce domestic energy consumption.	X		

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5.Expand efforts to utilize environmentally and cost effective renewable resources for energy production, such as solar, biomass, and wind energy.			X
6.Encourage energy efficient building design and site development practices.	X		
7. Support energy conservation measures, including the use of solar heating and photovoltaic systems, in conjunction with urban uses.	X		
8.Promote recycling programs to reduce solid waste disposal in landfills.	X		
9. Promote competition among energy providers to increase options and decrease costs to Maui County residents and government facilities.			X
Implementing Actions:			
1. Adopt standards and regulations for the use of solar heating, low flush toilets and other conservation fixtures in new building construction.			X
2. Develop and adopt an integrated energy functional plan for the County of Maui, including but not limited to, strategies for energy conservation, reuse of treated waste water, recycling, reduction in the use of fossil fuels, public education and awareness, and other strategies and actions related to transportation and utilities, housing, environment, urban design and economic activity.			X
3. Develop incentives and requirements for energy efficient building design and site development practices through various approaches, including modifications to building codes and zoning and subdivision ordinances.			X
4. Provide incentives to promote the use of alternative energy sources.			X
5. Develop, compile and disseminate information on new energy technologies, policies, and programs relevant to the community's economy and environment.			X

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6. Identify energy-saving measures for all community buildings and facilities.	X		
7. As part of a County-wide waste management study, pursue the feasibility of utilizing resource recovery systems.			X
8. Support reduction of entry barriers to distributed generation and other forms of alternative energy.	X		
Objectives and Policies- Transportation:			
1. Enhance circulation by improving road maintenance; improving or providing traffic signals and turning lanes at congested intersections; and by providing street and destination signs. Important intersections include Lono and Papa Avenues, and intersections along Papa Avenue, Wakea Avenue, and North Market Street. Additional turning lanes, traffic signals and roadway improvements in the Wailuku Town core should be designed to facilitate safe traffic movement and be compatible with the traditional character of the area.	X		
2. Provide bikeway and walkway systems in the Wailuku-Kahului area which offer safe and pleasant means of access, particularly along routes accessing residential districts, major community facilities and activity centers, school sites, and the shoreline between Kahului Harbor and Pa'ia.	X		
3. Expand parking facilities serving the civic and commercial centers of Wailuku. Parking improvements should include expanding the existing public parking facilities off Market Street and around the civic center and improving controls over existing civic center parking to reserve it for short-term use. Explore the feasibility of a shuttle service for County employees to remote parking facilities.			X
4. Support private efforts to expand public transit service, with an emphasis on service to the Kahului Airport and Wailuku Civic Center. Future growth in population will warrant an expanded public transportation system.	X		
5. For future residential development, prohibit direct lot access from primary roads.	X		

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6. Accommodate bicycle and pedestrian ways within planned roadway improvements.	X		
7. Support the extension of the Kahului Airport runway, access road improvements, and other related facility improvements, including expansion of the adjacent shoreline area for public park uses.			X
8. Support the expansion of Kahului Harbor, the island's primary commercial harbor, to accommodate long-term needs. The State Department of Transportation should be encouraged to allow recreational uses by canoe clubs or provide an alternative site for such uses in its long range master plan. The harbor master plan should also incorporate safe bicycle and pedestrian access. Support the investigation of alternative sites for a second commercial harbor facility on the island of Maui. *Further, the State Department of Transportation should be strongly encouraged to mitigate its traffic impacts prior to or in conjunction with the Harbor expansion, including, but not limited to, the following:* *a. improve the intersections between Ka'ahumanu Avenue and Wharf Street and Hobron Avenue;* *b. provide alternative and bypass routes for vehicular traffic, possibly including a direct route to Kahului Airport;* *c. provide safe (possibly underpass) routes for pedestrian traffic;* *d. acquire pockets of land for more efficient facility location within Kahului Harbor; and* *e. work with the community to plan a second commercial harbor.*			X
9. Support the extension of Waiale Drive to a new intersection with Honoapiilani Highway south of Waikapu Village.			X
10. Preserve the Waiale Bridge and the significant subsurface archaeological sites in the Waiale Drive corridor, from the Mahalani Street intersection to Lower Main Street, by maintaining the existing roadway width.	X		
11. Preserve the character of Honoapiilani Highway between Waikapu and Wailuku by maintaining two travel lanes and the existing trees.			X

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Implementing Actions:			
1.Establish ordinances to designate truck or other heavy vehicle weight commercial traffic routes to relieve traffic impacts on residential neighborhoods and the traditional town center.			X
2. Re-establish school bus routes and stops to minimize impacts on residential neighborhoods and provide sheltered stops where appropriate.	X		
3. Study traffic patterns and circulation at intersections adjacent to school sites prior to road construction, to ensure safe access.			X
4. Study circulation patterns at school sites.			X
5. Implement the State Department of Transportation Bikeway Master Plan and the County Bikeway Plan.			X
6. Update and implement the Department of Transportation's Maui Long Range Planning Study: Islandwide Plan and other traffic master plans to implement the Community Plan. The improvements to the regional roadway network should include but not be limited to the following. *a. Maui Lani* *1) Extend Lono Avenue, Kamehameha Avenue, and Onehee Street into the Maui Lani Project District.* *2) Provide interconnections with the Maui Lani roadway network to Kūihelani Highway, Honoapiilani Highway, and Waiale Drive in order to provide maximum flexibility for the additional traffic to be generated by Maui Lani and to reduce its impact on adjoining existing neighborhoods.* *3) The extension of Lono Avenue to Kūihelani Highway should precede the Kamehameha Avenue and Onehee Street extensions. If the Maui Lani project does not proceed in a timely manner, the County should move forward with the Lono Avenue extension.*			X

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4) Upgrade Mahalani Street, Kamehameha Avenue, Onehee Avenue and Lono Avenue to County collector road standards. *5) Plan the Maui Lani Parkway as an arterial road.* *b. <u>Kahului</u>* *1) Improve Dairy Road between Kūihelani Highway and Keolani Place.* *2) Improve major intersections to accommodate increased traffic volumes, including turning lanes, signals, and other improvements, including but not limited to the corridors of Kamehameha, Pu'unene and Wakea Avenues.* *3) Construct the planned Airport Access Road.* *4) Improve existing roadway systems within the Kahului Light Industrial area and accessing Kahului Airport to facilitate egress/ingress and to provide for the safe and convenient flow of traffic.* *5) Improve Kahului Beach Road between Ka'ahumanu Avenue and Waiehu Beach Road/Lower Main Street.* *6)Improve Lower Main Street.* *c. <u>Wailuku</u>* *1) Establish additional major routes between Kahului and Wailuku by utilizing the major road systems of the Maui Lani and C. Brewer Project Districts with connections to Honoapiilani and Kūihelani Highways and Waiale Road.* *2) Extend Mahalani Street as a through connection between Ka'ahumanu Avenue and Waiale Road. The Mahalani extension should be preceded by, or constructed concurrently with, a second roadway access to Maui Memorial Hospital.* *3) Establish a new Wailuku through road connecting Honoapiilani and Kahekili Highways, utilizing the existing Waiale Road right-of-way, the*			

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old cane haul road, as well as the major roads in the Piihana Project District. *4) Establish a new access road to serve the existing and proposed golf courses to alleviate through traffic in Waiheʻe town.* *5) Provide left turn lanes on Lower Main Street between Mill Street and Waiale Drive.* *6) Facilitate or expedite the connection of Waiale Drive to Kuikahi Drive.* *7. Improve Waiale Drive and plan for a future connection to the Honoapiilani Highway south of Waikapu.* *d. <u>Other</u>* *1) Improve Honoapiilani Highway south of Kūihelani Highway.* *2) Improve Kūihelani Highway from Puʻunene Avenue to the future Maui Lani Parkway and plan for the continuation of such improvements to Honoapiilani Highway.* *3) Plan and construct a Puʻunene Bypass that would connect the Mokulele Highway and Kūihelani Highway and continue to Kaʻahumanu Avenue, via the future Maui Lani Parkway.* *4) Plan and implement improvements to Kaʻahumanu Avenue as soon as possible.* *5) Acquire and maintain Waiko Road as a public vehicular right-of-way.* *6) In addition to other roadway improvements, implement other alternatives for improving traffic circulation in the region through signalization, one-way streets, prohibiting on-street parking and heavy-weight vehicles, and establishing time controls.* *7) Provide a second roadway access connecting to the Maui Memorial Medical Center. This access should precede, or be developed concurrently with, the extension of Mahalani Street.*			

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Discussion: The Ho'onani Village project generally supports the Wailuku–Kahului Community Plan's Infrastructure goal by planning for the timely and environmentally sound provision of water, wastewater, drainage, energy, and transportation systems that protect public health and environmental quality. The project is located within Central Maui's existing urban service area and adjacent to established transportation corridors and utility infrastructure. Infrastructure improvements are proposed to be phased with development and coordinated with County and State agencies to ensure that system capacity, timing, and implementation are consistent with Community Plan policies promoting coordinated and efficient infrastructure delivery. With respect to water and wastewater, the Applicant proposes to develop an on-site WWTP capable of producing recycled water for non-potable uses, including irrigation, thereby reducing demand on potable water supplies and supporting Community Plan policies promoting water conservation and reuse. The project also proposes to modify an existing well to serve the site, subject to regulatory approvals and coordination with the County. The Applicant anticipates that this water system infrastructure may be dedicated to the County in the future, if acceptable to the County and consistent with applicable standards. Groundwater protection measures, conservation practices, and system design will be implemented to protect water resources and ensure reliable service. Drainage improvements will be designed in accordance with County standards, emphasizing stormwater management, erosion control, and best management practices to protect downstream and coastal water quality. Detention, infiltration, and sediment control features will be incorporated to address on-site and cumulative impacts. Energy objectives will be supported through energy-efficient building and site design, and incorporation of renewable energy and conservation measures where feasible. Transportation and circulation within the project will accommodate vehicles, pedestrians, and bicycles, and will connect to the surrounding roadway network in a manner that supports efficient travel patterns.			
URBAN DESIGN			
Goal: An attractive and functionally integrated urban environment that enhances neighborhood character, promotes quality design, defines a unified 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.	X		

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Objectives and Policies for the Wailuku-Kahului Region in General:			
1. Enhance the appearance of major public roads and highways in the region.	X		
2. Maintain a design quality for commercial and public projects and large-scale master planned developments.	X		
3. Improve pedestrian and bicycle access within the region.	X		
4. Establish, expand and maintain parks, public facilities and public shoreline areas.	X		
5. Integrate stream channels and gulches into the region's open space system for purposes of safety, open space relief, greenways for public use and visual separation. Drainage channels and siltation basins should not be used for building sites, but rather for public open space. Drainage channel rights-of-way and easements may also be used for pedestrian and bikeway facilities.	X		
6. Promote a unified street tree planting program along major highways and streets.	X		
7.Buffer public and quasi-public facilities and light-heavy industrial/commercial type facilities from adjacent residential uses with appropriate landscape planting.	X		
8. Maintain shrubs and trees at street intersections for adequate sight distance.	X		
9. Save and incorporate healthy mature trees in the landscape planting plans of subdivisions, roads and other developments.			X
10. Incorporate drought tolerant plant species and xeriscaping in future landscape planting.	X		
11. Use native Hawaiian plants for landscape planting in public projects to the extent practicable.	X		
12. Existing and future public rights-of-way along roads and parks shall be planted with appropriate trees, turfgrass and ground covers.	X		

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13. Encourage neighborhoods and community organizations to upgrade and maintain streets and parks in accordance with the Maui County Planting Plan of the Arborist Committee.			X
14. Require all future subdivisions, construction projects and developments to comply with the adopted Maui County Planting Plan.	X		
15. Emphasize contrasting earth-tone color schemes for buildings and avoid bright or garish colors. Within Wailuku Town, buildings that have bright or garish colors to comply with earth-tone color schemes.	X		
16. Encourage the review of architectural and landscape architectural plans for major government projects by the County's Urban Design Review Board.			X
*Objectives and policies for Wailuku Town were not included for analysis as the project is located in Kahului.			
Objectives and Policies for Kahului:			
1. Within industrial subdivisions, encourage the establishment of design standards for individual projects, including a unified streetscape planting theme and program, in order to enhance the visual quality of industrial developments.	X		
2. Circulation: provide and maintain sidewalks and bikeways for convenient and pleasant connections between activity centers, such as shopping centers, schools, Maui Community College and public parks. These pathways should have adequate separation from vehicular traffic for safety purposes.	X		
3. Building Form and Character: maintain compatible scale relationships between the existing low-scale character of the area, adjacent public uses and higher buildings. *a. Building heights for the hotel-designated district fronting the ocean side of Ka'ahumanu Avenue shall not exceed ten stories in order to provide a dynamic skyline and identifiable hotel district*	X		

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b. The low-rise character of the central business area should be maintained. Higher building forms up to six stories should be sited in the central portion of commercial blocks. *c. Building heights along the perimeter of commercial blocks should provide a transition in scale to adjacent public and quasi-public uses.* *d. Commercial uses along the perimeter of central business area blocks should be low-rise and provide sufficient setbacks to allow landscaped buffers along street frontages.*			
4. Landscape Character *a. A coordinated landscape theme should be established from the airport to Kahului, with landscape buffers established along Keolani Place, Hana Highway, and Ka'ahumanu Avenue.* *b. Landscaping along Dairy Road between Keolani Place and Pu'unene Avenue should be established and coordinated with the landscaping of the airport-Kahului roadway approach routes.* *c. Parkway character should be established along Ka'ahumanu Avenue, from Kahului to Wailuku. Keopuolani Park plans should be updated and made an integral part of the area's landscaping.* *d. Open parking areas should be landscaped to provide visual screening and shade.* *e. The perimeters of the central business area blocks should provide landscape buffers as part of a coordinated landscape theme to enhance their visual image.* *f. The mature landscape character of Kahului's commercial areas should be preserved and incorporated into future development plans, subject to review by the County's Arborist Committee.* *g. The landscape treatment along streets within the central business area should be extended along major collector roads serving adjacent*	X		

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residential neighborhoods, including Pu'unene, Kamehameha and Lono Avenues.			
Implementing Actions:			
1. Implement a unified landscape planting theme along Ka'ahumanu Avenue from Kahului to Wailuku and along other major public roadways.			X
2. Establish a Wailuku Town Design District with adopted design guidelines.			X
3. Implement related actions specified in the Transportation section of the Community Plan related to roadways, pedestrian and bikeway improvements.			X
4. Provide pedestrian and bicyclist amenities within Wailuku Town, including shaded rest stops, bicycle parking, trash receptacles and public restroom facilities.			X
5. Incorporate a landscape planting master plan in the update and implementation of the Keopuolani Park plan.			X
6. Amend the Public/Quasi-Public zoning standards to enable greater heights for Public/Quasi-Public uses such as Maui Community College and the Maui Memorial Medical Center to permit facility expansion consistent with the architectural parameters of existing facilities.			X
Discussion: The Ho'onani Village project generally supports the Wailuku–Kahului Community Plan's Urban Design goal of creating an attractive and functionally integrated urban environment that enhances neighborhood character and promotes quality design. While detailed architectural plans have not yet been finalized, the project is conceived as a master-planned, mixed-use development and will be designed to comply with applicable County standards and Community Plan urban design policies to the extent practicable at each phase of development. Building placement, massing, and scale will be coordinated to remain compatible with surrounding urban development in Kahului and to avoid visual dominance, consistent with the Plan's emphasis on context-sensitive design. A landscaping plan and plant palette have been prepared for the project and will guide implementation of landscape improvements throughout the site. The plant palette			

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incorporates native Hawaiian plants and will comply with the County Planting Plan. Landscape buffers will be used where appropriate to provide transitions between residential neighborhoods and adjacent commercial or light industrial uses. Irrigation for landscaped areas is proposed to utilize R-1 recycled water generated by the project's on-site wastewater treatment plant, reducing demand on potable water supplies and supporting sustainable urban design practices. Although certain urban design policies in the WKCP are specific to Wailuku Town or shoreline areas and are not applicable to the project's location, the project advances the intent of the plan's urban design objectives through quality site planning, landscape design, and resource-efficient practices appropriate for a large, master-planned community in Central Maui			

4. County Zoning, Maui County Code, Title 19

Title 19 of the Maui County Code serves as the foundational zoning ordinance for Maui County, establishing the legal framework that governs land use and development across all zoning districts. It provides the regulatory structure necessary to manage growth, ensure land use compatibility, and uphold community standards in alignment with adopted State and County plans.

The proposed Hoʻonani Village site is currently zoned "Agriculture." In order to achieve consistency with the proposed urban uses, the project will pursue a County Council initiated Change in Zoning to M-1 Industrial.

Pursuant to Chapter 19.510.040 Change in Zoning, of the Maui County Code a Change in Zoning may be granted by the County Council provided that all of the following criteria are met:

a. *The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county,*

Analysis: The CIZ is consistent with the Countywide Policy Plan (General Plan), which establishes the long-range framework for growth management, housing, economic development, and infrastructure planning on Maui. The General Plan promotes directed growth within clearly defined urban areas, efficient use of land contiguous to existing development, and the creation of complete, well-serviced communities. The project is being advanced concurrently with a General Plan amendment to incorporate the site within

the UGB thereby ensuring that urban-density development occurs within a designated growth area consistent with the County's growth management framework. By concentrating residential, employment, commercial, and civic uses within a master-planned community adjacent to existing urban and industrial areas in Central Maui, the project advances the General Plan's objectives to reduce sprawl, improve land use compatibility, and align development with infrastructure capacity.

The General Plan also emphasizes economic diversification, workforce development, and expansion of housing opportunities for Maui residents. The proposed M-1 Industrial zoning would facilitate employment-generating uses that strengthen the island's economic base beyond the visitor industry, while the integrated residential component supports the Plan's housing objectives by increasing opportunities for residents in proximity to jobs and services. Infrastructure systems are being planned in coordination with State and County agencies to ensure that development is supported by adequate water, wastewater, drainage, and transportation facilities consistent with the General Plan's infrastructure policies.

The proposal is also consistent with the Wailuku–Kahului Community Plan, which recognizes Central Maui as the island's primary commercial and employment center and anticipates continued expansion of commercial and light industrial activity in appropriate areas. The project site is located adjacent to existing industrial and commercial development in the Kahului/Puʻunēnē area and is positioned to support the Community Plan's objectives to strengthen the region's employment base, diversify economic opportunities, and encourage compact urban development patterns. By integrating employment areas with housing and community-serving uses within a coordinated development framework, the project supports the Community Plan's direction to create balanced, livable communities while maintaining compatibility with surrounding land uses.

Accordingly, the proposed CIZ meets the intent of the General Plan and is consistent with the objectives and policies of the Wailuku–Kahului Community Plan by promoting directed growth within an amended UGB, supporting economic diversification and workforce housing, and aligning development with coordinated infrastructure planning and long-range land use policy.

b. The proposed request is consistent with the applicable community plan land use map of the county,

Analysis: While the project area is currently designated Agriculture and Heavy Industrial under the Wailuku-Kahului Community Plan, a Community Plan Amendment (CPA) is being pursued concurrently to redesignate the area as "Business/Multi-Family" consistent with the project's intended development pattern. Upon concurrent adoption of the CPA, the proposed M-1 zoning will be consistent with the updated Community Plan Land Use Map, fulfilling County requirements for plan and zoning conformance.

c. *The proposed request meets the intent and purpose of the district being requested,*

Analysis: The proposed M-1 Light Industrial District is intended to provide appropriately located areas for light manufacturing, processing, storage, distribution, and supporting uses that are compatible with surrounding commercial and residential areas. The project's light industrial component meets this intent by offering modern, well-planned industrial lots and facilities that support local businesses and create employment opportunities, while integrating landscaped buffers and County design standards to minimize potential impacts on adjacent land uses. The inclusion of internal roadways, drainage basins, and infrastructure ensures that the area will operate efficiently and safely, consistent with the purpose of the M-1 district.

d. *The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements,*

Analysis: The change in zoning will not adversely affect public facilities or infrastructure. The project includes comprehensive improvements such as a drainage basins, internal roadway system, and water system improvements and utility extensions designed in coordination with County departments to ensure adequate service capacity. The Transportation Impact Analysis Report (TIAR) evaluated project-related trips and identified improvements necessary to maintain safe and efficient circulation. The project will contribute to a well-coordinated infrastructure network that supports both residential and industrial components without burdening existing public systems.

e. *The application, if granted, would not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area, and*

Analysis: The proposed zoning change supports the region's social and economic vitality by providing employment space in proximity to workforce

housing and community amenities. Archaeological and cultural investigations, along with a Cultural Impact Assessment (CIA), were completed to identify and protect cultural and historic resources. The project design will incorporate native canoe plants for landscaping as recommended by the CIA, stormwater management, and water recycling measures that protect environmental quality and reduce potential ecological impacts. By transitioning underutilized former agricultural land into a planned industrial and mixed-use community, the project complements the area's evolving character while maintaining sensitivity to Maui's cultural and environmental context.

f. If the application change in zoning involves the establishment of an agricultural district with a minimum lot size of two acres, an agricultural feasibility study shall be required and reviewed by the department of agriculture and the United States Soil and Conservation Service.

Analysis: This criterion applies only to zoning changes involving the establishment of an Agricultural District with a minimum lot size of two acres. Because this proposal seeks to rezone land from Agriculture to M-1 Light Industrial, this requirement is not applicable.

5. Maui Island Water Use and Development Plan

The project is located within the Central Aquifer Sector Area (Central ASEA) and proposes to obtain potable water from the Kahului Aquifer System. The Maui Island Water Use and Development Plan (WUDP), adopted by Ordinance 5335, establishes the framework for water demand projections, aquifer assessments, sustainable yield determinations, and recommended source development strategies for each aquifer sector on Maui.

Within the Central ASEA, the WUDP identifies the Kahului Aquifer as having an adopted sustainable yield of 1.0 million gallons per day MGD. The Plan explains that groundwater conditions within the Kahului Aquifer have historically been influenced by agricultural irrigation return flows and imported surface water and that pumpage has, at times, exceeded natural sustainable yield levels without immediate documented adverse impacts. However, the WUDP also acknowledges that changes in land use, reduction in plantation irrigation, and variability in recharge conditions introduce uncertainty regarding long-term aquifer response.

The Kahului Aquifer System is not currently designated as a Groundwater Management Area (GMA) by the Commission on Water Resource

Management (CWRM). Accordingly, groundwater withdrawals are regulated through well construction and pump installation permitting processes rather than through Water Use Permits required within designated GMAs.

Although the WUDP is not structured as a traditional policy plan with discrete "goals and objectives," it contains identifiable resource management themes related to sustainable yield protection, diversification of supply, coordinated infrastructure planning, and conservation. The project's consistency with these embedded themes is discussed below.

Sustainable Yield

The WUDP identifies the Kahului Aquifer's sustainable yield as 1.0 MGD. Sustainable yield determinations are based on hydrologic modeling and recharge estimates available at the time of analysis and serve as long-term aquifer management benchmarks applied at the aquifer system scale.
The project's updated Preliminary Engineering Report establishes:

- Average Daily Demand (ADD): 1,098,170 gallons per day (1.10 MGD)
- Maximum Daily Demand (MDD): 1,645,755 gallons per day

The projected ADD slightly exceeds the aquifer's designated sustainable yield when viewed independently. However, sustainable yield is not applied as a project-specific allocation limit but rather as a planning benchmark for overall aquifer management. Groundwater use within the Kahului Aquifer remains subject to CWRM well permitting and MDWS operational oversight.

Any future changes to aquifer management status, including potential designation as a Groundwater Management Area, would be determined by CWRM based on documented aquifer conditions and updated hydrologic analysis.

Diversification of Supply and Alternative Resource Strategies

A recurring theme in the WUDP for Central Maui aquifers is the need to reduce reliance on untreated basal groundwater and incorporate alternative resource strategies to address supply constraints. The Plan discusses the presence of brackish groundwater conditions in portions of the Kahului Aquifer and acknowledges desalination and reclaimed water as viable strategies to supplement or offset potable groundwater demand.
Consistent with these strategies, the project proposes:

- Reverse osmosis (RO) treatment of groundwater to address brackish conditions and meet State Department of Health potable water standards; and

- Construction of an on-site wastewater treatment facility producing R-1 recycled water for irrigation reuse.

The use of RO treatment is consistent with the WUDP's recognition that portions of the Kahului Aquifer contain brackish groundwater. The production and use of R-1 recycled water reduces potable groundwater withdrawals for irrigation and open space areas and reflects the WUDP's emphasis on diversification of supply and reduction of potable demand within Central Maui.

Coordination with Municipal Service Areas and Planned Growth

The WUDP integrates projected water demand with the DWS Central Maui System and planned urban growth areas. The WUDP discourages extension of water infrastructure that would undermine County land use policies or promote development outside designated service areas.

Water system improvements are proposed for dedication to the County, ensuring integration with MDWS infrastructure planning and operational oversight. This coordinated approach is consistent with the WUDP's linkage between water resource planning and established urban growth corridors in Central Maui.

Conservation, Recharge, and Adaptive Management

The WUDP emphasizes ongoing aquifer monitoring, chloride tracking, and adaptive management in response to evolving hydrologic conditions. It acknowledges that groundwater systems in Central Maui have historically been influenced by irrigation return flows and that changes in land use patterns may affect recharge dynamics and long-term aquifer response. Sustainable yield determinations are based on available data and modeling, and aquifer conditions are subject to variability and uncertainty over time. The project incorporates measures consistent with this management direction, including:

- Reverse osmosis treatment to address groundwater quality variability;
- On-site production and reuse of R-1 recycled water to offset potable demand;
- Infiltration-based stormwater management practices designed to promote groundwater recharge; and
- Coordination with MDWS regarding system operation and monitoring.

As described in the project's Water Availability and Water Resources Impact Report, application of R-1 recycled water for landscape irrigation may contribute to localized groundwater recharge through percolation, partially

offsetting groundwater withdrawals. In addition, stormwater infiltration features are designed to enhance on-site recharge relative to existing conditions.

These measures respond to the WUDP's recognition that aquifer recharge, sustainable yield, and long-term groundwater response are subject to uncertainty and require adaptive management supported by monitoring and conservation.

Conclusion

The Kahului Aquifer System, located within the Central Aquifer Sector Area, has an adopted sustainable yield of 1.0 MGD and is not currently designated as a Groundwater Management Area. The project's projected average daily demand of approximately 1.10 MGD slightly exceeds the aquifer's sustainable yield when considered independently; however, sustainable yield is applied at the aquifer system scale and groundwater use remains subject to CWRM and MDWS oversight.

By incorporating reverse osmosis treatment, R-1 recycled water production, potable demand reduction, recharge-supportive stormwater design, and development within the existing Central Maui service area, the project advances the resource management direction set forth in the WUDP.

While aquifer sustainability remains subject to ongoing monitoring and regulatory oversight, the Applicant will continue coordination with CWRM, DWS and other government agencies and landowners to ensure adequate water supply while balancing protection of water resources.

6. Hele Mai Maui 2045 Long-Range Transportation Plan

Hele Mai Maui 2045 is a federally required five-year update to Maui's long-range transportation plan, originally established with the island's first LRTP, Hele Mai Maui 2040, adopted in 2019. Although the update was scheduled for 2023–2024, the August 2023 wildfires on Maui reshaped community needs and required a revised approach. As a result, the 2045 update focuses on integrating the most essential new data, project status updates, and recovery-related priorities while deferring extensive outreach to a future cycle. Its core purpose is to identify and prioritize transportation projects, programs, and investments, guided by community values and constrained by available funding, to support a safer, more resilient, and more connected Maui over the next 20 years. Below are the plan's goals and discussion on how the Project supports these goals.

Goal 1: Improve safety and promote health

We must keep people safe on streets and sidewalks, help to eliminate crashes, and encourage people to walk and bike to improve their health. Traffic collisions claim the lives of over a dozen Maui residents each year—including people walking, biking, and driving—and these collisions are preventable. It is critical to continuously work toward a future in which zero deaths are caused by traffic collisions. Today, more and more people on Maui are suffering from chronic diseases linked to a lack of physical activity, due in part to few options for walking and biking. Creating safe and comfortable multimodal networks can help to improve health outcomes.

Discussion: The Hoʻonani project supports this goal by integrating transportation design strategies that prioritize safety, reduce crash risk, and encourage active mobility. The master plan incorporates Complete Streets principles, including multiuse paths with sidewalks traffic-calmed local streets, and modern roundabouts, supporting Maui's Vision Zero commitments. By designing a walkable internal network connected to the project expands safe options for walking and biking, thereby encouraging physical activity and supporting healthier lifestyles. The provision of street lighting, ADA accessible routes enhance comfort and safety for people of all ages. Through these multimodal and safety-focused design elements, the project aligns with the LRTP's goal of eliminating preventable traffic deaths and reducing chronic disease by enabling safe, convenient, and attractive non-vehicular travel.

Goal 2: Enhance climate resilience, sustainability, and cultural and natural resources

We have a responsibility to improve climate resilience, reduce transportation-related emissions, and protect or enhance cultural resources. Maui Island is unique, and we all must act now to address climate change, prepare for emergencies, and preserve Maui's natural and cultural resources for future generations. We can take lessons from the ahupuaʻa, the Native Hawaiian sustainable land and water management practices. Our transportation system must also offer more redundancy in the face of emergencies, including additional evacuation routes that use current and planned infrastructure, such as greenways, to move more people.

Discussion: The Project's mixed-use layout that placing housing, employment, and services within walking and biking distance can help to reduce the need for motor vehicles and supports a shift toward sustainable travel modes. The project's multimodal circulation system, including multiuse paths, provides non-vehicular routes that can improve community

connectivity and support emergency evacuation needs. Strategies such as stormwater retention basins, and appropriate landscaping enhance climate resilience and reduce heat exposure. The potential use of R-1 recycled water for irrigation and the incorporation of cultural landscape elements and wayfinding align with sustainable design principles. These design features support this goal by helping to limit GHG emissions, strengthening emergency mobility options, and promoting long-term stewardship of Maui's natural and cultural resources.

Goal 3: Expand mobility choices to reduce traffic congestion

We can improve reliability and connections in the transportation system and increase the number of options people have available. This means that people will spend less time stuck in traffic and more time doing things that they love. Our walking, biking, driving, and bus networks will be better connected, improving the movement of people and goods.

Discussion: The Project supports Goal 3 by creating a multimodal transportation environment that expands mobility choices and reduces reliance on single-occupancy vehicles. The proposed master plan includes an interconnected network of sidewalks, multiuse paths, bicycle facilities that will link residents to surrounding commercial areas, employment centers, and regional transit corridors. The project's proximity to Maui Veterans Highway positions it well for future Maui Bus service, enhancing access to public transportation. By offering transit options, the project helps reduce vehicle miles traveled, alleviates congestion, and improves the overall movement of people and goods aligning with the goal to expand transportation choices and enhance system efficiency.

Goal 4: Connect and strengthen communities to improve quality of life

We need to improve access to important places in communities and help vulnerable populations thrive. As Maui grows, it is faced with the challenges of affordability and sprawling land uses. Creating complete neighborhoods and town centers that connect people to their jobs, services, and amenities by walking, biking, and taking the bus enhances quality of life and fosters stronger relationships.

Discussion: The Ho'onani supports the goal to connect and strengthen communities by creating a complete, mixed-use neighborhood that links housing, jobs, services, reducing the need for long car trips and improving daily convenience. The project's multiuse paths, and pedestrian-priority design elements provide safe, inclusive public spaces that encourage social interaction and support the needs of a range of populations and those

without access to a vehicle. By integrating workforce housing with nearby employment areas and retail services, the project addresses affordability challenges and counters the effects of sprawl by concentrating growth in a walkable, transit-ready location. These features reinforce community cohesion, enhance access to essential destinations, and align directly with the Hele Mai Maui's goal of building neighborhoods where people can thrive and remain connected to opportunity.

Goal 5: Maintain assets and invest strategically for economic vitality

We must maintain roads and services to support Maui's economy, from community-scale mobility solutions to freight and goods movement and access. To make the best use of the existing infrastructure and funding, we need to bring assets into a state of good repair and balance investments in high-cost projects with those that are more affordable and more quickly completed.

Discussion: The Hoʻonani project advances Goal 5 by leveraging and improving existing transportation infrastructure to support efficient mobility, economic activity, and long-term system resilience. Proposed improvements along Pūlehu Road and Hansen Road, including pavement upgrades, multimodal facilities, and right-of-way enhancements, help bring these collector routes closer to a state of good repair while improving safety and access for residents, workers, and goods movement. The Applicant will coordinate with State and County agencies and will negotiate appropriate cost-sharing for these roadway improvements to ensure they are delivered in a financially responsible and strategically phased manner. By locating housing, employment uses, and commercial services, the project reduces long-distance travel demand and lessens wear on regional infrastructure. These combined efforts reflect the long range plans' emphasis on maintaining assets, maximizing the efficiency of existing infrastructure, and investing in improvements that deliver broad economic and mobility benefits.

Chapter IV

Alternatives to the Proposed Action

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CHAPTER IV- ALTERNATIVES TO THE PROPOSED ACTION

A. EVALUATION OVERVIEW

As required under HAR Section 11-200.1-24, the Draft EIS will contain a section discussing the alternative of no action as well as reasonable alternatives that could attain the objectives of the Hoʻonani Village Land Plan.

In order to accomplish the goal of the Project, the following development objectives have been established:

- Provide housing opportunities for Maui residents across a range of income levels near existing services and job opportunities.
- Provide commercial business and industrial spaces for local businesses to operate and expand.
- Creation of an authentic community and gathering place for Maui.

1. Preferred Alternative/Proposed Action

The Preferred Alternative best fulfills the project's purpose and need and provides the greatest overall public benefit when compared to the No-Action and Delayed Action alternatives. The No-Action Alternative would not deliver additional housing supply, would not generate the construction and permanent employment identified in the Economic and Fiscal Impact Assessment in **Appendix D** and would not produce the associated positive fiscal contributions to the State and County. Under a No-Action scenario, documented housing shortages, overcrowding, housing cost burden, and workforce instability would persist.

The Analysis of The Maui Housing Market for Affordable Multi-Family Units Study documents significant unmet demand for rental housing across multiple income levels in Maui County. See **Appendix E**. The Preferred Alternative directly responds to this documented shortage by delivering approximately 1,608 long-term rental units serving households earning up to 140 percent of area median income. By increasing the supply of attainable housing in proximity to major employment centers in Central Maui, the project addresses overcrowding, housing cost burden, and workforce instability that have contributed to outmigration and labor shortages in essential sectors such as healthcare, education, construction, hospitality, and public services.

The August 2023 wildfires further exacerbated Maui's housing constraints by destroying substantial housing inventory and displacing thousands of residents. In this post-disaster context, new housing is critical to stabilizing Maui's population, retaining working-age households, and supporting economic recovery. The Preferred Alternative advances the State's objective to guide population growth in

a manner consistent with physical, economic, and social objectives by directing new residential development to a planned urban expansion area supported by coordinated infrastructure and employment opportunities rather than allowing continued demographic decline or uncoordinated growth patterns.

As documented in the Economic and Fiscal Impact Report, implementation of the Preferred Alternative will generate substantial measurable economic benefits. During construction, the project is projected to support 4,338 total jobs and generate approximately $276 million in labor income and approximately $805 million in total economic output. Once stabilized, the project is projected to support 2,768 permanent jobs annually, generate approximately $147 million in annual labor income, and produce approximately $459 million in total annual economic output. In addition, the project is projected to generate approximately $56.7 million annually in State revenues and approximately $37 million annually in County revenues. After accounting for estimated public service costs, the analysis concludes that the project would result in a net positive fiscal contribution to both the State and County, enhancing the capacity of public agencies to provide infrastructure and public services necessary to accommodate planned growth.

The Preferred Alternative also reflects the modern historical land use pattern and community structure of Puʻunēnē. As noted in the Cultural Impact Assessment, Puʻunēnē functioned as a thriving plantation town for much of the twentieth century and was home to thousands of workers and their families who lived in closely connected camps supported by schools, churches, stores, a hospital, recreational facilities, and community gathering spaces. Life in these camps fostered a strong sense of ʻohana, multicultural exchange, and shared identity, as residents lived near their workplaces and relied on communal spaces for social and cultural life. As plantation operations declined, so did the associated community infrastructure.

The Hoʻonani Village project seeks to restore a modern expression of that integrated community structure by combining housing, employment space, and gathering areas within a cohesive master plan. By reintroducing a live-work environment that supports daily living, employment, and social interaction in close proximity, the project honors Puʻunēnē's historical role as a vibrant and socially connected community while addressing contemporary needs for housing, economic opportunity, and culturally grounded place-making. Concentrating development within a designated urban expansion area also promotes efficient infrastructure provision, reduces pressure on rural lands, and reinforces coordinated long-term growth management.

Collectively, the Preferred Alternative provides the most comprehensive and timely advancement of Maui County's physical, economic, and social objectives. Compared to the No-Action and Delayed Action alternatives, it delivers needed housing supply, supports wildfire recovery and workforce retention, generates substantial

employment and income, produces positive fiscal impacts, and implements coordinated infrastructure-supported growth consistent with State planning objectives. For these reasons, the Preferred Alternative represents the most beneficial and policy-consistent course of action.

2. No-Action Alternative

Under the No-Action Alternative, the site would not be urbanized and would remain within the State Agricultural District and County Agricultural zoning. Rather than remaining unused, it is assumed that the property could be used for agricultural purposes, potentially as a diversified farm operation or agricultural subdivision consistent with existing entitlements. This alternative would not require amendments to the Maui Island Plan Urban Growth Boundary, Community Plan designation, Change in Zoning, or a State Land Use District Boundary Amendment.

The site was last used for sugarcane operations but has remained fallow since the cessation of plantation operations in 2016. As documented in the Agricultural Impact Assessment (AIA), soils on the site have been disturbed and productivity is limited relative to actively cultivated agricultural lands elsewhere on Maui. The former plantation irrigation system is no longer operational, and no existing irrigation infrastructure currently serves the site.

To establish viable agricultural operations on the approximately 166.512-acre site, a new irrigation water system would be required. Based on County of Maui Department of Water Supply standards, irrigation demand for agricultural use would be approximately 5,000 gallons per acre per day, resulting in an estimated demand of approximately 832,500 gallons per day. This level of demand is comparable to the projected potable water demand of the Preferred Alternative, differing by approximately 165,000 gallons per day.

At present, no existing domestic or recycled water source is available to serve this level of irrigation demand. The most feasible approach would require drilling approximately two new irrigation wells and constructing a distribution and piping system across the site. The estimated capital cost for such infrastructure is approximately $6 million, with ongoing operations and maintenance costs estimated at approximately $200,000 per year. These costs may limit the economic viability of agricultural operations on the site. Additionally, drilling new irrigation wells would introduce new withdrawals from the Kahului aquifer that would not occur under the Preferred Alternative, which proposes modification of an existing source and coordination with the County for potential system dedication.

While Maui has a longstanding agricultural history, the AIA indicates that permanent conversion of the site under the Preferred Alternative would represent approximately 0.23 percent of Maui's agricultural lands. Substantial acreage

designated for agricultural use remains available elsewhere on the island, including areas more suitable for large-scale or diversified agricultural production and located farther from existing urban and industrial uses.

Under the No-Action Alternative, none of the documented housing need identified in the Affordable Housing Market Study would be addressed. Maui County faces a significant shortage of rental housing, particularly for households earning between 30 and 120 percent of area median income. The 2023 Lahaina wildfire intensified this shortage by displacing thousands of residents into an already constrained rental market. The No-Action Alternative would not deliver any additional housing units and would not alleviate overcrowding, rent burden, or workforce instability.

Under the No-Action Alternative, agricultural use of the site could generate some level of economic activity, including farm-related employment, production, and associated supplier transactions. However, the scale of these impacts would be substantially smaller than those associated with the Preferred Alternative and would not address the County's documented housing and workforce challenges. Agricultural operations on the site would be limited by infrastructure constraints, irrigation costs, and market feasibility, and employment generated would likely be modest relative to the size of the property.

Under the Preferred Alternative, the Applicant proposes to modify an existing water source and construct an off-site water system designed in accordance with County standards, with potential for future dedication to the County. Coordination is ongoing to evaluate whether the system could serve additional users beyond the project site, potentially providing a long-term community water resource. The No-Action Alternative would eliminate this potential future infrastructure benefit.

Although the No-Action Alternative would maintain existing agricultural zoning and avoid land use entitlement amendments, it would require substantial new irrigation infrastructure, would provide limited economic return relative to infrastructure costs, and would not address Maui County's documented housing shortage, workforce instability, or post-wildfire recovery needs. It would also forgo significant construction employment, permanent job creation, labor income generation, economic output, and positive fiscal contributions to the State and County.

For these reasons, while the No-Action Alternative remains legally feasible under existing zoning, it does not meet the purpose and need of the Hoʻonani Village project and does not provide comparable physical, economic, or social benefits relative to the Preferred Alternative. Accordingly, the No-Action Alternative is not preferred.

3. Alternative Design

In response to comments received from the Hawai'i Department of Transportation (HDOT) and members of the community regarding residential development within airport noise contours associated with Kahului Airport, a Design Alternative was evaluated that relocates all residential uses outside of the identified airport noise contour area.

Under this Design Alternative, the residential footprint would be substantially reduced and concentrated on approximately 17 acres of the site located outside of the higher noise exposure area. As a result, the total multi-family residential program would be reduced from approximately 1,608 units under the Preferred Alternative to approximately 457 units. Gross floor area for residential development would decrease from approximately 1,410,500 square feet to approximately 393,000 square feet

While mixed-use components would remain part of the project, their overall scale would be proportionately reduced relative to the Preferred Alternative. Under the Design Alternative, the development program would consist of approximately:

- 393,000 square feet of multi-family residential (approximately 457 units)
- 270,000 square feet of hotel use
- 35,000 square feet of retail
- 40,000 square feet of office
- 45,000 square feet of industrial space

This results in a total development program of approximately 783,000 gross square feet, compared to approximately 1,870,200 gross square feet under the Preferred Alternative

As with the Preferred Alternative, implementation of the Design Alternative would require land use approvals, including a State Land Use District Boundary Amendment, Change in Zoning, Community Plan Amendment, Maui Island Plan UGB amendment, and processing pursuant to HRS § 201H.

The most significant difference between the Design Alternative and the Preferred Alternative is the substantial reduction in residential units. The Design Alternative would deliver approximately 457 rental units, representing less than one-third of the 1,608 units proposed under the Preferred Alternative. Given the documented unmet demand for rental housing on Maui, the Design Alternative would address only a fraction of identified need.

In the context of post-wildfire recovery and ongoing workforce housing shortages, this reduction materially diminishes the project's ability to alleviate overcrowding, reduce housing cost burden, and support labor force stabilization.

Because the overall development program would be reduced by more than half, the economic and fiscal impacts would correspondingly decline. The Economic and Fiscal Impact Report demonstrates that the Preferred Alternative generates substantial construction employment, permanent jobs, labor income, economic output, and positive net fiscal contributions to both the State and County. The reduced development intensity under the Design Alternative would proportionately decrease construction activity, long-term employment, household income generation, and tax revenues.

Although the Design Alternative would still provide some economic benefits, the scale of those benefits would be significantly lower than those associated with the Preferred Alternative. The reduced housing program would also limit workforce stabilization benefits that support key sectors such as healthcare, education, construction, hospitality, and public services.

The Design Alternative directly responds to concerns regarding residential exposure within airport noise contours by relocating housing outside of the higher exposure area. However, airport-related noise considerations are addressed under the Preferred Alternative through compliance with applicable building standards, sound attenuation measures, and disclosure requirements consistent with State and Federal guidance. As such, noise compatibility can be mitigated without eliminating a substantial portion of the housing supply. While the Design Alternative responds to specific noise-related concerns, it substantially reduces the project's ability to fulfill its stated purpose and need, which includes providing a significant number of rental housing units across income levels, generating employment and economic activity. By reducing residential yield by more than 1,100 units, the Design Alternative materially limits the project's contribution to addressing Maui's housing shortage and diminishes associated economic and fiscal benefits.

While the Design Alternative provides a reduced-intensity development scenario that relocates residential uses outside airport noise contours, this alternative substantially decreases housing production, economic output, employment generation, and fiscal contributions relative to the Preferred Alternative. While it responds to airport-related concerns, it does so at the expense of significantly limiting the project's ability to meet documented housing demand, t workforce stability, and advance State and County physical, economic, and social objectives.

4. Alternative Location

The Alternative Location scenario considers the potential to develop the proposed Hoʻonani Village land plan on a different parcel within the County of Maui. This analysis responds in part to public comments suggesting that the current project site's location may not be optimal due to its position under the Kahului Airport flight path. Specifically, comments received from community member Dick Mayer referenced two potential alternative areas: approximately 440 acres of County-owned land in Waikapū, consisting of TMKs (2)3-6-002:004, (2)3-9-005:023 and (2)3-8-005:040 and approximately 192-acres of privately-owned parcels in Maui Lani identified as TMKs (2)3-8-007:159, (2)3-8-007:130, (2)3-8-007:160 and (2)3-8-007:109. See **Appendix V.**

The Alternative Location scenario considers whether the proposed Hoʻonani Village land plan could be developed on a different parcel within Central Maui. This analysis responds to public comments suggesting that the current site's location beneath portions of the Kahului Airport flight path may not be optimal and identifies potential parcels in Waikapū and Maui Lani as conceptual alternatives.

The Applicant does not own, control, or hold any legal interest in the parcels suggested as potential alternative sites. The Waikapū parcels are County-owned lands, and the Maui Lani parcels are privately owned by unrelated entities. The Applicant has no development rights, contractual control, purchase agreement, or partnership arrangement associated with any of these properties. Development of the proposed project on those lands would therefore require independent actions by separate property owners or governmental entities and is not within the Applicant's authority to pursue.

In the context of environmental review, an alternative location must be reasonably feasible and capable of implementation by the Applicant. Because the Applicant lacks site control and cannot compel acquisition, disposition, or rezoning of these lands, the suggested parcels are not practicable alternatives to the proposed action.

In addition to the lack of site control, several of the suggested parcels are subject to adopted planning designations and public purpose commitments. Certain County-owned lands in the Puʻunēnē/Waikapū area were acquired using the Open Space, Natural Resources, Cultural Resources, and Scenic Views Preservation Fund. Lands purchased with this fund are required to be used for specified public purposes, including public outdoor recreation, preservation of historic or culturally important land areas, protection of significant habitat, preservation of agricultural lands, watershed protection, and related open space objectives.

The Maui Island Plan identifies portions of these lands as the Central Maui Regional Park and County Facility Area, designated for park, open space, recreation, and related public uses. The County has initiated planning efforts for a regional park and

associated facilities consistent with those designations. Relocating the Hoʻonani Village project to these lands would conflict with adopted public planning objectives and the intended use of lands acquired for park, open space, and cultural preservation purposes.

The broader Jaucus/Puʻuone dune complex has been identified as culturally sensitive, with documented burial preserves and areas of high archaeological sensitivity. Cultural resource mapping prepared using State Historic Preservation Division data indicates areas of high and moderate sensitivity based on the intersection of sand soils and known burials. The dune complex has been described as culturally significant and associated with traditional accounts, historic battle sites, and burial areas.

The County's planning and cultural resource advisors have emphasized the importance of stewardship and protection of historic properties and burial sites in this region. While consultation with SHPD and compliance with HRS §6E would be required for any development proposal, the documented cultural sensitivity of portions of the Puʻuone dune complex presents substantial constraints for siting large-scale residential development on alternative parcels within this area.

Relocating the project to a different parcel would require initiation of an entirely separate land use planning and environmental review process tailored to that site's unique environmental conditions, infrastructure constraints, land use designations, and cultural resource context. Each potential site would require independent technical studies, agency coordination, and community engagement. There is no assurance that alternate parcels would present fewer environmental or cultural constraints than the proposed project site.

Although alternative parcels were identified in public comments, they are not feasible or practicable alternatives. The Applicant lacks ownership or development control over the suggested properties; several are designated or committed for park, open space, or preservation purposes under adopted County plans; and portions of the broader dune complex have documented cultural sensitivity and burial preservation concerns. Relocating the project would not eliminate environmental or cultural review requirements and could introduce equal or greater constraints.

For these reasons, the Alternative Location scenario is not considered feasible or reasonable in light of ownership limitations, adopted planning designations, cultural stewardship considerations, and implementation practicality. The proposed project site remains the only location under the Applicant's control capable of implementing the project's stated purpose and need.

B. SUMMARY EVALUATION OF ALTERNATIVES

The preferred plan uniquely fulfills the project's purpose and need by providing much-needed housing for Maui residents across a range of income levels, supporting local business and job creation through commercial and light industrial components, and creating a culturally grounded, authentic community space that reflects Maui's heritage while strengthening long-term social and economic resilience. All other alternatives either fail to meet one or more of these objectives, are less feasible, or would not advance the State and County's broader goals for sustainable, integrated community development. An analysis of the project alternatives in relation to potential impacts was also conducted to evaluate alternatives that may enhance environmental quality or avoid, reduce, and minimize adverse environmental effects.

The No-Action Alternative, which assumes that the property would remain in its current condition, would avoid the direct environmental effects associated with development; however, it would also fail to address the documented shortage of workforce and affordable housing on Maui, provide no employment-generating uses, and would not contribute to the County's broader objectives for managed urban growth. Continued fallow conditions would not meaningfully advance agricultural productivity or environmental stewardship of the site, and the opportunity to utilize the site's proximity to existing infrastructure and employment centers in Central Maui would remain unrealized.

Similarly, the Agricultural Farm Alternative would retain the existing agricultural designation but would not respond to the region's pressing housing demand or provide opportunities for economic diversification and job creation. The site has remained largely fallow for many years and lacks the irrigation infrastructure necessary to support viable long-term agricultural production. As a result, this alternative would preserve the existing land use designation without meaningfully contributing to agricultural output or addressing Maui's current social and economic needs. In addition, the permanent conversion of the site represents only a very small proportion of Maui's overall agricultural land base.

The Conservation Easement or Land Trust Alternative would permanently preserve the property as open space or agricultural land through a conservation agreement. While this approach would maintain undeveloped land and avoid development-related impacts, it would also preclude the delivery of housing, employment opportunities, infrastructure investment, and community amenities that are needed to support Maui residents. Implementation of this alternative would also require the establishment of long-term financial and institutional mechanisms to manage and maintain the property in perpetuity. Given the site's proximity to existing infrastructure and urban development in Central Maui, permanent preservation

would not represent an efficient use of land within an area already served by regional transportation corridors and public facilities.

The Alternative Design scenario, which significantly reduces the residential component of the project, was considered as a means of responding to concerns regarding airport-related noise exposure. While this approach could reduce residential exposure in certain portions of the site, it would substantially limit the project's ability to address Maui's housing shortage. The design alternative would deliver only a fraction of the housing units proposed under the Preferred Alternative, thereby reducing the project's contribution to alleviating overcrowding, reducing housing cost burdens, and supporting workforce stability. The reduced development intensity would also result in proportionally lower economic output, employment generation, and fiscal benefits to the State and County.

The Alternative Location scenario considers whether the proposed land use program could be developed on other parcels within Central Maui. While alternative locations were conceptually identified, relocation of the project would introduce additional land acquisition, entitlement, infrastructure, and environmental review challenges. Other sites may lack comparable access to existing transportation corridors, utilities, and employment centers. Relocating the project would also delay implementation of housing and economic development benefits while new planning and regulatory processes were undertaken.
When evaluated collectively, these alternatives either fail to achieve the project's stated objectives, introduce significant feasibility constraints, or substantially diminish the social and economic benefits associated with the proposed project.

In contrast, the Preferred Mixed-Use Alternative integrates housing, employment, and community amenities in a manner that maximizes efficient use of land while responding to Maui's urgent housing and economic needs. The preferred plan also incorporates design measures, infrastructure improvements, and mitigation strategies intended to avoid, minimize, or offset potential environmental impacts.

For these reasons, the Preferred Mixed-Use Alternative represents the most reasonable and balanced approach among the alternatives considered. It provides the greatest opportunity to advance the State and County's goals for housing production, economic resilience, and sustainable community development while maintaining compatibility with surrounding land uses and addressing potential environmental concerns through project design and mitigation measures.

C. SIGNIFICANCE CRITERIA

To assess whether the proposed action might significantly impact the environment, the project was assessed in accordance with the significance criteria outlined in HAR Section 11-200.1-13.

(a) In considering the significance of potential environmental effects, agencies shall consider and evaluate the sum of effects of the proposed action on the quality of the environment.

(b) In determining whether an action may have a significant effect on the environment, the agency shall consider every phase of a proposed action, the expected impacts, and the proposed mitigation measures. In most instances, an action shall be determined to have a significant effect on the environment if it may:

1. Irrevocably commit a natural, cultural, or historic resource;

Discussion: The project would involve site grading, infrastructure installation, and long-term urban development, which would result in the irreversible conversion of approximately 166 acres of land currently designated for agricultural use and the long-term commitment of water resources to support residential, commercial, and industrial uses. These commitments are acknowledged and were evaluated in detail in the Agricultural Impact Report, Water Resource Assessment, and related infrastructure analyses in Chapters II.A.1, 2.A.2 and II.D of this DEIS.

With respect to agricultural resources, the AIA Report concludes that while the project would indefinitely remove the site from its agricultural designation, the site is not in cultivation, lacks active irrigation infrastructure, and has limited long-term agricultural viability given surrounding urban development. The report further notes that the acreage affected represents 0.23 of the 72,300 acres of high-quality farmland within the Agricultural District on Maui Island and would not materially impair the island's overall agricultural capacity. Accordingly, while the project does involve a commitment of agricultural land, that commitment is not considered significant in the context of countywide agricultural resources and land use patterns, particularly given the site's adjacency to existing urban uses and the Urban Growth Boundary.

With respect to water resources, the project would commit water supplies for long-term domestic and commercial use. As evaluated in the Water Resource Assessment and Preliminary Engineering analyses, the project is not proposed to rely on existing constrained public water systems. Instead, it would utilize a separate private water source, subject to permitting and

Department of Health approval, in order to avoid adverse impacts to existing users and public supplies. The analysis demonstrates that water withdrawals would be managed in compliance with State water resource protections and would not result in irreversible impairment of regional water resources. While water use is a permanent aspect of development, the commitment is consistent with planned urban growth and does not constitute an irreversible loss of a protected natural resource.

With respect to cultural and historic resources, technical studies including the Cultural Impact Assessment and Archaeological Literature Review indicate that no known historic properties, burial sites, or significant cultural resources would be irrevocably committed by the Proposed Action. The site has been heavily altered by historic plantation activities and subsequent disuse. Protocols for inadvertent discovery, archaeological monitoring where required, and consultation with appropriate agencies are incorporated to ensure protection of any previously unidentified resources. Refer to Chapter II.A.13 of this DEIS.

Similarly, biological resources within the project area consist primarily of disturbed lands dominated by non-native vegetation, as documented in the Flora and Fauna surveys. No critical habitat or sensitive natural resources would be irreversibly committed. Refer to Chapter II.A.8 of this DEIS.

In summary, while the Proposed Action would permanently convert agricultural land and commit water resources consistent with urban development, these commitments were evaluated under HAR §11-200.1-13(b)(1) and determined not to constitute a significant adverse impact when considered in context, given the site's existing condition, limited agricultural productivity, planned infrastructure safeguards, and absence of sensitive cultural, historic, or biological resources. Mitigation measures and regulatory compliance further reduce the potential for irreversible harm.

2. Curtail the range of beneficial uses of the environment;

Discussion: The project proposes development of approximately 1,608 rental housing units within a mixed-use development. The project includes a combination of affordable and market-rate rental units and would increase the supply of long-term rental housing within Maui County. Based on an assumed average household size of approximately 2.9 persons per unit, consistent with Maui County averages, the project could accommodate up to approximately 4,640 residents at full buildout. This estimate represents a maximum potential population increase and does not account for the

likelihood that a portion of future residents would be drawn from the existing Maui County population rather than representing net in-migration.

The addition of population associated with the project would incrementally increase demand for public services, infrastructure, and community facilities. However, the project site is located within an established urban area that contains existing transportation networks, utilities, employment centers, schools, healthcare facilities, and commercial services. Consistent with County and State land use plans, directing population growth to areas with existing infrastructure is intended to promote efficient service delivery and reduce development pressure on rural and agricultural lands.

From a demographic and social perspective, the project would contribute to addressing documented housing shortages and overcrowding conditions by expanding the supply of rental housing across income levels. As discussed in Chapter II.B.2, the Affordable Rental Housing Market Study identifies significant unmet demand for rental units serving households between 30 and 120 percent of area median income, particularly for one- and two-bedroom units. The August 2023 wildfires exacerbated the limited housing stock and resulted in widespread displacement, prolonged housing instability and outmigration for many residents, all of which can contribute to long-term social and health stressors. In Maui's case, these pressures have occurred within an island setting already characterized by high housing costs, limited land availability, and restricted opportunities for rapid housing replacement.

By providing additional housing opportunities within this range, the project may reduce household doubling-up, alleviate overcrowding among renter households, and improve housing stability for residents affected by high housing costs and wildfire-related displacement. While certain resources, such as agricultural land designation and groundwater demand will be affected, the project incorporates avoidance, minimization, and mitigation measures to ensure that environmental functions are maintained or enhanced where feasible.

3. Conflict with the State's environmental policies or long-term environmental goals established by law;

Discussion: Although the project requires amendments to certain State and County land use designations, it does not conflict with the State's environmental policies or long-term environmental goals established by law. Rather, the project advances multiple policy objectives related to compact

urban development, efficient land use, and the provision of housing in areas served by existing infrastructure.

At the State level, the Hawai‘i State Plan (HRS Chapter 226) establishes long-term environmental and land use goals that prioritize directing growth to appropriate urban areas while avoiding unnecessary expansion into rural and conservation lands. HRS §226-2(b)(1) states that the State shall promote "the wise use of Hawai‘i's land and water resources in a manner that assures the availability of resources for future generations." HRS §226-11 further establishes a land use policy to "encourage urban development in close proximity to existing services and facilities" and to "protect agricultural lands and promote compact development." The project is consistent with these policies by locating growth adjacent to existing urban development in Central Maui and concentrating development in a planned, mixed-use form rather than dispersing growth into outlying agricultural areas.

The State Plan also establishes a clear housing objective. HRS §226-19 states that the State shall "promote the availability of affordable housing for all income groups" and support land use patterns that facilitate housing production. The Proposed Action directly advances this statutory goal by providing a substantial number of housing units across income levels in a location supported by infrastructure and employment opportunities.

While the project requires plan amendments for implementation, those amendments are consistent with the underlying intent of both State and County policies to direct growth to appropriate locations, reduce sprawl, and address critical housing needs. Accordingly, the project does not conflict with the State's environmental policies or long-term environmental goals established by law, but rather advances them through a coordinated, infrastructure-supported development strategy evaluated through this EIS process. A detailed analysis of the project's conformance with the State's environmental goals is included in Chapter III of this EIS.

4. Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State;

Discussion: The project is anticipated to result in overall beneficial effects on economic and social welfare while avoiding substantial adverse effects on cultural practices at the community or State level. As described in Chapter I .C (Project Purpose, Need & Objectives), and Chapter II.B (Socioeconomic Environment), the project responds to documented housing shortages, workforce retention challenges, and economic recovery needs in Maui County, particularly in Central Maui.

With respect to social welfare, the project would expand the supply of long-term rental housing across income levels, supporting household stability and reducing pressures associated with overcrowding, displacement, and outmigration. The provision of housing in proximity to employment centers, schools, services, and transit supports access to daily needs and reduces transportation burdens, which contributes to social resilience. The project's mixed-use design also incorporates open space, pedestrian connectivity, and community-oriented gathering areas intended to foster social interaction and neighborhood cohesion. These outcomes are consistent with County planning objectives and are not anticipated to result in adverse social welfare effects.

The CIA documents Puʻunēnē and the surrounding Central Maui area as historically characterized by integrated land use patterns associated with plantation-era settlement, where housing, employment, schools, recreational facilities, and community gathering spaces were closely linked. These patterns supported strong social networks, multicultural exchange, and shared community life. The project's mixed-use configuration reflects these historic patterns by co-locating residential uses, employment opportunities, and community spaces within a walkable setting. In this respect, the project aligns with the cultural landscape narrative identified in the CIA and supports continuity of place-based community values rather than disrupting them (see Chapter II.A.12–13).

With respect to cultural practices, the CIA concludes that the project is not anticipated to result in substantial adverse effects on traditional or customary practices. The site has been extensively altered by historic plantation agriculture and long-term vacancy, and no ongoing cultural practices, access routes, or customary activities were identified that would be displaced by the project. Measures to respect cultural values are incorporated into project planning and implementation, including culturally appropriate landscaping, provision of community gathering spaces, and procedures for the treatment of inadvertent discoveries in coordination with the State Historic Preservation Division.

Regarding economic welfare, the project would support local economic activity through construction-related employment, long-term operational jobs, and provision of commercial and light industrial spaces intended for local businesses. Housing production would also support workforce retention by providing rental opportunities for employees in key sectors such as healthcare, education, tourism, and public services. As discussed in the Economic and Fiscal Impact Assessment and related analyses, the project is

not anticipated to displace existing businesses or economic activity, as the site is currently vacant and underutilized.
While the project would result in long-term land use change and increased population and activity levels, these changes are consistent with adopted State and County plans directing growth to areas with existing infrastructure. When evaluated in this context, the Proposed Action is not anticipated to result in a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community or the State. Instead, the project is expected to contribute positively to community stability, economic resilience, and culturally grounded place-making, while incorporating measures to avoid or minimize potential adverse effects.

5. Have a substantial adverse effect on public health;

Discussion: Potential public health impacts associated with the project were evaluated through the Air Quality and Greenhouse Gas Study, the Environmental Noise Assessment, and the Phase I Environmental Site Assessment (ESA). Construction-related effects, including temporary increases in dust, noise, and traffic activity, represent the primary short-term public health considerations and are expected to be localized, temporary, and mitigable through implementation of standard best management practices.

With respect to environmental noise, the Environmental Noise Assessment determined that existing ambient noise levels in the project vicinity are influenced primarily by aircraft operations at Kahului Airport and, to a lesser extent, roadway traffic. Long-term noise monitoring identified existing day-night average sound levels (Ldn) ranging from approximately 60 to 65 dBA in areas near the site, which in some locations already exceed Hawai‘i Department of Health (DOH) Community Noise Control Rule limits applicable to residential zoning. The assessment concludes that aircraft noise would remain the dominant long-term noise source affecting the project site, independent of project development.

The project has been designed to address these conditions through building design and operational measures. The Environmental Noise Assessment specifies exterior building envelope and glazing performance standards intended to achieve interior noise levels consistent with DOH guidelines, including a target interior noise level of 45 dBA for residential uses. Recommended measures include minimum sound transmission class–rated window assemblies, enhanced exterior wall construction, and treatment of roof and mechanical penetrations to reduce aircraft and ambient noise

intrusion. With implementation of these measures, interior noise levels within residential units are expected to comply with applicable DOH standards.

Construction noise was evaluated using predictive modeling, which indicates that short-term increases in noise levels at nearby receptors would be perceptible but would not exceed Federal Transit Administration thresholds for residential land uses. Construction activities would be subject to DOH Community Noise Control requirements, including limitations on hours of operation and property-line noise levels. Best management practices such as equipment scheduling, maintaining mufflers, and limiting simultaneous operation of high-noise equipment would further reduce temporary noise effects.

Traffic noise associated with project buildout was also evaluated and found to result in incremental increases of approximately 1 to 4 dBA at nearby receptors, levels generally considered imperceptible to marginally noticeable and not expected to result in substantial adverse public health effects.

With respect to water quality, potable water supplied to the project would be subject to regular testing and monitoring in accordance with State of Hawai‘i Department of Health Safe Drinking Water Branch requirements. The project proposes treatment of groundwater, including reverse osmosis, as necessary to address salinity and other constituents to ensure that all potable water distributed on site meets applicable State drinking water standards prior to use. Compliance with testing, reporting, and operational requirements would be maintained throughout project operation to protect public health.

A Phase I Environmental Site Assessment and subsequent targeted soil sampling investigation identified no recognized environmental conditions or contaminant concentrations that would pose a risk to human health under the proposed land uses. No remediation is required prior to development.

Based on the findings of these technical studies, the project would not result in a substantial adverse effect on public health. Noise-related effects would be mitigated through compliance with DOH standards and incorporation of building design measures, while other construction-related impacts would be temporary and effectively managed through standard controls. Refer to Chapter II.A.9 and the Environmental Noise Assessment for detailed analysis.

6. Involve adverse secondary impacts, such as population changes or effects on public facilities.

The project is expected to contribute to changes in population distribution and demand for public facilities relative to existing vacant conditions. However, these secondary effects are not anticipated to be adverse, unplanned, or unmanageable when evaluated in the context of existing demographic conditions, housing constraints, wildfire-related displacement, and planned infrastructure and public service capacity.

Recent U.S. Census American Community Survey (ACS) data indicate that Maui County experiences high housing cost burdens and elevated levels of overcrowding compared to statewide averages. Average household sizes on Maui exceed those observed statewide, and certain census tracts in Central Maui reflect household densities indicative of shared housing arrangements and household doubling-up. Although overall housing vacancy rates on Maui are relatively high, ACS data confirm that a substantial share of vacant units are designated for seasonal or occasional use and are not available for long-term occupancy, limiting their role in meeting local housing demand.

The Affordable Housing Market Demand Study prepared for the project further concludes that overcrowding and housing instability on Maui are driven primarily by limited rental supply and affordability constraints rather than by population growth attributable to in-migration. In this context, a substantial portion of future residents of the project is reasonably expected to consist of existing Maui residents relocating from overcrowded housing conditions, as well as former residents returning to Maui as long-term rental housing becomes available. As a result, the project is anticipated to redistribute population within Maui rather than induce population growth beyond levels already anticipated in County and State planning documents.

State tax-filing migration analyses conducted following the August 2023 Maui wildfires indicate that the loss of housing stock resulted in measurable net outmigration from Maui, as displaced households were unable to secure replacement housing within the island's constrained rental market. This outmigration has had secondary effects on workforce availability, school enrollment trends, and demand for social services. In this post-disaster context, new housing development may partially offset wildfire-related population losses and contribute to stabilization of population and service demand rather than generating unanticipated growth pressures.

With respect to public schools, the project would incrementally increase student enrollment relative to existing conditions. Based on Hawai‘i Department of Education Central Maui multi-family student generation rates, full buildout of the project could generate approximately 354 public school students at maturity, including students served by Kahului Elementary School, Maui Waena Intermediate School, and Maui High School. Importantly, enrollment effects would occur gradually as units are delivered and occupied in phases over an extended period. Phased delivery allows the Department of Education and the School Facilities Authority to monitor enrollment changes, adjust projections, and incorporate growth into long-range facilities planning. The project does not involve immediate or unanticipated enrollment surges that would overwhelm existing school capacity, and compliance with applicable school impact fee requirements would further support facility planning and improvements.

Even without substantial net population growth, additional urban development would increase demand for public services and infrastructure compared to the existing vacant condition. These effects have been evaluated and are addressed through planned and required improvements, including roadway and intersection upgrades, water and wastewater systems, drainage facilities, and coordination with utility providers. Demand for services would also be managed through phased construction and regulatory compliance.

Public facilities and services, including transportation, utilities, schools, and emergency services, are addressed in Chapters II.B and II.C of this Draft EIS. Those analyses conclude that while the project would incrementally increase demand for services, such demand would occur in a planned manner consistent with adopted growth policies and would be accommodated through a combination of infrastructure improvements, agency coordination, and ongoing monitoring.

Accordingly, although the project would contribute to population redistribution and increased demand for public facilities, these secondary impacts are not anticipated to be adverse or unmanageable. Instead, they reflect planned urban development in an area designated for growth and may contribute to alleviating existing overcrowding, displacement, and post-wildfire recovery pressures affecting Maui’s communities.

7. Involve a substantial degradation of environmental quality

While the project would alter existing site conditions through grading, construction, and long-term urban development, the project is not anticipated to result in a substantial degradation of environmental quality. As documented in Chapter II of this Draft EIS, potential impacts to environmental resources have been evaluated through multiple technical studies, and the project incorporates specific design features and best management practices to avoid, minimize, and mitigate adverse effects.
Potential impacts to water quality were evaluated in Chapter II.A.2. During construction, erosion and sediment control best management practices would be implemented, including soil stabilization, silt fencing, inlet protection, and phased grading to minimize exposed soils. Stormwater runoff would be managed through engineered detention basins and water quality treatment devices designed to control peak flows, reduce sediment and pollutant loading, and prevent downstream flooding. These permanent stormwater controls would improve runoff conditions compared to the existing vacant site, which currently lacks engineered drainage infrastructure and is subject to unmanaged sheet flow.

Potential impacts on air quality and greenhouse gas emissions were evaluated in Chapter II.A.6. Construction-related dust and exhaust emissions would be temporary and mitigated through best management practices such as regular watering of exposed surfaces, covering of haul trucks, stabilization of disturbed areas, proper maintenance of construction equipment, and limits on unnecessary vehicle idling. Over the long term, the project's compact, mixed-use design is intended to reduce vehicle miles traveled by allowing residents and visitors to access housing, employment, and services within the site, thereby limiting operational air quality and greenhouse gas impacts relative to single-use development patterns.

Noise impacts were evaluated in Chapter II.A.7. Construction noise would be limited to permitted daytime hours and controlled through the use of properly maintained equipment, mufflers, and construction staging practices that minimize disturbance to surrounding areas. Operational noise associated with traffic and on-site activities would be managed through site planning, building orientation, and compliance with applicable County and State noise standards.

Environmental quality would also be enhanced through site design and landscaping measures described in Chapter II.A.11. The project includes landscaped buffers, open space areas, and vegetated features that would

replace unmanaged invasive vegetation and disturbed ground conditions. These measures would improve visual quality, reduce dust generation, and contribute to overall site stabilization.

While short-term construction impacts would occur, they would be temporary and mitigated through implementation of established best management practices and regulatory compliance. With these measures in place, the Proposed Action is not anticipated to result in a substantial degradation of environmental quality and, in several respects, is expected to improve existing conditions relative to the current vacant state.

8. Be individually limited but cumulatively have a substantial adverse effect on the environment

Cumulative impacts were evaluated by considering the project in combination with existing development and reasonably foreseeable future actions within the Central Maui region, as described in Chapter II of this Draft EIS. The cumulative analysis focuses on resource areas where incremental effects could combine over time, including transportation, air quality, water resources, wastewater infrastructure, noise, and land use.

Traffic and transportation impacts were evaluated in the Transportation Impact Analysis Report and summarized in Chapter II.A.9. While the project would contribute additional trips to the regional roadway network, the analysis considered background traffic growth and other planned developments in the area. With implementation of roadway improvements, traffic management measures, and compliance with County standards, the project is not anticipated to cause a cumulative degradation of traffic operations or safety beyond acceptable thresholds.

Cumulative air quality and greenhouse gas impacts were evaluated in Chapter II.A.6. When considered alongside other foreseeable developments, the project's incremental emissions are small in relation to regional emission sources. The compact, mixed-use design reduces reliance on long vehicle trips and supports internal trip capture, which helps limit cumulative air quality and greenhouse gas impacts over time.

Cumulative impacts to water resources and infrastructure were evaluated in Chapter II.A.2 and related infrastructure analyses. The project would utilize a separate private water source and on-site wastewater treatment facilities, reducing reliance on constrained public systems. Stormwater management systems are designed to control runoff and improve water quality, limiting

cumulative impacts to downstream resources when considered alongside other development.

Land use and environmental quality impacts were also evaluated in the context of surrounding urban development. The project represents a planned extension of existing urban uses rather than isolated or piecemeal development. By concentrating growth within an area adjacent to existing infrastructure and services, the project avoids contributing to cumulative impacts associated with urban sprawl, such as increased vehicle miles traveled, inefficient infrastructure expansion, and encroachment into rural or conservation lands.

Based on the results of these technical studies and the project's integrated design and mitigation measures, the project is not anticipated to result in a substantial cumulative adverse effect on the environment.

9. Have a substantial adverse effect on a rare, threatened, or endangered species or its habitat. Have a substantial adverse effect on air or water quality or ambient noise levels

Potential adverse effects on rare, threatened, or endangered species and their habitats were evaluated through consultation with the U.S. Fish and Wildlife Service and the Flora and Fauna Survey, as summarized in Chapter II.A.4 of this DEIS These evaluations indicate that the project site does not contain designated critical habitat for any federally or State-listed species. The site is characterized by long-term disturbance from historic agricultural use and is dominated by non-native vegetation with limited ecological value. With implementation of recommended avoidance and minimization measures, including pre-construction surveys where appropriate and standard construction best management practices, the project is not anticipated to result in a substantial adverse effect on rare, threatened, or endangered species or their habitats.

Potential adverse effects on air quality were evaluated in Chapter II.A.6. Construction activities may result in temporary increases in dust and equipment-related emissions; however, these adverse effects would be short-term and mitigated through best management practices such as watering of exposed soils, stabilization of disturbed areas, covering of haul trucks, proper equipment maintenance, and limits on unnecessary vehicle idling. Operational emissions were evaluated and determined to be consistent with mixed-use urban development patterns and within applicable regulatory thresholds.

Potential adverse effects on water quality were evaluated in Chapter II.A.2. The project incorporates erosion and sediment control measures during construction and permanent stormwater detention and treatment systems designed to manage runoff, reduce pollutant loading, and prevent downstream degradation of surface and groundwater quality. These measures would protect downstream aquatic resources and sensitive receptors.

Potential adverse effects on ambient noise levels were evaluated in Chapter II.A.7**.** Construction-related noise would be temporary, limited to permitted hours, and mitigated through the use of properly maintained equipment and construction staging practices. Operational noise associated with traffic and on-site activities is anticipated to comply with applicable County and State noise standards through site design, building orientation, and operational controls.

Based on the results of the biological surveys, air quality analysis, water resource evaluation, and noise assessment, the Proposed Action is not anticipated to have a substantial adverse effect on rare, threatened, or endangered species or their habitats, nor is it expected to result in a substantial adverse effect on air quality, water quality, or ambient noise levels. Any short-term adverse effects would be temporary and mitigated through implementation of standard best management practices and regulatory compliance.

10. Have a substantial adverse effect on, or be likely to suffer damage by being located in, an environmentally sensitive area

The Proposed Action was evaluated to determine whether it would result in substantial adverse effects to environmentally sensitive areas or be vulnerable to damage due to its location. As documented in Chapter II of this Draft EIS, the project site is not located within wetlands, coastal waters, shoreline setback areas, conservation districts, estuaries, or other environmentally sensitive areas protected under State or federal law. Biological surveys and agency consultation indicate that the site does not contain designated critical habitat for rare, threatened, or endangered species, nor does it support wetlands or other jurisdictional waters subject to State or federal permitting requirements.

The project site is located inland within an area that has been extensively disturbed by historic plantation-era agricultural activities and is surrounded

by existing urban development. It is not located within the State Coastal Zone Management (CZM) Special Management Area, nor does it involve development in coastal erosion hazard zones or marine environments. As such, the Proposed Action would not directly affect coastal resources, marine ecosystems, or shoreline processes.

Potential impacts to downstream hydrologic and aquatic resources were evaluated in the Water Resource Assessment and Preliminary Engineering Report. The project incorporates engineered stormwater detention, conveyance, and treatment systems designed to manage runoff, control erosion, and protect downstream water quality. These systems are intended to prevent indirect impacts to environmentally sensitive aquatic resources located beyond the project site.

Historic and archaeological resources were evaluated through the Archaeological Literature Review and Cultural Impact Assessment, as summarized in Chapter II.A.5. These studies indicate that no known historic properties, burial sites, or significant archaeological resources are located within the project area. While the site lies within a region of long-term human use, prior agricultural disturbance has substantially altered the landscape. Standard protocols for inadvertent discovery, archaeological monitoring where required, and agency consultation are incorporated to ensure that any previously unidentified resources encountered during construction would be appropriately protected.

Environmental site conditions were further evaluated through the Phase I Environmental Site Assessment and Soil Sampling Report, which identified no recognized environmental conditions or contaminant concentrations that would pose a risk to groundwater, surface water, or sensitive environmental or cultural receptors. Construction activities would be subject to erosion and sediment control best management practices to avoid indirect effects on sensitive resources.

Based on the absence of wetlands, critical habitat, coastal resources, and known historic or archaeological sites within the project area, and the incorporation of site design features, monitoring protocols, and regulatory controls, the Proposed Action is not anticipated to have a substantial adverse effect on environmentally sensitive areas, nor is it likely to suffer damage due to such conditions.

11. Have a substantial adverse effect on scenic vistas or view planes

The project would result in a change in visual character from an open, vacant landscape to a developed, mixed-use urban setting. However, the project would not have a substantial adverse effect on scenic vistas or established view planes. As documented in Chapter II.A.11 (Scenic Resources and Visual Quality), the project site is not located within a designated scenic corridor, scenic viewpoint, or protected view plane identified by State or County plans.

Existing views toward and across the project site from surrounding public roadways and adjacent areas are generally characterized by expansive former agricultural land in the foreground, with distant views of the West Maui Mountains to the north and northwest, Haleakalā to the southeast, and surrounding urban and industrial features such as Kahului Airport, Kahului Harbor, and adjacent commercial development. The visual quality of the site itself is low due to long-term vacancy, non-native vegetation, and evidence of prior agricultural disturbance.

The proposed development would introduce buildings, internal roadways, landscaping, and community spaces that would alter foreground views from surrounding vantage points. Building heights under the Proposed Action would not exceed three stories and would be comparable to, or lower than, existing surrounding commercial and industrial structures. As a result, the project would not obstruct or block long-distance views of prominent natural features, including the West Maui Mountains or Haleakalā, which would remain visible above and between structures from many viewpoints identified in Chapter II.

Visual effects would be moderated through site planning and design measures, including building height controls, landscaped buffers along Hansen Road and Pūlehu Road, internal open space areas, and architectural treatments compatible with the surrounding urban context. Landscaping would soften building massing, reduce visual contrast, and provide a transition between developed areas and adjacent roadways.

While the project would replace existing open views across a vacant parcel with views of developed land uses, this change is consistent with the surrounding urban setting and planned land use patterns in Central Maui. When evaluated in the context of existing visual conditions, building scale, and mitigation measures, the project is not anticipated to substantially degrade scenic resources or alter protected view planes. Refer to Chapter II.A.11 for additional detail.

12. Require substantial energy consumption or emit substantial greenhouse gases

Energy consumption and greenhouse gas emissions associated with the Proposed Action were evaluated in the Air Quality and Greenhouse Gas Study and are summarized in Chapter II.A.6. Development of the project site would result in increased energy consumption relative to the existing vacant condition; however, energy use is consistent with planned urban development patterns in Central Maui and is not anticipated to be substantial when evaluated in a regional context.

The project's mixed-use land use configuration reduces the need for long-distance vehicle trips by co-locating housing, employment opportunities, commercial services, and community amenities. This design supports internal trip capture and reduces vehicle miles traveled compared to single-use development, thereby limiting transportation-related greenhouse gas emissions. Transportation-related energy use and traffic conditions are further discussed in Chapter II.A.9.

Project design features and building standards are intended to promote energy efficiency and reduce long-term operational energy demand. These measures include building orientation, shading, landscaping, and compliance with applicable State and County energy codes, as described in Chapter II.A.6. In addition, the integration of infrastructure systems and site planning reduces redundant energy use associated with dispersed development patterns.

Construction-related greenhouse gas emissions would be temporary and are addressed through standard best management practices, including equipment maintenance, limits on idling, and efficient construction sequencing, as discussed in Chapter II.A.6. When considered in combination with other foreseeable development, the project's incremental contribution to regional greenhouse gas emissions is small and does not result in a substantial adverse effect on climate conditions.

Based on the Air Quality and Greenhouse Gas Study and the project's integrated land use and design features, the Proposed Action is not anticipated to require substantial energy consumption or emit substantial greenhouse gases under HAR §11-200.1-13(b)(1

Chapter V

EIS Consultation

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CHAPTER V- EIS CONSULTATION

A. PUBLIC SCOPING MEETING

This DEIS was preceded by the Hoʻonani Village Mixed-Use Development EISPN, which was published in the December 8, 2025 edition of The Environmental Notice (TEN). Notice of availability of the EISPN was provided to various government agencies, elected officials, utilities, public libraries, media outlets, and other individuals and community organizations as noted in Chapter VI of this DEIS. The public comment period for the EISPN began on December 8, 2025, and ended after the 30-day comment period on January 7, 2026. Comments received during the public comment period for the EISPN, and responses are included in **Appendix G** of this DEIS.

It is noted that a prior EISPN for the project was published in the March 8, 2025, edition of TEN. That initial and now obsolete EISPN identified the Maui Planning Commission as the EIS accepting authority. That EISPN was withdrawn, with notice of the withdrawal published in TEN on September 23, 2025. After further coordination with the County of Maui Planning Department and the State Land Use Commission (SLUC), it was determined that the SLUC would be the appropriate accepting authority for the Hoʻonani Village EIS. The SLUC issued its Findings of Fact, Conclusions of Law, and Decision and Order on November 25, 2025, confirming that the LUC is the appropriate accepting authority for the Project EIS and that an EIS rather than an environmental assessment was likely required, and authorizing the Applicant to initiate the HRS Chapter 343 review through the preparation and publication of an EISPN. See **Appendix W.**

Following the publication of the Environmental Impact Statement Preparation Notice (EISPN) in the December 8, 2025 edition of *The Environmental Notice*, a public scoping meeting for the project, as required by §11-200.1-23, Hawaiʻi Administrative Rules (HAR), was held on December 18, 2025 at 6:00 p.m. at the Alexa Higashi meeting room at the Maui Arts & Cultural Center located at One Cameron Way, Kahului, HI 96732. Notice of the scoping meeting was provided in *The Environmental Notice.*

There were five (5) individuals who attended the scoping meeting. No public comments were provided.

Included in **Appendix X** is a representative sample of the presentation slides, audio transcription and handouts available at the December 18, 2025 scoping meeting.

B. PARTIES CONSULTED DURING THE PREPARATION OF THE DRAFT EIS

The Environmental Impact Statement Preparation Notice (EISPN) for the subject action was filed and published with the Office of Planning and Sustainable Development, Environmental Review Program on December 8, 2025. The following agencies were sent a copy of the EISPN. A sample of the distribution letter is provided after the list of agencies. Comments on the EISPN were received during the 30-day public comment period. Letters received as well as responses to substantive comments are included in this Chapter.

FEDERAL AGENCIES	
Via Email: piro.info@noaa.gov National Marine Fisheries Service Pacific Islands Regional Office Department of Commerce 1845 Wasp Blvd., Building 176 Honolulu, HI 96818	Via Email: CEPOH-RO@usace.army.mil Linda Speerstra, Chief U.S. Department of the Army, Regulatory Branch U.S. Army Engineer District, Honolulu
No Response	**No Response**
Via Email: Jason.Hew@usda.gov Jason Hew, District Conservationist Natural Resources Conservation Service U.S. Department of Agriculture 77 Hoʻokele Street, Suite 202 Kahului, HI 96732	Via Email: pifwo_admin@fws.gov U.S. Fish and Wildlife Service Pacific Island Fish and Wildlife Office 300 Ala Moana Blvd., Rm. 3-122 Honolulu, HI 96850
No Response	**Responded: 12/11/2025**
Jocelyn Leialoha M Doane, Field Office Director U. S. Department of Housing and Urban Development Honolulu Field Office 1003 Bishop Street, Suite 2100 Honolulu, HI 96813-6463	U.S. Environmental Protection Agency Region IX Pacific Islands Office 300 Ala Moana Blvd., Room 5-152 Honolulu, HI 96850
No Response	**No Response**
FAA Honolulu Flight Standards District Office c/o Honolulu Control Facility 760 Worchester Avenue, Room 338 Honolulu, Hawaii 9681	
No Response	
STATE AGENCIES	
Via Email: dags@hawaii.gov Keith Regan, Comptroller State of Hawaiʻi Department of Accounting and General Services P.O. Box 119	Via Email: hdoa.info@hawaii.gov Sharon Hurd, Chair State of Hawaiʻi Department of Agriculture 1428 South King Street Honolulu, HI 96814-2512

Honolulu, HI 96810-0119	
Responded: 12/29/2025	**No Response**
Via Email: dod.pao.all@hawaii.gov Major General Stephen F. Logan, Adjutant General State of Hawai'i Department of Defense 3949 Diamond Head Road Honolulu, HI 96816	Keith Hayashi, Superintendent State of Hawai'i Department of Education P.O. Box 2360 Honolulu, HI 96804
Responded: 12/16/2025	**Responded: 01/07/2026**
Via Email: dhhl.planning@hawaii.gov Kali Watson, Chairman State of Hawai'i Department of Hawaiian Home Lands P.O. Box 1879 Honolulu, HI 96805	Via Email: CleanWaterBranch@doh.hawaii.gov Department of Health Clean Water Branch Hale Ola, Room 225 2827 Waimano Home Road Pearl City, HI 96782
No Response	**No Response**
Patti Kitkowski, Program Chief State of Hawai'i Department of Health Maui District Health Office 54 South High Street, Room 300 Wailuku, HI 96793	Via Email: dlnr@hawaii.gov Dawn Chang, Chairperson State of Hawai'i Department of Land and Natural Resources Kalanimoku Building 1151 Punchbowl St., Room 130 Honolulu, HI 96813
No Response	**Responded: 01/16/2026**
Via Email: DLNR.Intake.SHPD@hawaii.gov Jessica Puff, PhD, Administrator State of Hawai'i Department of Land and Natural Resources State Historic Preservation Division 601 Kamokila Blvd., Rm.555 Kapolei, Hawaii 96707	Via Email: DOT.LandUse@hawaii.gov Ed Sniffen, Director State of Hawai'i Department of Transportation 869 Punchbowl Street Honolulu, HI 96813
Responded: 01/08/2026	**Responded: 01/12/2026**
Dan Orodenker, Executive Officer State of Hawai'i State Land Use Commission P.O. Box 2359 Honolulu, HI 96804	Dean Minakami, Executive Director Hawai'i Housing Finance and Development Corporation 677 Queen Street #300 Honolulu, HI 96813
No Response	**No Response**
Via Email: hpha@hawaii.gov Hakim Ouansafi, Director Hawai'i Public Housing Authority PO Box 17907 Honolulu, HI 96817	Office of Hawaiian Affairs 560 N. Nimitz Highway, Suite 200 Honolulu, HI 96817
No Response	**No Response**
Via Email:dbedt.stateplanning@hawaii.gov	Via Email: dbedt.hcda.contact@hawaii.gov

Mary Alice Evans, Director State of Hawai'i Office of Planning and Sustainable Development P. O. Box 2359 Honolulu, HI 96804	Hawai'i Community Development Authority 547 Queen St. Honolulu, HI 96813 Phone: (808) 594-0300 Fax: (808) 587-0299
Responded: 12/16/2025	**No Response**
COUNTY AGENCIES	
Via Email: planning@mauicounty.gov County of Maui Maui County Cultural Resources Commission c/o Department of Planning 2200 Main Street, Room 315 Wailuku, HI 96793	Via Email: environmental.mgmt@mauicounty.gov Shayne Agawa, Director County of Maui Department of Environmental Management 2050 Main Street, Suite 2B Wailuku, HI 96793
No Response	**No Response**
Via Email:fire.prevention@mauicounty.gov Brad Ventura, Chief County of Maui Department of Fire and Public Safety 200 Dairy Road Kahului, HI 96732	Via Email: housing@co.maui.hi.us; Richard.e.mitchell@co.maui.hi.us Richard E. Mitchell, Director Department of Housing 2065 Main St Suite 108 Wailuku, HI 96793
No Response	**Responded: 12/29/2025**
Via Email: director.hc@mauicounty.gov Lori Tsuhako, Director County of Maui Department of Human Concerns 2200 Main Street, Suite 546 Wailuku, HI 96793	Via Email: parks.dept@mauicounty.gov Patrick McCall, Director County of Maui Department of Parks and Recreation 700 Halia Nakoa Street, Unit 2F Wailuku, HI 96793
No Response	
Via Email: planning@mauicounty.gov Kate Blystone, Director County of Maui Department of Planning 2200 Main Street, Suite 619 Wailuku, HI 96793	Via Email: publicworks@mauicounty.gov Jordan Molina, Director County of Maui Department of Public Works 200 South High Street Wailuku, HI 96793
Responded: 12/26/2025	
Via Email: public.transit@mauicounty.gov Marc Takamori, Director County of Maui Department of Transportation 110 Ala'ihi Street Suite #210 Kahului, HI 96732	Via Email: water.supply@mauicounty.gov water.resources@mauicounty.gov; John Stufflebean, Director County of Maui Department of Water Supply 200 South High Street, 5th Floor Wailuku, HI 96793
Responded: 12/26/2025	**Responded: 01/06/2026**

Via Email: oiwi@mauicounty.gov Kapono'ai Molitau, Director County of Maui Dept. of 'Ōiwi Resources David Trask Building 2145 Kaohu Street, Suite 203 Wailuku, HI 96793	Via Email: alice.lee@mauicounty.us Alice Lee, Council Chair Maui County Council 200 South High Street Eighth Floor Wailuku, Hawaii 96793
No Response	**No Response**
Via Email: yukilei.sugimura@mauicounty.us Yuki Lei Sugimura Maui County Council 200 South High Street Eighth Floor Wailuku, HI 96793	Maui County Council Member- Kahului 200 South High Street Eighth Floor Wailuku, HI 96793
No Response	**No Response**
Via Email: thomas.cook@mauicounty.us Tom Cook, Councilmember Maui County Council 200 South High Street Eighth Floor Wailuku, HI 96793	Via Email: gabe.johnson@mauicounty.us Gabe Johnson, Councilmember Maui County Council 200 South High Street Eighth Floor Wailuku, HI 96793
No Response	**No Response**
Via Email: tamara.paltin@mauicounty.us Tamara Paltin, Councilmember Maui County Council 200 South High Street Eighth Floor Wailuku, HI 96793	Via Email: keani.rawlins@mauicounty.us Keani Rawlins-Fernandez, Councilmember Maui County Council 200 South High Street Eighth Floor Wailuku, HI 96793
No Response	**No Response**
Via Email: shane.sinenci@mauicounty.us Shane Sinenci, Councilmember Maui County Council 200 South High Street Eighth Floor Wailuku, HI 96793	Via Email: economic.development@mauicounty.gov Jade P. Rojas-Letisi, Director County of Maui Office of Economic Development 2200 Main Street, Suite 300 Wailuku, HI 96793
No Response	**No Response**
Via Email: mayors.office@mauicounty.gov Richard Bissen, Mayor County of Maui Office of the Mayor 200 South High Street Wailuku, HI 96793	John Pelletier, Chief County of Maui Police Department 55 Mahalani Street Wailuku, HI 96793
No Response	**No Response**

Via Email: rogerene.arce@mauicounty.gov Rogeline “Kali” Arce, Director County of Maui Department of Agriculture 200 S. High Street Wailuku, HI 96793	
No Response	
OTHER ORGANIZATIONS, ADJACENT OWNERS (500’ RADIUS), OTHER INDIVIDUALS	
Via Email: rkkahalehau@gmail.com Clyde Kahalehau ‘Aha Moku O Maui Wailuku, Moku	Via email: kiai.collier@hilt.org Kia‘i Collier ‘Aha Moku O Maui Hāmākuapoko Moku
No Response	**No Response**
Via email: paulokaleioku@hawaiiantel.net Timothy Bailey ‘Aha Moku O Maui Kula Mauka Moku	Hookele DEF Condo - Condo Master Alexander & Baldwin LLC 822 Bishop St Honolulu, HI 96813
No Response	**No Response**
Lowe's Home Centers LLC Attn: Legal Dept-Real Estate 1000 Lowe's Blvd Mooresville, NC 28117	Maui Hotel & Lodging Association 85 North Church Street Wailuku, HI 96793
No Response	**No Response**
Spectrum 158 Ma‘a Street Kahului, HI 96732	Maui Electric Company Ltd PO Box 398 Kahului, HI 96733
No Response	**No Response**
McGerrow Condominium - Condo Master Alexander & Baldwin LLC 11 S Puunene Ave Kahului, HI 96732	AB Maui Quarries LLC Attn: Nan, Inc 636 Laumaka St Honolulu, HI 96819
No Response	**No Response**
MP Central B LLC Attn: Carlsmith Ball LLP - One Main 2200 Main St Ste 400 Wailuku, HI 96793	Alexander & Baldwin LLC 11 S Puunene Ave Kahului, HI 96732
No Response	**No Response**
MP West LLC PO Box 565 Puunene, HI 96784	Alexander & Baldwin LLC 822 Bishop St Honolulu, HI 96813
No Response	**No Response**
Puunene Industrial Park LLC 636 Laumaka St Honolulu, HI 96819	Aloha Pacific Federal Credit Union 832 S Hotel St Honolulu, HI 96813
No Response	**No Response**
Puunene Mill Condominium - Condo	Puunene Shopping Center - Condo

Alexander & Baldwin LLC 11 S Puunene Ave Kahului, HI 96732	Property Development Center LLC 5918 Stoneridge Mall Rd Pleasanton, CA 94588
No Response	**No Response**
Chick-Fil-A Inc Attn: Legal Dept - Real Estate 5200 Buffington Rd Atlanta, GA 30349	Safeway Inc Attn: Paradigm Tax Group PO Box 800729 Dallas, TX 75380
No Response	**No Response**
HC&D LLC 2344 Pahounui Dr Honolulu, HI 96819	Target Corporation Property Tax Dept T-2660 PO Box 9456 Minneapolis, MN 55440
No Response	**No Response**
Hansen Road Condominium - Condo C/O Alexander & Baldwin LLC PO Box 156 Kahului, HI 96733	TJ Gomes Trucking Co Inc 500 Waiale Rd Ste B Wailuku, HI 96793
No Response	**No Response**
Hawaii State Federal Credit Union 333 Queen St Honolulu, HI 96813	HC&D Condominium - Condo Master Alexander & Baldwin LLC PO Box 156 Kahului, HI 96733
No Response	**No Response**
Maui Economic Opportunity Inc 99 Mahalani St Wailuku, HI 96793	Hawaiian Telecom PO Box 30770 Honolulu, HI 96820-0770
No Response	**No Response**
Michael Grider, Manager, Engineering Hawaiian Electric P.O. Box 398 Kahului, HI 96732	Via email: info@mauitomorrow.org Maui Tomorrow Maui Tomorrow Foundation, Inc. P.O. Box 880390 Pukalani, HI 96788
No Response	**Responded: 01/07/2026**
Via email: dickmayer@earthlink.net Richard “Dick” Mayer	
Responded: 01/05/2026	

OTHER COMMENTERS	
Hawaii Schools Authority	**Responded: 12/23/2025**
Department of Health – Clean Air Branch	**Commented: 12/16/2025**
Pacific Resource Partnership	**Commented: 12/16/2025**
Jerry Isdale	**Commented: 12/16/2025**
Leo C.	**Commented: 12/16/2025**

The Draft EIS has been made available at the Kahului Public Library and deposited with the Hawai‘i Documents Center.

C. COMMENTS RECEIVED AND RESPONSES TO COMMENTS

Comments received through the EISPN consultation period and responses to comments can be found in **Appendix G.** Also enclosed are comments received during the agency review process for the Maui County Council Initiated Community Plan Amendment, Maui Island Plan Urban Growth Boundary Amendment and Change in Zoning, and responses to comments. Agency comments from the Disaster Recovery, International Affairs, and Planning Committee (DRIP) meetings held on November 5-6, 2025, are included in **Appendix Y** and agency comments and responses received ahead of the Maui Planning Commission meeting on January 13, 2026, are included in **Appendix Z.** Responses to agency comments routed through the DRIP committee are addressed throughout the Draft EIS.

References

PIONEER DESIGN GROUP-HAWAI'I

Land Use Planning • Civil Engineering • Construction Management
711 Kapiolani Blvd., Suite 1450 • Honolulu, Hawaii 96813 • 808.400.5959
www.pdg-hawaii.com

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Appendices

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APPENDIX ‘A’ – FLORA AND FAUNA SURVEY

FLORA AND FAUNA SURVEY
FIRST ASSEMBLY OF GOD SUBDIVISION
KAHULUI, MAUI



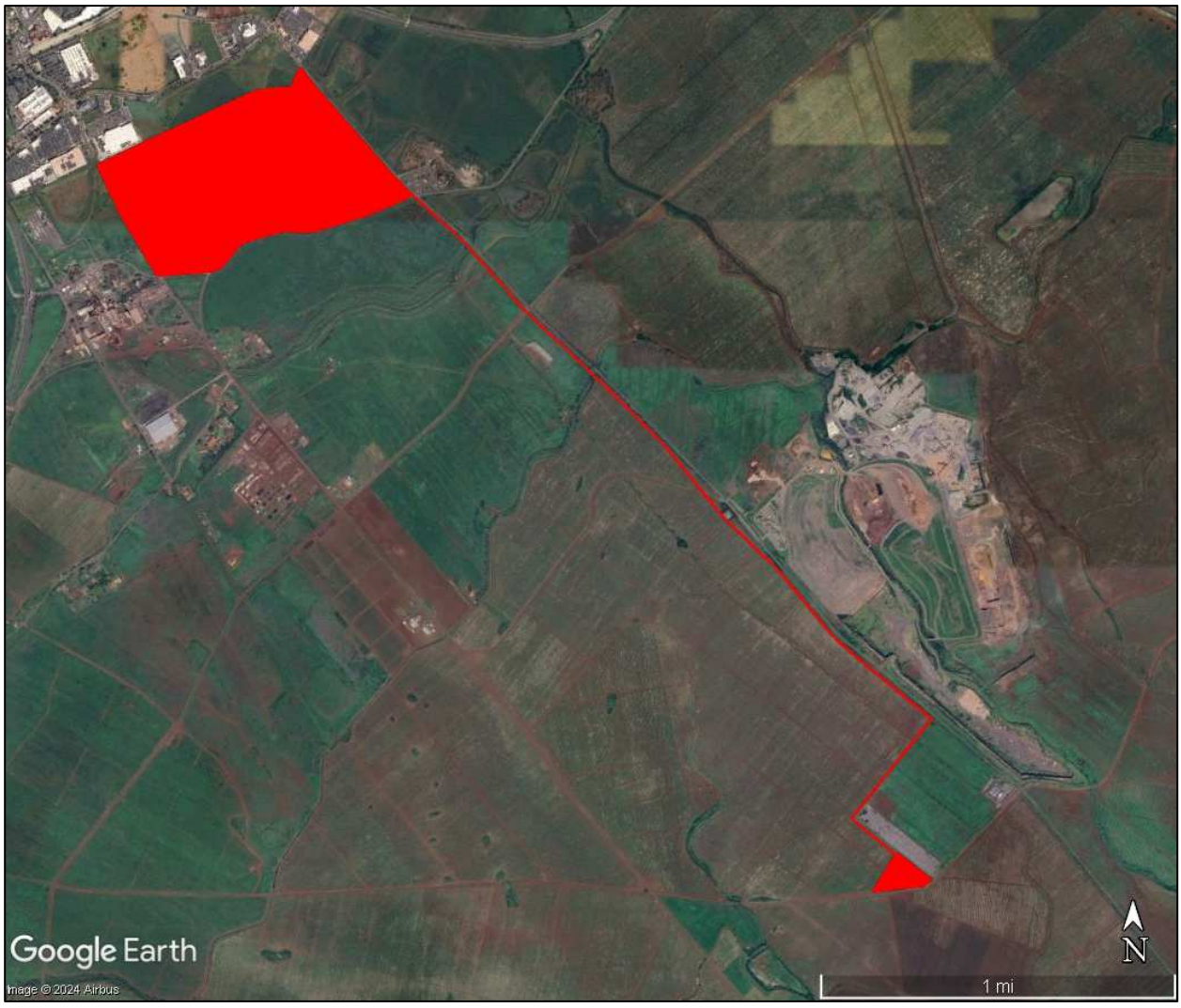
Prepared By:
FOREST & KIM STARR
STARR ENVIRONMENTAL

Prepared For:
LEHUA BUILDERS, INC.

2024

INTRODUCTION

Lehua Builders, Inc. is gathering information for construction of a proposed subdivision on about 190 acres, with an approximately 6 acre well and tank site, connected by a 2.6 mile water line in Kahului, Maui. This report focuses on the flora and fauna within the project site.



Project site.

SITE DESCRIPTION

The main project site is located in the dry isthmus of East Maui, at an elevation of about 50-80 ft. The terrain is relatively flat and was previously cultivated in sugar cane. The vegetation is mostly non-native grasses, shrubs, and small trees. The site is currently sitting idle. Most of the site has burned in the recent past.

The pipeline section, which runs from about 80-350 ft. elevation is similar to the main project site in the lower reaches, and is an active citrus field in the upper reaches. The well site, at about 350 ft. elevation, is also an active citrus field.



Terrain and vegetation at main project site.



Terrain and vegetation in lower reaches of pipeline corridor.



Terrain and vegetation in upper reaches of pipeline corridor and well site.

SURVEY OBJECTIVES

The objectives of the survey were to:

- Document what plant and animal species occur on the site or may likely occur in the habitat.

- Determine the presence or likely occurrence of any native flora and fauna, particularly any that are Federally listed as Threatened or Endangered. If such occur, identify what features of the habitat may be essential for these species.

SURVEY METHODS

The bulk of the main project area was surveyed in May 2024. An additional parcel in the main area, the well site, and the corridor pipeline connecting the two were surveyed in July 2024.

A walk-through survey method was used. Notes were made on plant and animal species encountered. Extra emphasis was made to look for species of conservation concern.



Taking notes on vegetation.

FLORA

The main project site and the lower reaches of the pipeline corridor are dominated by non-native grasses, mostly Guinea grass (*Megathyrsus maximus*) and buffel grass (*Cenchrus ciliaris*). In areas where grasses are thin, other aggressive non-native plants dominate, especially spiny amaranth (*Amaranthus spinosus*), lion's tail (*Leonotis nepetifolia*), golden crown-beard (*Verbesina encelioides*), and tumbleweed (*Salsola tragus*). Clumps of shrubby non-native fleabane (*Pluchea* spp.) also dot the fields of grass.

There are very few trees in the main project area. Most prevelant are hundreds of non -native tree tobacco (*Nicotiana glauca*). Though weedy and non-native, these small trees / large shrubs are potential host plants for the endangered Blackburn's Sphinx Moth (*Manduca blackburni*). There is more discussion about this in the insect section.

Other trees in the project area include groves of large haole koa (*Leucaena leucocephala*). A few monkey pods (*Samanea saman*). And a row of giant, mostly dead, elephant's ear pod (*Enterolobium cyclocarpum*) along Pulehu Rd. There are also scattered small kiawe (*Prosopis pallida*), Manila tamarind (*Pithecellobium dulce*), silky oak (*Grevillea robusta*), and date palms (*Phoenix* sp.). And at the well site and upper reaches of the pipeline corridor, there is an active citrus farm growing lime trees (*Citrus aurantifolia*).

The only native plant found on the main site was the common shrub ʻuhaloa (*Waltheria indica*). ʻUhaloa was also abundant at the well site and in the pipeline corridor, along with scattered vines of the native pāʻū o Hiʻiaka (*Jacquemontia sandwicense*).



The main site, mostly non-native grasses, especially Guinea grass (*Megathyrsus maximus*).



The lower reaches of the pipeline corridor, with large dead elephant's earpod trees (*Enterolobium cyclocarpum*) and an understory of non-native grasses and weeds.



Active citrus farm (*Citrus aurantifolia*) at well site and upper reaches of pipeline corridor.



Abandoned road in main site being colonized by tumbleweed (*Salsola tragus*).



Thickets of lion's tail (*Leonotis nepetifolia*) are common in areas with sparse grass cover.



One of a handful of monkey pod trees (*Samanea saman*) along Hansen Road.



Small Manila tamarind trees (*Pithecellobium dulce*) are scattered about the site.



Kiawe (*Prosopis pallida*) with understory of golden crown-beard (*Verbesina encelioides*).



Tree tobacco (*Nicotiana glauca*) is abundant at the main site.



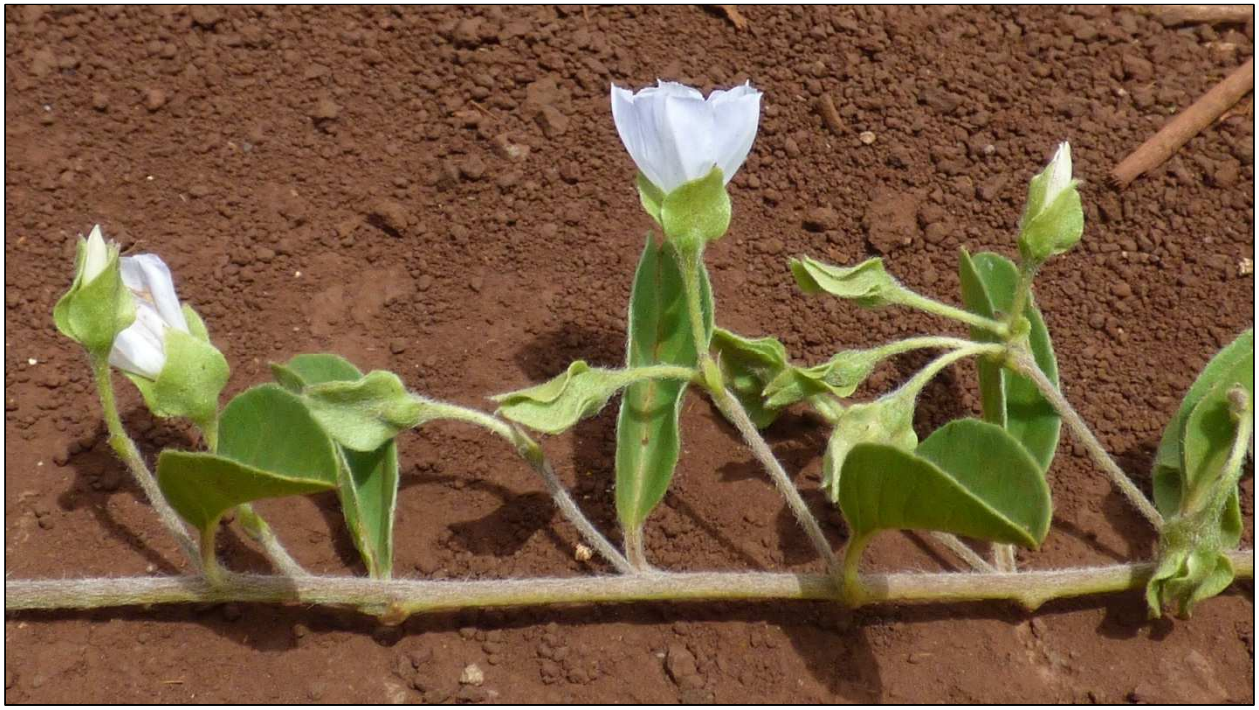
Non-native Mexican poppy (*Argemone mexicana*) is locally common in the main site



Native ʻuhaloa (*Waltheria indica*) is present in the main site and pipeline corridor, and abundant in the rows between citrus trees.



Non-native obscure morning glory (*Ipomoea obscura*) is common in the citrus groves.



The native morning glory pāʻū o Hiʻiaka (*Jacquemontia sandwicense*) is also present.



Citrus farm (*Citrus aurantifolia*) at well site and upper reaches of pipeline corridor.



Cultivated lime (*Citrus aurantifolia*).

Plant Checklist

List of plants encountered during the survey.

Scientific Name	Common name	Nativity
Abutilon grandifolium	Hairy abutilon	Non-native
Alternanthera pungens	Khaki weed	Non-native
Amaranthus spinosus	Spiny amaranth	Non-native
Argemone mexicana	Mexican poppy	Non-native
Atriplex muelleri	Saltbush	Non-native
Bidens Pilosa	Beggarstick	Non-native
Boerhavia coccinea	Scarlet boerhavia	Non-native
Calotropis procera	Small crown flower	Non-native
Canavalia cathartica	Maunaloa	Non-native
Cenchrus ciliaris	Buffel grass	Non-native
Chamaecrista nictitans	Partridge pea	Non-native
Chenopodium murale	Lamb's quarters	Non-native
Chloris barbata	Fingergrass	Non-native
Citrus sp.	Citrus tree	Non-native
Coffea arabica	Coffee	Non-native
Crotalaria assamica	Rattle pod	Non-native
Cucumis dipsaceus	Wild cucumber	Non-native
Cynodon dactylon	Bermuda grass	Non-native
Cyperus rotundus	Nut-sedge	Non-native
Datura stramonium	Jimson weed	Non-native
Desmanthus pernambucanus	Slender mimosa	Non-native
Eleusine indica	Wire grass	Non-native
Enterolobium cyclocarpum	Elephant's earpod	Non-native
Eragrostis cilianensis	Stink grass	Non-native
Eragrostis pectinacea	Carolina love grass	Non-native
Grevillea robusta	Silky oak	Non-native
Heliotropium procumbens	Fourspike heliotrope	Non-native
Heterotheca grandiflora	Telegraph weed	Non-native
Indigofera suffruticosa	Upright indigo	Non-native
Ipomoea obscura	Obscure morning glory	Non-native
Jacquemontia sandwicense	Pāʻū o Hiʻiaka	Native
Leonotis nepetifolia	Lion's tail	Non-native
Lepidium sp.	Pepperweed	Non-native
Leucaena leucocephala	Haole koa	Non-native
Ludwigia octovalvis	Primrose willow	Non-native
Macroptilium atropurpureum	Vining cow pea	Non-native

Scientific Name	Common name	Nativity
Macroptilium lathyroides	Erect cow pea	Non-native
Malva parviflora	Cheeseweed	Non-native
Malvastrum coromandelianum	False mallow	Non-native
Megathyrsus maximus	Guinea grass	Non-native
Momordica charantia	Bitter melon	Non-native
Moringa oleifera	Drumstick tree	Non-native
Nicandra physalodes	Apple of Peru	Non-native
Nicotiana glauca	Tree tobacco	Non-native
Parthenium hysterophorus	Santa Maria	Non-native
Paspalum sp.	Paspalum	Non-native
Phoenix sp.	Date palm	Non-native
Pithecellobium dulce	Opiuma	Non-native
Pluchea carolinensis	Sourbush	Non-native
Pluchea indica	Indian fleabane	Non-native
Prosopis pallida	Kiawe	Non-native
Ricinus communis	Castor bean	Non-native
Salsola tragus	Tumble weed	Non-native
Samanea saman	Monkey pod	Non-native
Schinus terebinthifolius	Christmas berry	Non-native
Senna occidentalis	Coffee senna	Non-native
Setaria verticillata	Bristly fox-tail	Non-native
Sida ciliaris	Red sida	Non-native
Sida spinosa	Prickly sida	Non-native
Solanum lycopersicum	Wild tomato	Non-native
Syzygium cumini	Java plum	Non-native
Tridax procumbens	Coat buttons	Non-native
Vachellia farnesiana	Klu	Non-native
Verbesina encelioides	Golden crown-beard	Non-native
Waltheria indica	ʻUhaloa	Native

FAUNA

Below is a discussion of our findings and steps the U.S. Fish and Wildlife Service (FWS) recommends to prevent harm to rare native species that could occur within the project area.

BATS

Dedicated surveys for Hawaiian Hoary Bats (*Aeorestes semotus*) were not done, but bats are known to transit over broad areas and may forage at the site at times. Most of the trees at the project site are less than 15 ft. tall, though some are taller.

Hawaiian Hoary Bats roost and give birth to their young in tall trees. While tree trimming activities are not incompatible with bats, they have the potential to impact juvenile bats unable to fly away from a tree that is cut during the summer pupping season. For this reason, the FWS suggests that trimming woody plants more than 15 ft. tall should not occur between June 1 and September 15. Use of barbed wire is also discouraged, as it can entangle and kill bats.

NON-NATIVE MAMMALS

The only non-native mammals observed at the site were a few dozen Axis Deer (*Axis axis*) at the main site and a herd of cows (*Bos taurus*) in the lower reaches of the pipeline corridor. Additionally, high levels of browsing, scat, game trails, digging, and rubbing were observed.

Non-native mammals that were not observed but likely occur in the project area at times include pigs (*Sus scrofa*), rats (*Rattus* spp.), mice (*Mus domesticus*), cats (*Felis domesticus*), dogs (*Canis familiaris*), and mongooses (*Herpestes auropunctatus*).



Herd of Axis Deer (*Axis axis*) in tree tobacco thicket at main site.



Axis Deer (*Axis axis*) rubbing on tree tobacco.



Fresh Axis Deer (*Axis axis*) scat.



Cows (*Bos taurus*) in lower reaches of pipeline corridor.

BIRDS

There were very few birds at the site. The bulk of the birds encountered during the survey were common non-native species. The birds were mostly transiting through the site, roosting in trees, and loafing on the ground. Birds were most common near the edges of the property, in areas that are lusher and have more structural diversity. Most abundant were Common Mynah (*Acridotheres tristis*) and Zebra Doves (*Geopelia striata*). A nest of non-native Black Francolin (*Francolinus francolinus*) was found at the base of a grass clump.

Dedicated seabird surveys were not done, and the habitat would likely be inhospitable to them. A lone Frigatebird or ʻIwa (*Fregata minor*) was observed riding thermals above the site and gliding to the south. Seabirds could also transit over the site at night. The FWS recommends using downward facing lights to minimize disorienting these night flying birds, and avoiding nighttime construction during September 15 through December 15 when young seabirds are fledging.

No Hawaiian Geese or Nēnē were encountered on the site, though they are known from the general area. The FWS recommends that folks do not approach, feed, or disturb Nēnē. If Nēnē start to become regularly observed on the project site, contact FWS for further guidance.

Bird Checklist

List of birds encountered during the survey.

Scientific Name	**Common name**	**Nativity**
Francolinus francolinus	Black Francolin	Non-native
Bubulcus ibis	Cattle Egret	Non-native
Acridotheres tristis	Common Mynah	Non-native
Ortygornis pondicerianus	Gray Francolin	Non-native
Passer domesticus	House Sparrow	Non-native
Fregata minor	ʻIwa, Frigatebird	Native
Spilopelia chinensis	Lace-necked Dove	Non-native
Cardinalis cardinalis	Northern Cardinal	Non-native
Lonchura sp.	Rice Birds	Non-native
Geopelia striata	Zebra Dove	Non-native



Frigatebird or ‘Iwa (*Fregata minor*) gliding on thermals above main site.



Looking and listening for birds.



Black francolin (*Francolinus francolinus*) eggs at base of grass tussock.

INSECTS

A survey of all the insects on the site was beyond the scope of this project. Conspicuous insects were noted, and insects of conservation concern were looked for.

The insects observed at the site were all common non-native insects one would expect in this habitat. Most conspicuous are numerous butterfly species including Monarch Butterfly (*Danaus plexippus*), Sleepy Orange Butterfly (*Eurema nicippe*), Bean Butterfly (*Lampides boeticus*) Western Pygmy Blue Butterfly (*Brephidium exilis*), and Citrus Swallowtail Butterfly (*Papilio xuthus*). Honey bees (*Apis mellifera*) were also buzzing about, and glaber ants (*Ochetellus glaber*) were present on many plants.

Of note, the main site has hundreds of tree tobacco (*Nicotiana glauca*) plants, virtually all of which are greater than three feet tall and nearing the end of their life cycle. Though non-native, this species can be a host for the endangered Blackburn's Sphinx Moth (*Manduca blackburni*). All the tree tobacco encountered were broadly scanned for obvious feeding damage and large larvae. About a hundred of the tree tobacco were more closely surveyed for eggs, small larvae, and frass. No signs of Blackburn's Sphinx Moth were encountered.

FWS recommends not allowing tree tobacco to grow greater than three feet tall in the project area, to minimize attraction of Blackburn's Sphinx Moth. Additionally, FWS requests they be contacted when tree tobacco greater than three feet tall is found on a site that is to be developed, so they can provide additional guidance to avoid impacts to the Blackburn's Sphinx Moth.



Painted Lady Butterfly (*Vanessa cardui*) sipping nectar from fleabane (*Pluchea*) flowers.



Citrus Swallowtail Butterfly (*Papilio xuthus*) ovipositing on citrus leaf.



Citrus Swallowtail Butterfly (*Papilio xuthus*) egg on citrus leaf.



One of the denser and healthier patches of tree tobacco (*Nicotiana glauca*) on the site.



Another patch of tree tobacco (*Nicotiana glauca*) that is mostly just dead stems.



Looking for signs of Blackburn's Sphinx Moth (*Manduca blackburni*) on tree tobacco.



Looking for signs of Blackburn's Sphinx Moth (*Manduca blackburni*) on tree tobacco.



Omnivorous leafroller moth (*Platynota stultana*) eggs on tree tobacco.



Omnivorous leafroller moth (*Platynota stultana*) larva on tree tobacco.



Spider, likely *Cheiracanthium*, in silked over tree tobacco leaf.



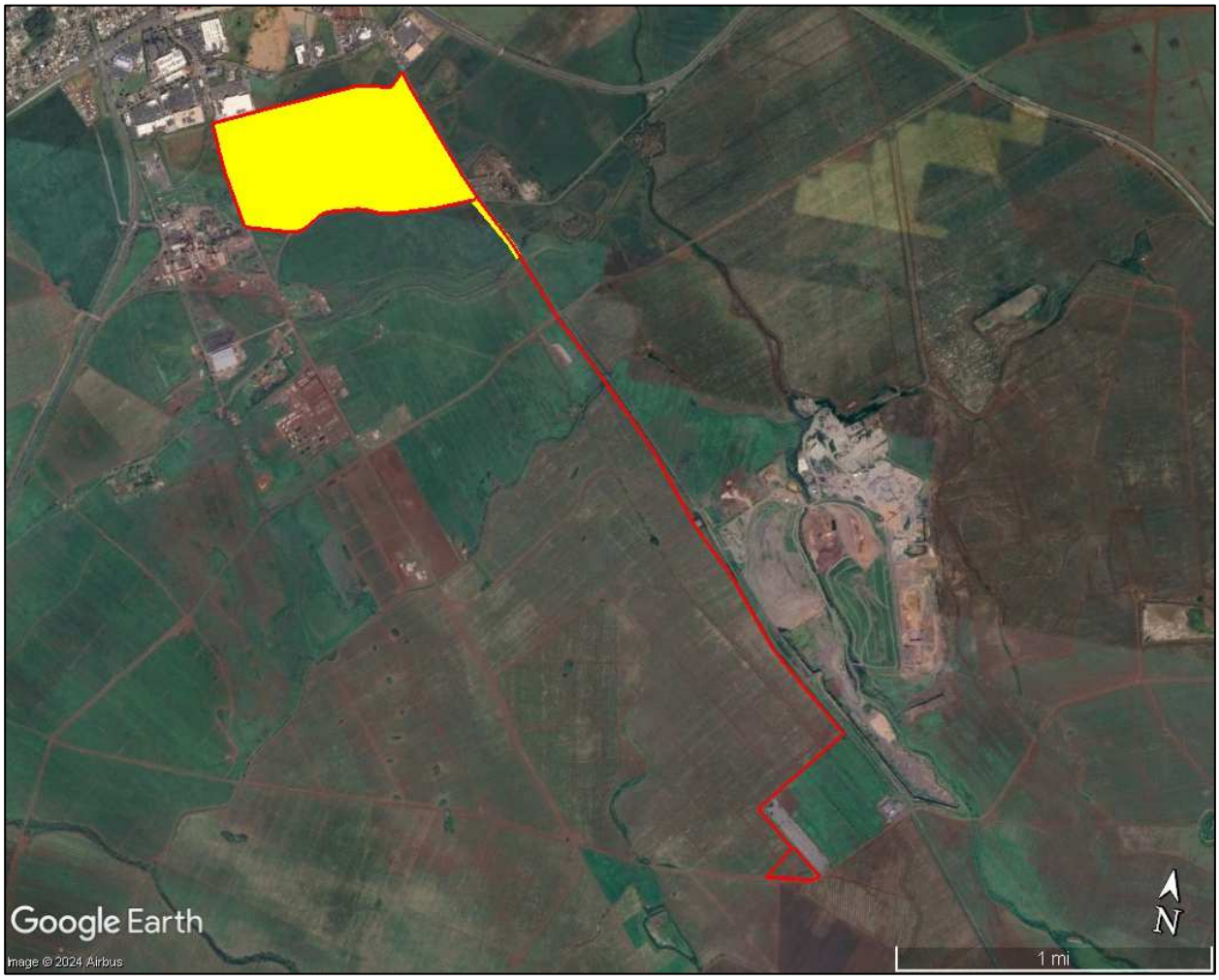
Soft scale (*Pulvinaria*) and armored scales (Diaspididae) feeding on tree tobacco.



Glaber ants (*Ochetellus glaber*) tending treehoppers (*Vanduzea segmentata*) on tree tobacco.



Tree tobacco (*Nicotiana glauca*) flowers, green fruit, and leaves.

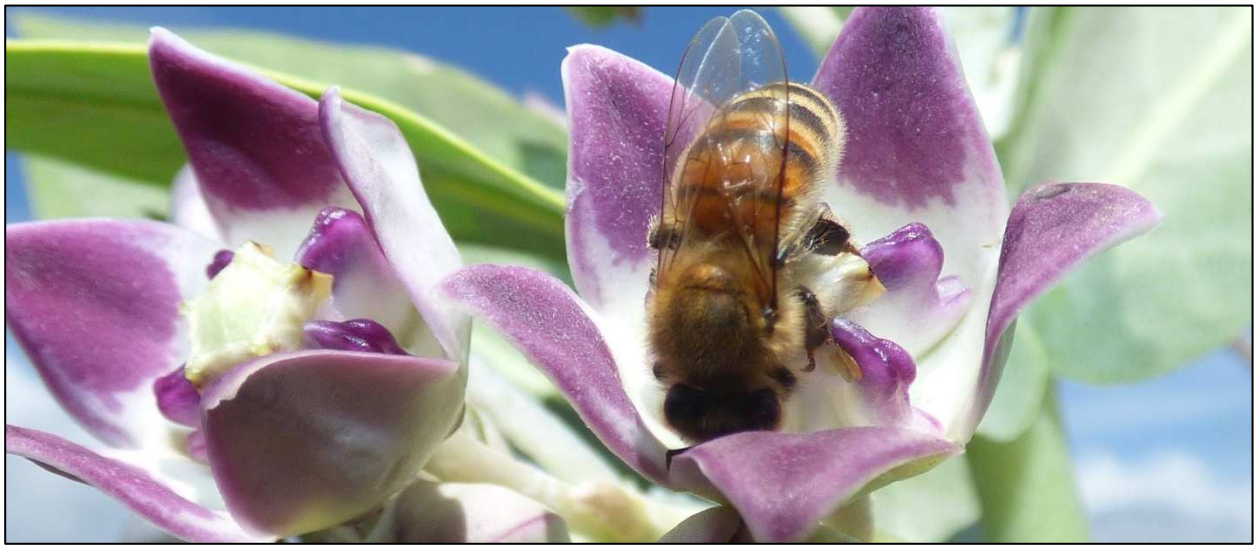


Areas in yellow where tree tobacco (*Nicotiana glauca*) was observed. The bulk of the tree tobacco was observed in the eastern portion of the main site. Scattered individuals were also observed elsewhere in the main site and in the pipeline corridor up to the Haiku Ditch. No tree tobacco were observed in the rest of the pipeline corridor or at the well site.

Insect Checklist

List of insects encountered during the survey.

Order	Family	Scientific Name	Common name	Nativity
Araneae	Cheiracanthiidae	*Cheiracanthium*	Yellow sac spider	Non-native
Hemiptera	Coccidae	*Pulvinaria sp.*	Soft scale	Non-native
Hemiptera	Diaspididae	*Unknown*	Armored scale	Non-native
Hemiptera	Membracidae	*Vanduzea segmentata*	Treehopper	Non-native
Hymenoptera	Ampulicidae	*Ampulex compressa*	Emerald cockroach wasp	Non-native
Hymenoptera	Apidae	*Apis mellifera*	Honey bee	Non-native
Hymenoptera	Formicidae	*Ochetellus glaber*	Black household ant	Non-native
Lepidoptera	Crambidae	*Spoladea recurvalis*	Beet webworm	Non-native
Lepidoptera	Lycaenidae	*Brephidium exilis*	Western pygmy blue	Non-native
Lepidoptera	Lycaenidae	*Lampides boeticus*	Bean butterfly	Non-native
Lepidoptera	Nymphalidae	*Danaus plexippus*	Monarch butterfly	Non-native
Lepidoptera	Nymphalidae	*Vanessa cardui*	Painted Lady	Non-native
Lepidoptera	Papilionidae	*Papilio xuthus*	Citrus swallowtail	Non-native
Lepidoptera	Pieridae	*Eurema nicippe*	Sleepy orange butterfly	Non-native
Lepidoptera	Pieridae	*Pieris rapae*	Cabbage butterfly	Non-native
Lepidoptera	Tortricidae	*Platynota stultana*	Omnivorous leafroller moth	Non-native
Mantodea	Mantidae	*Unknown*	Preying mantis	Non-native
Orthoptera	Acrididae	*Schistocerca nitens*	Grasshopper	Non-native



Honey bee (*Apis mellifera*) foraging in purple crown flower (*Calotropis procera*).

A Natural Resources Assessment for HOʻONANI VILLAGE OFFSITE IMPROVEMENTS

Island of Maui



LeGrande Biological Surveys Inc
4348 Waialae Ave 940
Honolulu HI 96816

For: Hoʻonani Development LLC

December 2025

Introduction

LeGrande Biological Surveys Inc. was tasked with providing a report summarizing the current plant and animal species extant within a 5-acre parcel (por. TMK (2) 3-8-006:001), in Kahului, Maui. The current survey was initiated as part of a due diligence process to determine the natural resources existing within the project area planned for an off-site water well in support of the planned Hoʻonani Mixed-Use Development. This report includes current plant and animal species observed during the one-day survey, as well as additional species that may be utilizing the parcel or the general region. Recommendations for natural resource protection are included in the discussion section.

The primary objectives of the literature review and field studies were to:

1) Inventory of the flora and fauna.
2) Provide a general description of the vegetation on the project site.
3) Search for threatened and endangered species as well as species of concern; and
4) Evaluate the impacts to Threatened & Endangered Species and any effects to bird species as outlined in the Migratory Bird Treaty Act.

Federal and State of Hawaiʻi listed species status follows U.S. Fish and Wildlife (USFWS 2025). The State of Hawaiʻi deems any species of aquatic life, wildlife, or land plant that has been determined as an endangered or threatened species pursuant to the Endangered Species Act (ESA) that occurs within the State of Hawaiʻi to be considered a State Threatened or Endangered Species under Chapter 195-D.

Site Description

The Project Area (PA) includes an approximately 5-acre portion (Figure 1) of a larger TMK parcel (2) 3-8-006:001. The PA is positioned to the southwest of Pulehu Road. The terrain slopes gently from the eastern corner down to the western corner, with the highest elevation of approximately 175 feet at the northwestern end of the PA. The lands are presently dominated by weedy non-native plant species, typical of secondary growth on fallow agricultural lands.

The climate of the general region is dry/arid, with rainfall generally less than 5 inches per year. (Giambelluca et al. 2013). Soils in the project areas are dominated by Molokai silty clay loam [MuC], with small areas to the northeast and northwest corners mapped as Waiakoa silty clay loam [WeC, Web] (NRCS 2025).

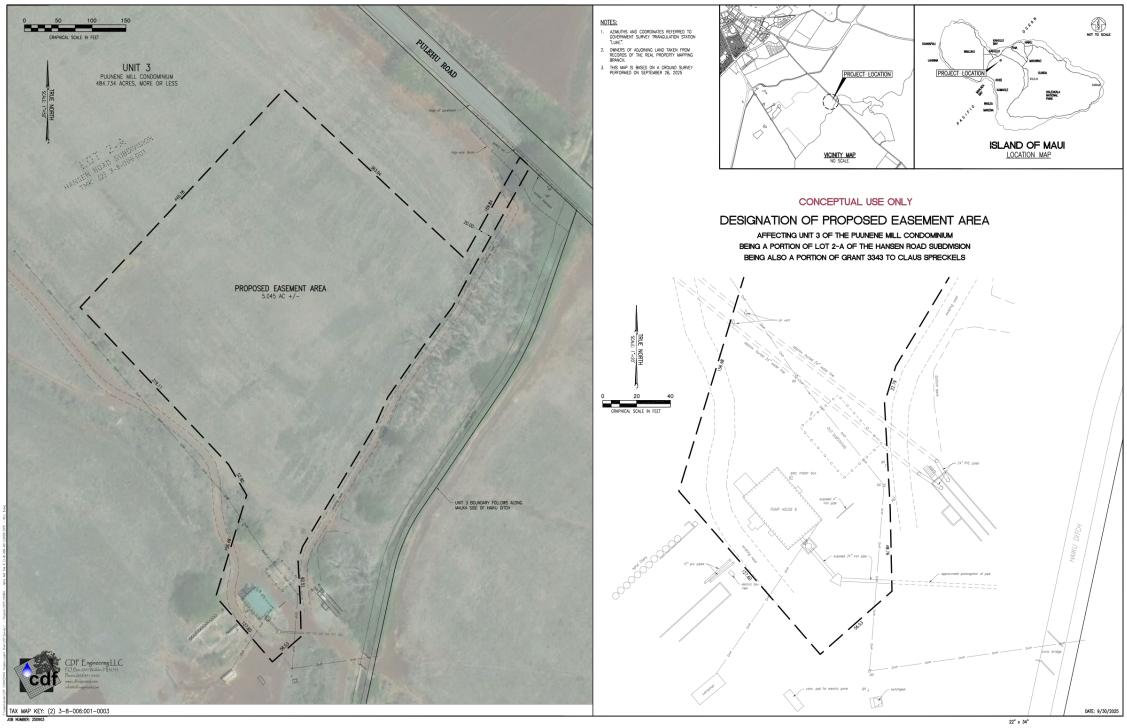


Figure 1. Proposed easement area; survey area outlined in black dashes, with Pulehu Road to the northeast and the existing pump house in the southern corner of the PA.

Methods

The Project Area (PA) was surveyed on December 12, 2025, by Maya LeGrande. Plant species were identified as they were encountered while walking relatively parallel transects 20 feet apart through the PA, roughly north-south, as well as meandering transects along elevational contours. Notes were made on plant associations and distribution, disturbances, topography, substrate type, exposure, and drainage. Species names for plants follow the *Manual of the Flowering Plants of Hawai'i* (Wagner, Herbst, & Sohmer, 1990; Wagner & Herbst, 1999) for native and naturalized flowering plants. More recent name changes for naturalized plant species follow the Hawaiian Native & Naturalized Plant Checklist (Imada et al, 2025).

Bird surveys were conducted in the early morning hours (0630-0900), noting species present and estimated abundance. Passive observations were also noted throughout the day. Birds were identified by visual observations aided by Leica 8 X 42 binoculars and by listening for vocalizations. Weather conditions were ideal with unlimited visibility, no precipitation, and winds between 0 and 7 miles per hour. The avian phylogenetic order and nomenclature used in this report follow the AOU *Check-List of North and Middle American Birds* 2025, and the subsequent supplements, including the latest 66th supplement to the checklist (Chesser et al. 2025a, 2025b).

A list was made of mammals encountered during the survey. Indicators of mammalian presence, such as tracks, scat, and additional signs, were noted. Mammalian phylogenetic order and nomenclature follow *Mammal Species of the World* (Wilson and Reeder, 2005).

Results of Literature Review

The U.S. Fish and Wildlife database (USFWS 2025) was reviewed to determine if any Threatened or Endangered plant taxa are known to reside within the PA or nearby. The search results concluded that no known proposed or listed threatened or endangered species are designated in the area of the subject property. No Critical Habitat has been designated for the site (USFWS 2025).

A previous biological resource survey by Starr Environmental (2024), which included the Ho‘onani Village site, was reviewed prior to conducting the field survey. The 2024 study included 190 acres of land for the subdivision, a 6-acre well and tank site, and a 2.6-mile-long water line transect running along Pulehu Road. Similar plant and animal species were documented during the current survey, and no additional native animals or plants were located.

Results

FLORA

The PA is characterized by fallow agricultural fields with sparse vegetation dominated by non-native species. The survey was conducted after dry summer conditions, and the potential of finding additional species after significant rain events is expected. A total of 30 plant species were documented; one indigenous and the remaining 29 are non-native naturalized species. The complete list of plants observed within the PA is listed in Appendix A. The majority of the approximately 5-acre survey area is dominated by weedy grass species such as buffelgrass (*Cenchrus ciliaris*), Guinea grass (*Urochloa maxima*), and Bermuda grass (*Cynodon dactylon*). Shrub species were observed scattered sparsely throughout the PA, including golden crown beard (*Verbesina encelioides*), spiny amaranth (*Amaranthus spinosus*), lion‘s ear (*Leonotis nepetifolia*), and slender mimosa (*Desmanthus pernambucanus*).

Larger shrub and tree species were uncommonly observed. Large trees such as earpod (*Enterolobium cyclocarpum*) and monkeypod (*Samanea saman*) were observed growing along Pulehu Road near the planned access roadway. A few koa haole (*Leucaena leucocephala*), kiawe (*Neltuma pallida*), and tree tobacco (*Nicotiana glauca*) plants are scattered uncommonly throughout the PA.

The only native plant observed within the PA is the Indigenous ‘uhaloa (*Waltheria indica*), a widely dispersed species in the Hawaiian Islands.

FAUNA

Avian Fauna

A total of eight species (Table 1) were observed during the survey. Avian diversity and densities were in keeping with the location, disturbance, and vegetation present within the APE. Three species—Spotted Dove (*Spilopelia chinensis*), Zebra Dove (*Geopelia striata*), and Common Myna (*Acridotheres tristis*) were the most frequently observed.

Table 1. Avian Species Detected- Hoʻonani Well PA- 2025

Common Name	Species	Status
Spotted Dove	*Spilopelia chinensis*	A
Zebra Dove	*Geopelia striata*	A
Cattle Egret	*Bubulcus ibis*	A
Common Myna	*Acridotheres tristis*	A
House Sparrow	*Passer domesticus*	A
House Finch	*Haemorhous mexicanus*	A
Red Junglefowl	*Gallus gallus*	A
Black Francolin	*Francolinus francolinus*	A

Legend to Table 1

Status

A Alien – introduced by humans, naturalized

Mammalian Fauna

Two introduced terrestrial mammalian species were detected during this survey- one feral cat (*Felis catus*) skeleton was observed in the northern portion of the PA, and several sightings of Small Indian mongoose (*Urva auropunctata*) were noted along Pulehu Road. In addition, Roof rat (*Rattus rattus*), brown rat (*Rattus norvegicus*), Polynesian rat (*Rattus exulans hawaiiensis*), and European house mouse (*Mus musculus domesticus*) most likely use resources within the general area on a seasonal basis.

Discussion and Recommendations

The proposed land use for off-site improvements, including a water well within the PA, is not expected to have negative effects on native flora and fauna owing to the limited native natural resources found within the parcel and surrounding areas. The vegetation currently dominating the PA is dominated by weedy grasses, shrubs, and trees. Together with the field survey and the agency data provided below, we can make recommendations for protected species that could potentially utilize the habitat in the general region. The following sections list agency data on rare species and discuss probable species that may be utilizing the survey area or airspace in the general location

and recommendations that follow the USFWS Avoidance and Minimization Measures (USFWS 2023).

FEDERAL AND STATE AGENCY DATA

No federally or state-listed species were observed in the PA during the site survey. No effects to listed plant species are anticipated for this project, as none of them were located within the PA. Several listed animal species have the potential to occur or traverse the general area of the PA. They are discussed in the following sections along with recommendations to minimize negative effects.

FLORAL RESOURCES

Native plant habitat within the PA has been highly modified by human activities both historically and at present. They include agricultural uses, the building of roads and infrastructure, and the introduction of non-native species. No effects to listed protected plant species are anticipated for this project, as none were located within the PA or the general vicinity. No additional plant species listed as endangered or threatened under either the federal or State of Hawai'i endangered species statutes were located. (USFWS 2025).

Future landscaping for the proposed project should include non-invasive species and incorporate appropriate native species. Unintentional introduction of new invasive plant species, along with fungal pathogens that can have negative impacts on native plants, including those that cause Rapid 'Ōhi'a death. Decontamination protocols such as limiting the movement of soil and building materials on and off site, washing construction equipment of excessive dirt, debris, and plant material, and washing work boots and tires when moving between work sites can help to prevent the introduction and spread of noxious species.

FAUNAL RESOURCES

No native faunal species were documented during the site survey. Various occasional or migratory bird species may utilize the lands or airspace in and around the PA. The kōlea or Pacific Golden-Plover (*Pluvialis fulva*) is a migratory bird that overwinters in the islands from August until May before returning to arctic nesting grounds. They tend to forage in open grassy lawn areas, and their preferred habitat was not present within the PA. Kōlea are protected by the Migratory Bird Treaty Act (MBTA), which prohibits the take (including killing, capturing, selling, trading, and transporting) of protected migratory bird species without prior authorization by the Department of the Interior U.S. Fish and Wildlife Service (USFWS 2020). Further discussion of protected species is included in the following sections.

Hawaiian Goose/Nēnē

Nēnē or Hawaiian Goose (*Branta sandvicensis*) were not observed within the PA or in the general surrounding areas. The habitat is not optimal for foraging and/or loafing, but the

birds may visit or fly over the PA. Generally, human impacts on this species revolve around vehicular interactions, human feeding, and disturbance to nesting birds, eggs, chicks, and goslings. These potential threats can be minimized to the maximum extent practicable by implementing the following minimization measures if geese are observed in the area:

- Don't feed birds, especially if they approach for handouts.
- Secure all food rubbish in closed trash receptacles.
- Establish a 15-mile-per-hour speed limit within the site.

Hawaiian Short-eared Owl/Pueo

There are two resident owl species on Maui, the introduced Barn Owl (*Tyto alba*) and the endemic subspecies of the Short-eared Owl (*Asio flammeus sandwichensis*), or *Pueo* as it is locally known. Pueo are protected by the MBTA and are listed as endangered by the State of Hawai'i (HDLNR 195D-4) for O'ahu island only; it is not listed under federal statute. Pueo may occasionally use resources in the general project area on a seasonal basis for foraging. They are a ground-nesting diurnal owl species, and the sheer number and densities of mammalian predators on Maui make it very difficult for this species to successfully nest except within protected areas that have a strong mammalian predator control program in place. Optimal nesting habitat was not observed during the site visit within the PA. Pesticide poisoning is a potential threat to this species. Rodent control by mechanical means, as opposed to pesticide application, is recommended if possible.

Seabirds

It is possible that the endangered Hawaiian Petrel or 'ua'u (*Pterodroma sandwichensis*), Band-rumped Storm-Petrel or 'akē'akē (*Hydrobates castro*), and the threatened Newell's Shearwater a'o (*Puffinus newelli*) overfly the PA between April and the middle of December each year in small numbers. The primary cause of mortality in Hawaiian Petrels, Newell's Shearwaters, and Band-rumped Storm-Petrels in Hawai'i is thought to be predation by alien mammalian species at the nesting colonies (USFWS, 1983; Simons and Hodges, 1998). Collision with man-made structures is considered the second most significant cause of mortality of these seabird species in Hawai'i. Nocturnally flying seabirds, especially fledglings on their way to sea in the summer and fall, can become disoriented by exterior lighting. Disoriented seabirds may collide with man-made structures (Rodriguez et al., 2017) and, if not killed outright, become easy targets of opportunity for feral mammals (Ainley et al., 2001; Hue et al., 2001). Although no suitable nesting habitat exists within or close to the PA for any of these three seabird species, suitable habitat exists in the upper elevations of Maui.

The principal potential impact that current habitat modifications or changes pose to protected seabirds is an increased threat that birds will be downed after becoming disoriented by lights. Outdoor lighting can pose a threat to nocturnally flying seabirds if: 1) during construction, it is deemed expedient or necessary to conduct night-time construction activities; or 2) following build-out, permanent outdoor lighting is installed.

- If nighttime construction activity or equipment maintenance is proposed during any construction phases, all associated lights should be shielded, and when large flood/work lights are used, they should be placed on poles that are high enough to allow the lights to be pointed directly at the ground (USFWS, 2023). Deleterious impacts to transiting seabirds can be avoided if construction occurs during daylight hours and all outdoor lighting installed is fully "dark sky compliant" (HDLNR-DOFAW, 2016). DLNR recommends avoiding construction-related nighttime lighting between September 15 and December 15 (DLNR, 2016).
- Install automatic motion sensor switches and controls on all outdoor lighting and/or turn off lights when human activity is not occurring in the area.

Waterbirds

The Hawaiian stilt or ae'o (*Himantopus mexicanus knudseni*), Hawaiian coot or 'alae kea (*Fulica alai*), and the Hawaiian duck or koloa (*Anas wyvilliana*) are listed as endangered under the ESA and State law (HRS 195-D). Threats to these species include habitat loss, avian disease, nonnative invasive plants, introduced predators, environmental contaminants, and altered hydrology (USFWS 2011, HDLNR 2015a).

No habitat for waterbirds is present at this time at the PA. Ponding from heavy rains in low-lying depressions may create a temporary attractive foraging habitat for birds transiting from wetland areas such as Kanahā Pond State Wildlife Sanctuary, located to the northwest of the PA, and Keālia Pond National Wildlife Refuge to the southwest of the PA. If any of these waterbirds enter the PA, the following recommendations should be followed to avoid and minimize potential impacts:

- If ponding occurs and waterbirds are spotted, reduce speeds along roads and allow birds to remain in the area until ponding subsides and they have left the area.
- If ponding occurs for an extended time and waterbirds remain in the area, have a biological monitor that is familiar with the species' biology conduct Hawaiian waterbird nest surveys. If a nest or active brood is found:
    - Contact the Service within 48 hours for further guidance.
    - Establish and maintain a 100-foot buffer around all active nests and/or broods until the chicks/ducklings have fledged. Do not conduct potentially disruptive activities or habitat alteration within this buffer.

<u>MAMMALIAN RESOURCES</u>

The findings of the mammalian survey are consistent with the location and habitats present in the PA. Although no rodents were recorded, likely, some of the four established Muridae found on Maui Island—roof rat, brown rat, Polynesian rat, and European house mouse use resources within the general area on a seasonal basis. These introduced

rodents are deleterious to native ecosystems and native faunal species. Feral cats are detrimental to native wildlife. If possible, it is recommended that control measures for the cat population be implemented and open feeding of feral cats be prohibited. No mammalian species currently protected or proposed for protection under either the federal or State of Hawai'i endangered species programs were detected during this survey (DLNR 2015, USFWS 2024).

Hawaiian hoary bat

It is probable that the 'ōpe'ape'a – the endemic Hawaiian hoary bat (*Lasiurus cinereus semotus*), currently recognized as an endemic species *Lasiurus semotus* (Pinzari et al. 2020), overflies the PA on a seasonal basis. This species will forage and roost in a wide range of habitats, including forest canopies, edges of forests, and open pastures (Bonaccorso et al., 2015). A recent bat survey carried out in 2017 and 2018 (H.T.Harvey & Associates 2020) on the western slopes of Haleakalā found that bats were primarily using gulches, grassland, and low-density habitats for foraging and roosting. A wide range of tree and large shrub species were used for roosting sites. During the pupping season, females carrying their pups may be less able to vacate a roost site if the tree is felled. Further, adult female bats sometimes leave their pups in the roost tree while they forage. Very small pups may be unable to flee a tree that is being felled.

- Potential adverse impacts from such disturbance can be avoided or minimized by not clearing woody vegetation taller than 4.6 m (15 ft) between **June 1 and September 15**, the period in which bats may have pups.
- **Do not use barbed wire fencing** that the bats can become entangled in.

OTHER RESOURCES OF POTENTIAL CONCERN

Critical Habitat

No federally delineated Critical Habitat (CH) occurs within the project area (USFWS 2023).

Coconut rhinoceros beetle

The Coconut rhinoceros beetle (CRB) *Oryctes rhinoceros* is an invasive beetle species from Southeast Asia that has become established on O'ahu and is now spreading to other Hawaiian Islands. Larvae were found in a coconut tree in the Kīhei area in 2023, and the extent of the infestation is unclear. The beetles feed on palm species and are a threat to our coconut trees as well as native *Pritchardia* species, hala (*Pandanus tectorius*), and other ornamental palms. The Coconut Rhinoceros Beetle Response (crbhawaii.org) recommends best management practices to discourage CRB from becoming established, including limiting mulch, compost, and decaying plant material in thick piles of 2 inches or more and spreading mulch in thin layers to keep the material dry, which is not favorable for the beetle larvae.

Little Fire Ant

Little fire ants (LFA) (*Wasmannia auropunctata*), an invasive ant species, have been detected on Maui Island since 2009 in mostly isolated infestations. They are extremely small ants, but their sting can cause welts, extreme itching, and, in some cases, allergic reactions. Early detection is key to eliminating incipient populations and controlling spread. Regular testing for the presence of ants, along with checking clothes and washing footwear when moving between work sites, is recommended. Cleaning construction vehicles is also recommended when possible and/or when moving machinery between work sites. Soil material should be prohibited from moving to or from the PA unless thoroughly tested for LFA.

Maui Invasive Species Committee has more information on identifying and controlling LFA: https://mauiinvasive.org/little-fire-ant/

Tree Tobacco & Blackburn's Sphinx Moth (BSM)

The Endangered Blackburn's sphinx moth (*Manduca blackburni*) has the potential to be present in habitats that harbor tree tobacco (*Nicotiana glauca*) on Maui Island. Adult moths feed on nectar from native plants, including beach morning glory (*Ipomoea pes-caprae*), ʻilieʻe (*Plumbago zeylanica*), and maiapilo (*Capparis sandwichiana*); larvae feed upon non-native tree tobacco and native ʻaiea (*Nothocestrum* sp.). To pupate, the larvae burrow into the soil and can remain in a state of torpor for up to a year (or more) before emerging from the soil. Soil disturbance can result in the death of the pupae.

One live tree tobacco plant and several dead individuals were observed near the center of the PA. Limiting the spread of the invasive tree tobacco by limiting the movement of off-site soil material to the PA and cleaning construction equipment when moving between jobsites will help to limit the spread of tree tobacco. The USFWS recommends keeping tree tobacco less than 3 feet and/or removing trees that are under 3 feet to reduce the chances of attracting BSM. If any tree tobacco plants over 3 feet tall are observed in the future and are in an area planned for vegetation clearance, contact USFWS for further recommendations.

Wetlands/Riparian Habitat

No signs of wetlands, such as ponding, obligate wetland plant species, or any additional signs of wetland habitat were observed during the site visit. The USFWS National Wetland Inventory Mapper was consulted, and Haiku Ditch, which is situated to the east of the PA, is mapped as ʻriverineʻ (Fig. 2).

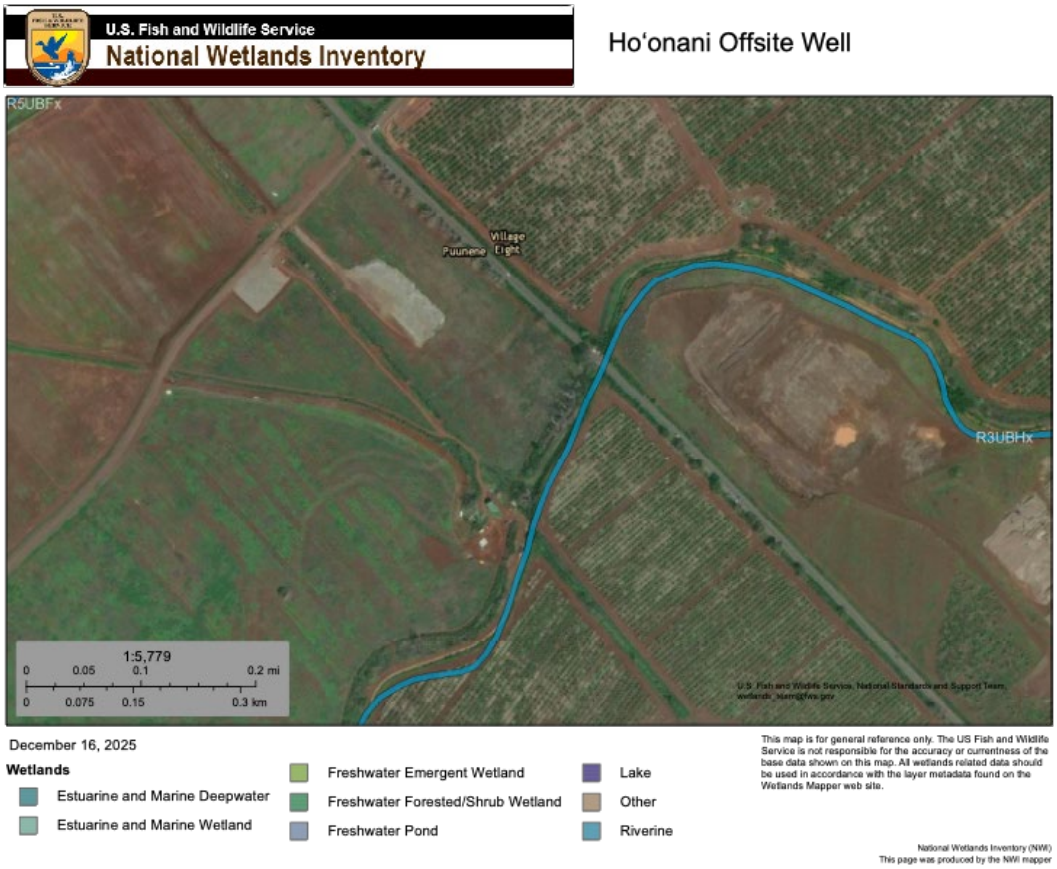


Figure 2. NWI wetland map showing the Haiku Ditch system mapped as blue 'riverine' being the only open water feature in proximity to the PA.

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Appendix A
PLANT SPECIES LIST

The following checklist is an inventory of all the plant species observed within the Project Area parcel TMK (2) 3-8-006:001 during the survey conducted on August 28, 2025. The plant names are arranged alphabetically by family and then by species into two groups: Monocots and Dicots. Species names for plants follow the *Manual of the Flowering Plants of Hawai'i* (Wagner, Herbst, & Sohmer, 1990; Wagner & Herbst, 1999) for native and naturalized flowering plants, *A Tropical Garden Flora* (Staples & Herbst, 2005) for ornamental plants. More recent name changes for naturalized plant species follow Imada et al 2025.

For each species, the following name is provided:

1. Scientific name with author citation.
2. Common Hawaiian and/or English name(s), when known.
3. Biogeographic status. The following symbols are used:

Nat = Naturalized, an alien species introduced to the Hawaiian Islands since the arrival of the Cook Expedition in 1778, and well-established outside of cultivation.

Ind = Indigenous species native to the Hawaiian Islands and also found elsewhere in the world.

SCIENTIFIC NAME	COMMON NAME	STATUS
MONOCOTS		
CYPERACEAE		
Cyperus rotundus L.	nut grass	Nat
POACEAE		
Cenchrus ciliaris L.	buffelgrass	Nat
Chloris barbata Sw.	swollen fingergrass	Nat
Cynodon dactylon (L.) Pers.	Bermuda grass	Nat
Eragrostis cilianensis (All.) Vignolo ex Janch.	stinkgrass	Nat
Urochloa maxima (Jacq.) R.D. Webster	Guinea grass	Nat
DICOTS		
AMARANTHACEAE		
Alternanthera pungens Kunth	Khaki weed	Nat
Amaranthus spinosus L.	spiny amaranth	Nat
Atriplex muelleri Benth.	atriplex	Nat
Chenopodiastrum murale (l.) S.Fuentes, Uotila & Borsch	goosefoot	Nat

ASTERACEAE		
Heterotheca grandiflora Nutt.	telegraph weed	Naty
Verbesena encelioides (Cav.) Benth & Hook.f.. ex A.Gray	golden crown beard	Nat
BRASSICACEAE		
Lepidium virginicum L.	Virginia pepperwort	Nat
CONVOLVULACEAE		
Ipomoea obscura (L.) Ker-Gawl.	morning glory	Nat
CUCURBITACEAE		
Momordica charantia L.	balsam pear, bitter melon	Nat
EUPHORBIACEAE		
Euphorbia hirta L.	hairy spurge, garden spurge	Nat
Ricinus communis L.	castor bean	Nat
FABACEAE		
Chamaecrista nictitans (L.) Moench. var. *glabrata* (Vogel) H.S.Irwin & Barneby	partridge pea	Nat
Desmanthus pernambucanus (L.) Thell.	slender mimosa	Nat
Enterolobium cyclocarpum (Jacq.) Griseb.	earpod, elephant‘s ear	Nat
Leucaena leucocephala (Lam.) de Wit	koa haole	Nat
Neltuma pallida (Humb. & Bonpl. ex Willd.) C.E. Hughes & G.P. Lewis	kiawe, mesquite	Nat
Samanea saman (Jacq.) Merr.	monkeypod	Nat
Pithecellobium dulce (Roxb.) Benth.	‘opiuma	Nat
LAMIACEAE		
Leonotis nepetifolia (L.) R.Br.	lion‘s ear	Nat
MALVACEAE		
Abutilon grandifolium (Willd.) Sweet	hairy abutilon	Nat
Malvastrum coromandelianum subsp. *coromandelianum* (L.) Garcke	flase mallow	Nat

Sida ciliaris L.	red-flowered sida	Nat
Waltheria indica L.	ʻuhaloa	**Ind**
NYCTAGINACEAE		
Boerhavia coccinea Mill.	scarlet boerhavia	Nat
SOLANACEAE		
Nicotiana glauca Graham	tree tobacco	Nat

Appendix B
Site Photographs



Picture 1. Existing pump house in the southern corner of the PA.



Picture 2. Overgrown dirt road along the eastern edge of the PA, looking towards Pulehu Road.



Picture 3. Large earpod tree along Pulehu Road near the proposed access route to the PA.



Picture 4. View over the PA looking west of open dry grassland.



Picture 5. Existing dirt roadway along the southwestern boundary of the PA, looking west.



Picture 6. Powerline pole in the southwestern corner of the PA.



Picture 7. The only native plant noted during the survey was ‘uhaloa.



Picture 8. The live tree tobacco plant is located near the center of the PA.



Picture 9. Axis deer trail and scat in the PA.

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Artistic rendering of site.

"E mālama ‘oe i ka ‘āina, e mālama ka ‘āina ia ‘oe."
Take care of the land, and the land will take care of you.

APPENDIX ‘B’ – PHASE 1 ENVIRONMENTAL SITE ASSESSMENTS

Phase I Environmental Site Assessment Report

MEO Condominium Unit 2C
21 Hansen Rd.
Kahului, Hawaii 96732



Prepared by
MEV, LLC
P.O. Box 880487
Pukalani, HI 96788

Prepared for
Aina Lani Pacific LLC
360 Papa Place, #203
Kahului, HI 96732,

June 25, 2023
Project # T23-011

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1.0 GENERAL INFORMATION

Project Information:
MEO Condominium Unit 2C
Project Number:
T23-011

Consultant Information:
MEV, LLC
P.O. Box 880487
Pukalani, HI 96788
Phone: (808) 876-0500
E-mail Address:
Inspection Date: May 25, 2023
Report Date: June 25, 2023

Site Information:
MEO Condominium Unit 2C
21 Hansen Rd.
Kahului, Hawaii 96732
County: Maui
Latitude, Longitude: 20.873687, -156.446467
Site Access Contact:

Client Information:
Aina Lani Pacific LLC
Howard Kihune, Jr.
360 Papa Place, #203
Kahului, HI 96732,

Site Assessor

Jeffrey R. King
Project Manager - Technical Services

Senior Reviewer

Jeffrey R. King
Project Manager - Technical Services

Certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Jeffrey R. King - Project Manager - Technical Services

2.0 EXECUTIVE SUMMARY

2.1 Project Introduction

MEV, LLC (Company) was retained by Aina Lani Pacific LLC (hereafter referred to as Client), to perform a Phase I Environmental Site Assessment (ESA) of the property known as MEO Condominium Unit 2C located at 21 Hansen Rd. in Kahului, Maui, Hawaii (subject property). MEV, LLC performed the ESA in conformance with the Scope of Work and the provisions of the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-21, thereby satisfying United States Environmental Protection Agency's (U. S. EPA) "Standards and Practices for All Appropriate Inquiries (AAI); Final Rule" (40 Code of Federal Regulations Part 312) Federal Register Vol. 70, No. 210, November 1, 2005. Any exceptions to, or deletions from, this practice are described within this report.

This Phase I ESA has been prepared for and was conducted pursuant to MEV's written proposal and contract, which was executed in the form of a signed proposal and accepted by the client on May 5, 2023.

2.2 Subject Property Description

The subject property, MEO Condominium Unit 2C, is located at 21 Hansen Rd., in the town of Kahului, on the Island and in the County of Maui, State of Hawaii. At the time of our inspection, the property was undeveloped fallow agricultural land and vacant. We understand that the property is slated for future residential, commercial, and industrial development.

The site consists of one irregular shaped parcel of land on the south end of the town of Kahului, in a mostly undeveloped area. The site land area consists of approximately 166.511 acres. The site is further described on the Tax Maps of the State of Hawaii as Division 2, Zone 3, Section 8, Plat 6, Portion of Parcel 004, TMK (2) 3-8-006:004 Portion. The property consists roughly of the central and eastern portions of the identified parcel. According to the Maui County Real Property Assessment Division, the current owner of the parcel is identified as Alexander & Baldwin LLC Fee Owner.

Tax records also indicate that the site is not within the Special Management Area boundary, the Tsunami Evacuation Zone, and the Extreme Tsunami Evacuation Zone. The pertinent Flood Insurance Rate Map (1500030411E dated September 19, 2012) depicts the subject site and surrounding properties as Zone X; areas determined to be of minimal flood risk and outside the 0.2% annual chance floodplain.

The subject site contains a network of unpaved access roads and man made berms throughout. The asphalt paved remnants of Central Power Plant Road are present on the central portion of the site from the northeast to the southwest. Ground cover consists primarily of medium to tall dry grass with some trees.

The adjacent properties are undeveloped, industrial, and commercial. Vehicle access to the subject property is from the northeast via a concrete paved gated entrance from Pulehu Road.

The subject property is identified on the **Regional Setting Map (Figure 1)** and the **Site Plan Map (Figure 2)** both of which are provided in **Appendix A**. **Photographs** are provided in **Appendix B**.

2.3 Data Gaps

Data gaps are defined by ASTM 1527-21 as "a lack of or inability to obtain information required by this practice despite good faith effort by the environmental professional to gather such information." Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to, site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).

MEV contracted with EDR to conduct a search of available historical records for the subject property. EDR's search provided a significant amount of material at various time intervals. There are data gaps in the available information and time intervals. However, these data gaps are not significant and do not impact MEV's ability to form opinions or identify recognized environmental conditions, controlled recognized environmental conditions, and historical recognized environmental conditions pertaining to the subject property.

2.4 Environmental Report Summary

MEV has performed an Environmental Site Assessment, in conformance with the Scope of Work developed in cooperation with the client and the provisions of ASTM Practice E 1527-21. Any exceptions to, or deletions from, this practice are described in Section 3.4, Limitations and Exceptions, of this report.

Historical information identifying the past site use was obtained from a variety of sources provided in **Appendix C** of this report and included: City Directories, Aerial Photographs, Sanborn Fire Insurance Maps, and/or Topographic Maps. Information gleaned from historical information sources indicates that the site was undeveloped land since at least 1922 and was used for sugar cane cultivation from sometime before 1950 until approximately 2016.

The client provided MEV with a geotechnical Soil Investigation Report for Maui Business Park prepared by Hirata & Associates for Austin, Tsutsumi & Associates dated February 2009, portions of which are north adjoining to the subject property. Several of the soil borings were located along the northern subject property boundary. Soil conditions identified in those borings indicated clayey silt overlying weathered basalt at a depth of 11 to 14 feet below ground surface. Groundwater or seepage water were not encountered. No environmental concerns were identified. For additional details please refer to the referenced report in Appendix G.

A records review was included as part of this evaluation. The purpose of a records review is to obtain and review records that will help identify recognized environmental conditions in connection with the subject property. The services of Environmental Data Resources, Inc. (EDR) were utilized to compile the database listings.

The EDR records review did not discover any current investigation of the subject site under any programs conducted by a federal, state, or local environmental agency. Database listings associated with nearby sites as indicated by the EDR Report, along with additional information provided by the Hawaii Department of Health and HC&S Environmental Personnel regarding those listings and other nearby sites, are not expected to negatively impact the environmental condition of the subject property (see Section 6.1, Section 6.2, and the EDR Report, Appendix D). This conclusion is based on: the status of the site with the State and/or the EPA (i.e. depending on the type of listing, whether the site had a reported release, has been remediated, has initiated remediation, etc.); the respective distances of the listed site from the subject property; the direction of stormwater and groundwater flow; and/or the general characteristics of underlying earth materials.

The site reconnaissance was conducted on May 25, 2023. Significant observations include the following.

- The subject property was undeveloped fallow agricultural land and vacant.
- The subject site contains a network of unpaved access roads and man made berms throughout.
- The asphalt paved remnants of Central Power Plant Road are present on the central portion of the site from the northeast to the southwest.

Recognized Environmental Conditions

Recognized environmental conditions, as defined by ASTM Standard E1527-21, are: (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Controlled recognized environmental conditions, as defined by ASTM Standard E1527-21, are a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

Historical recognized environmental conditions, as defined by ASTM Standard E1527-21, are a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition.

2.4 Environmental Report Summary (continued)

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

This assessment has revealed no evidence of controlled recognized environmental conditions in connection with the subject property.

This assessment has revealed no evidence of historical recognized environmental conditions in connection with the subject property.

A vapor encroachment condition, as defined in ASTM 2600-15, is the presence or likely presence of Chemicals of Concern vapors in the vadose zone of the subject property caused by the release of vapors from contaminated soil and/or groundwater either on or near the subject property, as identified by Tier 1 or Tier 2 procedures. There is no vapor encroachment hazard that would be considered a vapor encroachment condition, and further, a recognized environmental condition.

Report Section		No Further Action	REC	HREC	CREC	Issue/Further Investigation	Comments
4.3	**Current Use of Property**	X					
4.5	**Adjoining Property Information**	X					
6.1	**Standard Environmental Records Sources**	X					
6.4.1	**Historical Summary**					X	Based on previous onsite sugar cane cultivation, the potential exists for residual pesticides to be present in surface soil onsite at concentrations greater than the applicable environmental action levels (EALs).
6.4.7	**Other Environmental Reports**	X					
7.3.1	**Hazardous Substances**	X					
7.3.2	**Petroleum Products**	X					
7.3.3	**USTs**	X					
7.3.4	**ASTs**	X					
7.3.5	**Other Suspect Containers**	X					
7.3.6	**Equipment Likely to Contain PCBs**	X					
7.3.7	**Interior Staining/Corrosion**	X					
7.3.8	**Discharge Features**	X					
7.3.9	**Pits, Ponds, And Lagoons**	X					
7.3.10	**Solid Waste Dumping/Landfills**	X					
7.3.11	**Stained Soil/Stressed Vegetation**	X					
7.3.12	**Wells**	X					
	Asbestos-Containing Materials	X					
	Lead-Based Paint	X					
	Radon	X					
	Wetlands	X					
	Microbial Contamination (Mold)	X					

2.5 Recommendations

Based on the time period for previous onsite sugar cane cultivation, field areas likely received regular applications of pesticide chemicals commonly used in historic Hawaiian sugar cane operations, as defined in Appendix 9-C of the State of Hawaii Department of Health (HDOH) Hazard Evaluation and Emergency Response (HEER) Office's *Technical Guidance Manual for the Implementation Of The Hawaii State Contingency Plan* (2009). These agrochemicals have been recognized by the U.S. Environmental Protection Agency (EPA) for contributing to the potential contamination of surface soils and groundwater systems.

According to Hawaii Administrative Rules, Chapter 128D Environmental Response Law, the presence of agricultural chemicals resulting from the legal application of a pesticide product does not constitute a "release" of a hazardous substance; furthermore, it is not considered a ***recognized environmental condition***. However, as a precaution when agricultural lands are converted, soil sampling and laboratory testing are commonly performed to determine if any potential for residual exposure hazards exists at concentrations greater than the applicable environmental action levels (EALs). A soil sampling investigation that included former agricultural field areas would contribute to higher confidence regarding health/safety issues for future occupancy of the site.

MEV recommends that soil sampling and analysis be conducted at the subject property in areas where future contact with surface soils may occur. This recommendation is in line with HDOH guidance to perform sampling in areas of historical sugar cane operations that will be developed to a more restrictive land usage than commercial or industrial. If potential additional information is found indicating previous operations other than field spraying, such as a historic map of the property showing mixing, storage, or other activity areas, then a more targeted sampling approach may be necessary.

3.0 INTRODUCTION

3.1 Purpose

The purpose of the Phase I Environmental Site Assessment (ESA) was to evaluate the current and historical conditions of the Subject Property in an effort to identify recognized environmental conditions in connection with the Subject Property.

A ***Recognized Environmental Condition*** (REC) is defined by The American Society of Testing and Materials (ASTM) Standard E1527-21 as: (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.

The identification of recognized environmental conditions in connection with the subject property may impose an environmental liability on owners or operators of the site, reduce the value of the site, or restrict the use or marketability of the site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

A Phase 1 ESA is also conducted to identify ***controlled recognized environmental conditions*** on a property, which are defined by ASTM Standard E1527-21 as a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

Additionally, a Phase 1 ESA is conducted to identify ***historical recognized environmental conditions***, which are defined by ASTM Standard E1527-21 as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition.

The American Society of Testing and Materials (ASTM) Standard E1527-21, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process is used "to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. 9601) and petroleum products."

The ESA objectives are to characterize the environmental setting of the subject property, to identify any obvious activity of environmental concern that may have occurred at or near the site, and to evaluate potential migration pathways for any identified contaminants. It may also address any activities that affect future considerations for potential environmental impairment to the property.

Another function of this Phase I ESA is to conduct an all appropriate environmental inquiry in response to the federal CERCLA of 1980, the EPA's final rule (40 CFR Part 312), and similar state and local regulations. An ESA "all appropriate inquiry" may provide the buyer, receiver, or lender making a loan secured by the subject real property with a basis to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser defense should any legal action be initiated for environmental impairment to the property.

ASTM Publication E1527-21 is recognized by 40 CFR Part 312 as an acceptable guidance document for satisfying the EPA's final "All Appropriate Inquiries" rule.

3.2 Scope of Work

The Phase I ESA conducted at the Subject Property was in general accordance with ASTM Standard E 1527-21 and included the following:

- Interviews with regulatory officials and personnel associated with the subject and adjoining properties.
- A site walk through of the property for visual evidence of potential environmental concerns including existing or potential soil and groundwater contamination, as evidenced by soil or pavement staining or discoloration, stressed vegetation; indications of waste dumping or burial, pits, ponds, or lagoons; containers of hazardous substances or

3.2 Scope of Work (continued)

petroleum products; electrical and hydraulic equipment that may contain polychlorinated biphenyls (PCBs),such as electrical transformers and hydraulic hoists; and underground and aboveground storage tanks (USTs/ASTs).

- A site property line visual assessment of adjacent properties during site reconnaissance for evidence of potential off site environmental conditions that may affect the subject property.

- An investigation of historical uses of the subject property through reasonably ascertainable historical information (e.g., aerial photographs, topographic maps, fire insurance maps, city directories, building department records. etc.) for evidence of prior land use that could have led to RECs.

- A review of information available on general geology and topography of the subject property, local groundwater conditions, sources of water, power, and sewer, and proximity to ecologically sensitive receptors such as streams that might be impacted by RECs and environmental issues.

- A review of environmental records available from the property owner or site contact including regulatory agency reports, permits, registrations, and consultant reports for evidence of RECs and activity and use limitations (AULs).

- A review of a commercial database summary of federal, state and tribal regulatory agency records pertinent to the subject property and off site facilities located within ASTM-specified search distances from the subject property.

- Review of reasonably ascertainable Federal, State and Local environmental agency case files for the subject property. This will also include interviewing agency project managers (if available) regarding the status of the subject property (e.g. LUST incident closure, etc.).

- Interviews with the subject property representative, key site personnel, and others regarding current and previous uses of the property, particularly activities involving hazardous substances and petroleum products. The information from all interviews and any information provided from User Questionnaires are included within this report.

- Evaluation of information gathered during the assessment to reach conclusions concerning RECs and development of this report; and

- Evaluation of information and preparation of the report provided herein.

Typically, a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if required. For this Phase I ESA, no additions to the ASTM E 1527-21 standard were made with the exception of the following: None.

3.3 Significant Assumptions

The assessment of ***recognized environmental conditions***, ***controlled recognized environmental conditions***, and ***historical recognized environmental conditions*** relies on: 1) sources of actual knowledge, 2) thorough appropriate inquiry, 3) reviewing reasonably ascertainable documents and records, and 4) conducting a visual and olfactory reconnaissance. In conducting this ESA, MEV has relied on the truthfulness of its inquiry sources and the validity of reviewed records. If obvious indications or MEV actual knowledge contradicted the reported/reviewed information sources, it has been so stated in the appropriate sections of this report.

There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information.

Malama Environmental (MEV) believes that the information obtained from the record review and the interviews about the site is reliable. However, MEV cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all-inclusive or comprehensive results, but rather to offer information about the subject property.

3.4 Limitations and Exceptions

Along with all of the limitations set forth in various sections of the ASTM E 1527-21 protocol, the accuracy and completeness of this report may be limited by the following:

Access Limitations - None

Physical Obstructions to Observations - None.

Outstanding Information Requests - As of the date of this report, MEV's requests to the Clean Air Branch, Clean Water Branch, and Safe Drinking Water Branch of the Hawaii Department of Health (DOH) are still outstanding.

Historical Data Source Failure - None

Other - None

It should be noted that this assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems (EMS) that may exist on the property. Where required, the documents provided in the Appendices were used as reference material for the completion of the Phase I ESA. Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, MEV, LLC in certain instances has been required to assume that the information provided is accurate.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of MEV, LLC based on the data obtained from the work. Due to the nature of investigation and the limited data available, MEV, LLC cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be construed as legal advice.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

3.5 Deviations

No deviations from the recommended scope of ASTM Standard E 1527-21 were performed as part of this Phase I ESA with the exception of any additions noted in Scope of Services.

Interviews with regulatory authorities are included in the ASTM standard. However, Federal (EPA), state (DOH) and county (Maui) agencies typically referred MEV to their respective websites for general information and their official request process for site-specific data. No other significant deviations were made from the applicable ASTM standard.

The EPA, DOH, and Maui County web pages were reviewed for information pertaining to ownership, historical use, and environment impacts/releases involving the subject property. The databases were searched by providing the subject property address, latitude & longitude, zip code, and/or county and city data.

3.6 Special Terms and Conditions

Authorization to perform this assessment was given by the client on May 5, 2023. Instructions as to the location of the property, access, and an explanation of the property and facilities to be assessed were provided by Aina Lani Pacific LLC.

As a standard practice, a confidential client privilege was initiated by MEV for the work performed and contents of this report. MEV shall ensure that its officers, employees, agents, and independent contractors do not disclose this report or any information contained therein to any person without the proper knowledge and written consent from the Client (or as otherwise required by law). MEV shall ensure that each of its officers, employees, agents, and independent contractors understand and obey these requirements.

The information and opinions provided herein are intended as background data and planning guidance to interested parties. This should not be construed to mean that any regulatory agency would have the same opinion as MEV, nor is any implication proposed.

3.6 Special Terms and Conditions (continued)

MEV has performed this study in a competent and professional manner. Since there may be hidden or unknown conditions that may be missed during this inspection, MEV cannot warrant the actual site conditions beyond which were observed at the time and along the traverse route during this site inspection.

3.7 Reliance

This report has been prepared for the benefit of the client. The report may not be relied upon by any other person or entity without the express written consent of Aina Lani Pacific LLC the client. Use of this report in whole or in part without this consent is done at the users' sole risk.

The information and opinions expressed in this report are given in response to a limited assignment and should be considered and implemented only in light of that assignment. The services provided by MEV in completing this project were consistent with normal standards of the profession. No other warranty, expressed or implied, is made.

4.0 SITE DESCRIPTION

4.1 Location and Legal Description

The subject property is known as MEO Condominium Unit 2C and is located at 21 Hansen Rd., Kahului, Hawaii. Information obtained from the Maui County Assessor's Department indicates that the tax assessment parcel number for the subject property is (2) 3-8-006:004 Portion. The property consists roughly of the central and eastern portions of the identified parcel. The subject property is irregular in shape and 166.511 acres in size.

4.2 Site and Vicinity Description

The subject property is located on the south end of the town of Kahului, in a mostly undeveloped area.

The site is zoned R-1 Residential & Agriculture, M-1 Light Industrial, and M-2 Heavy Industrial. Surrounding land use includes commercial and industrial operations/businesses, and fallow agricultural land.

4.3 Current Use of Property

At the time of our inspection, the property was undeveloped fallow agricultural land. We understand that the property is slated for future residential, commercial, and industrial development.

4.4 Description of Structures and Other Improvements

The subject site contains a network of unpaved access roads and man made berms throughout. The asphalt paved remnants of Central Power Plant Road are present on the central portion of the site from the northeast to the southwest. Ground cover consists primarily of medium to tall dry grass with some trees.

Vehicle access to the subject property is from the northeast via a concrete paved gated entrance from Pulehu Road.

Water and sewer services are provided to the site area by the County of Maui. Electricity is provided by Maui Electric. Solid waste disposal services are not currently provided.

4.5 Adjoining Property Information

Current uses of the adjoining properties as observed by the investigator during the site reconnaissance are as follows (See also Figure 2 of Appendix A):

North - Fallow agricultural land with Lowe's store to the northwest and Safeway and other stores to the northeast, with Hookele Street and additional commercial development beyond.

East - Pulehu Road with fallow agricultural land and a recycling and towed vehicle storage lot beyond.

South - Hansen Road with fallow agricultural land and the former Puunene Sugar Mill beyond.

West - Fallow agricultural land with a retention basin and MEO bus baseyard and fueling station beyond.

5.0 USER PROVIDED INFORMATION

5.1 Specialized Knowledge

MEV, LLC has no specialized knowledge of the Subject Property outside of the research which was conducted and reported as part of this report.

The property ownership and tenants as well as all individuals who were interviewed as part of this investigation, have not reported any specialized knowledge of this Subject Property outside of what is contained in this report.

5.2 Valuation Reduction for Environmental Issues

No environmental issues were identified by the user/client that could result in property value reduction.

5.3 Owner, Property Manager, and Occupant Information

No written or verbal communication with the property owner, manager and tenants revealed any information which suggested that there are currently or historically any recognized environmental conditions associated with the subject property.

5.4 Reason For Performing Phase I ESA

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-21) in connection with the Subject Property. MEV, LLC understands that the findings of this study will be used to evaluate a pending financial transaction in connection with the Subject Property.

6.0 RECORDS REVIEW

6.1 Standard Environmental Records Sources

MEV, LLC contracted Environmental Data Resources, Inc. (EDR) to conduct a search of Federal and State databases containing known and suspected sites of environmental contamination. The number of listed sites identified within the approximate minimum search distance (AMSD) from the Federal and State environmental records database listings specified in ASTM Standard E 1527-21 are summarized in the following table.

Risk sites, if any, that may be located on or adjacent to the subject property or within close proximity are described below, along with an opinion about the significance of the listing to the analysis of recognized environmental conditions in connection with the subject property. Refer to Appendix D, EDR Radius Map Report, for a complete listing and description of all sites located within the designated search distances, details, and government agency database release dates.

The EDR Report bases the location of the listed risk sites on longitude/latitude information provided by the respective government agency. MEV confirms the locations of risk sites within close proximity to the subject site during the site visit. When the MEV site visit information contradicts the EDR Report, it has been so stated.

Map Findings Summary

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1	0	0	0	0	NR	0
CORRACTS		1	0	0	0	0	NR	0
RCRA-TSDF		0.5	0	0	0	NR	NR	0
RCRA-LQG		0.25	0	0	NR	NR	NR	0
RCRA-SQG		0.25	0	0	NR	NR	NR	0
RCRA-VSQG		0.25	0	0	NR	NR	NR	0
ERNS		0.001	0	NR	NR	NR	NR	0
DOD		1	0	0	0	0	NR	0
FUDS		1	1	0	0	0	NR	1
US BROWNFIELDS		0.5	0	0	0	NR	NR	0
FINDS		0.001	0	NR	NR	NR	NR	0
EDR Hist Auto		0.125	0	NR	NR	NR	NR	0
SCRD DRYCLEANERS		0.5	0	0	0	NR	NR	0
RCRA NonGen / NLR		0.25	0	0	NR	NR	NR	0
EDR Hist Cleaner		0.125	0	NR	NR	NR	NR	0
IHS OPEN DUMPS		0.5	0	0	0	NR	NR	0
SHWS		1	2	2	0	18	NR	22
SWF/LF		0.5	0	0	0	NR	NR	0
UIC		0.001	0	NR	NR	NR	NR	0
LUST		0.5	0	0	0	NR	NR	0
UST		0.25	0	0	NR	NR	NR	0
SPILLS		0.001	0	NR	NR	NR	NR	0
ENG CONTROLS		0.5	0	0	0	NR	NR	0
INST CONTROL		0.5	0	0	0	NR	NR	0
VCP		0.5	0	0	0	NR	NR	0
DRYCLEANERS		0.25	0	0	NR	NR	NR	0
BROWNFIELDS		0.5	0	0	0	NR	NR	0
SPILLS 90		0.001	0	NR	NR	NR	NR	0

6.1.1 Regulatory File Review

The EDR Radius Map Report records review did not identify any current investigation of the subject site under any programs conducted by a federal, state, or local environmental agency.

The EDR database report identified a total of twenty three (23) sites of potential environmental concern within the ASTM-recommended search distances from the subject property. The identified sites include: twenty two (22) State Hazardous Waste Sites (SHWS), one (1) Formerly Used Defense Site (FUDS), and no Orphan sites. Sites with the potential to impact the subject property were evaluated. Based on the current regulatory status, positioning, and/or distances relative to the subject property, it is unlikely that any of these sites pose a significant environmental concern to

6.1.1 Regulatory File Review (continued)

the subject property. This conclusion is based on: the status of the site with the State and/or the EPA (i.e. depending on the type of listing, whether the site had a reported release, has been remediated, has initiated remediation, etc.); the respective distances of the listed site from the subject property; the direction of stormwater and groundwater flow; and/or the general characteristics of underlying earth materials. Sites of note include:

- Map Item 1 Puunene Sugar Mill Mud Storage Area with an address of Hansen Rd. is listed as a SHWS (State Hazardous Waste Site). The EDR Report identifies the site on the subject property near the western south boundary. No details regarding site status were listed. MEV contacted HC&S environmental personnel at the former sugar plant office for clarification. Information they provided indicated that the actual mud storage area was not on the subject property but in two off site locations: one being approximately several hundred feet south of the subject property on the plant grounds, and the other also several hundred feet away on the vacant property southeast of the subject site across Pulehu Rd. and Hansen Rd. The site is not likely to pose a significant environmental concern to the subject property. See Section 6.2, Additional Environmental Record Sources, for more information about this listing.

- Map Item 2 Haleakala Research Site with an address of Haleakala, HI is listed as a FUDS (Formerly Used Defense Site). The EDR Report identifies the site on the east adjacent vacant property across Pulehu Rd. However, information in the site listing indicates that the site is located on Mount Haleakala and therefore this listing is considered an error. The site is not likely to pose a significant environmental concern to the subject property.

- Map Item 3 Maui Well No. 5 is listed as a SHWS and is located on the eastern north adjoining vacant property near the gated site entrance on Pulehu Rd. No details regarding site status were listed. MEV contacted HC&S environmental personnel at the former sugar plant office for clarification. Information they provided indicated that a release of PCB oil from a former transformer at the site had occurred. The release was sufficiently remediated and given a No Further Action status from the DOH HEER Office. The site is not likely to pose a significant environmental concern to the subject property. See Section 6.2, Additional Environmental Record Sources, for more information about this listing.

- Map Item 4 Hawaiian Commercial & Sugar Co. Puunene Diesel Spill 1/13/2004 is listed as a SHWS and is located southwest of the subject property across Hansen Rd. No details regarding site status were listed. MEV contacted HC&S environmental personnel at the former sugar plant office for clarification. Information they provided indicated that a release of diesel fuel from a dispenser at the site had occurred. The release was cleaned up by plant personnel. The site is not likely to pose a significant environmental concern to the subject property. See Section 6.2, Additional Environmental Record Sources, for more information about this listing.

- Map Item 4 Hawaiian Commercial & Sugar Co. is also listed as a US AIRS facility subject to Air Permitting. The listing indicated permit records from 1975 to 2016, when sugar manufacturing ceased. HC&S environmental personnel stated that the boiler exhaust was subject to the air permitting requirements. This listing is not likely to pose a significant environmental concern to the subject property.

- Map Item 5 Puunene Sugar Mill Cane Hauler Shop is listed as a SHWS and is located southwest of the subject property across Hansen Rd. No details regarding site status were listed. MEV contacted HC&S environmental personnel at the former sugar plant office for clarification. Information they provided indicated that diesel fuel contamination was encountered in subsurface soil likely resulting from previous USTs. The DOH HEER Office concluded that no further excavation would be required based on an Exposure Prevention Management Plan. The site is not likely to pose a significant environmental concern to the subject property. See Section 6.2, Additional Environmental Record Sources, for more information about this listing.

6.2 Additional Environmental Record Sources

MEV requested Additional Environmental Records from various state and local agencies. As of the date of this report the requests to the Clean Air Branch, Clean Water Branch, and Safe Drinking Water Branch of the Hawaii Department of Health (DOH) are still outstanding. The record requests and responses are included in Appendix E.

To supplement the information provided in the responses, on the DOH website, and in the EDR Report, MEV contacted HC&S environmental personnel for additional clarification. MEV was then invited to review additional reports at their office, and performed the review on June 20, 2023. A discussion of the records obtained and reviewed is presented below.

6.2 Additional Environmental Record Sources (continued)

- Map Item 1 Puunene Sugar Mill Mud Storage Area: the actual mud storage area was not on the subject property but in two off site locations: one being approximately several hundred feet south of the subject property on the plant grounds, and the other also several hundred feet away on the vacant property southeast of the subject site across Pulehu Rd. and Hansen Rd. The mill mud consisted of soil washed from the sugar cane and mixed with fly ash from the plant. The mud and fly ash were regularly sampled and analyzed for contaminants of concern. Analytical results of the fly ash indicated occasional slight elevated concentrations of a few metals. However, the mud and fly ash mixture did not have any elevated concentrations. The mud and fly ash mixture was historically provided to the nearby Maui County Landfill for daily cover until plant operations ceased in 2016.

- Map Item 3 Maui Well No. 5: a release of PCB oil from a former transformer at the site was discovered during a Phase II investigation in June 2007. In January 2008 the EPA approved a work plan to excavate and dispose PCB contaminated soil. In November 2008 the Removal Action Report was submitted to DOH and EPA. The release was given a No Further Action status from the DOH HEER Office in January 2011.

- Map Item 4 Hawaiian Commercial & Sugar Co. Puunene Diesel Spill 1/13/2004: a release of approximately 150 gallons of diesel fuel to concrete and soil was discovered in the dispenser area due to an operator error. The release report stated that response actions and cleanup measures taken included pumping spilled fuel into holding tanks, absorbent material spread on spill, and contaminated soil removed. The report also stated the recovered liquid product and absorbent material will be burned in the facility boilers, and that contaminated soil will be processed at the plant's bio remediation facility.

- Map Item 5 Puunene Sugar Mill Cane Hauler Shop: diesel fuel contamination was encountered in subsurface soil during construction excavation, likely resulting from previous USTs and dispensers. In August 2003 ETC performed a Limited Phase II ESA and found that diesel contamination had not penetrated into the weathered bedrock below the soil and that the lateral extent of impact was limited to the immediate area beneath the former USTs and dispensers. Groundwater was not encountered. In April 2004 ETC prepared an Exposure Prevention Management Plan to address the remaining impacted soil which included capping the area with asphalt and a plan for notification of workers should the area require excavation, although not anticipated. The DOH HEER Office concluded that no further excavation was required based on the Exposure Prevention Management Plan.

- The client and the owner stated that plant process water was sometimes used to irrigate the sugar cane previously growing on the subject property. The water was first used at the plant to rinse the sugar cane. After the solids were filtered, the water was pumped to the sprinkler systems on the subject property. Analytical testing of the water in 2014 indicated no elevated levels of contaminants.

- HC&S environmental personnel stated that four Large Capacity Cesspools (LCCs) were located on the west adjoining vacant property near the west site boundary and pointed out their location. The cesspools were used to dispose domestic waste water from portions of the former sugar mill. The EPA approved the closure of the LCC cesspools in December 2008.

- UST notification forms and other information provided by the DOH UST Section indicated that a 550-gallon gasoline UST was installed at the Hawaiian Sugar Planters Association (HSPA) on Hansen Rd. in March 1986. A sketch map showed the location of the UST relative to the building but did not show the site location relative to the surrounding area. HC&S environmental personnel pointed out the the HSPA building and former UST location. The UST was removed in December 1994 and site assessment soil sampling was performed by HC&S environmental personnel. The site assessment results indicated that contaminants in the soil samples were either not detected or present at concentrations less than the applicable action levels, and suitable for unrestricted closure.

Based on the information provided, the identified sites are not likely to pose a significant environmental concern to the subject property.

6.3 General Site Setting

The subject property is located on the south end of the town of Kahului, in a mostly undeveloped area. Figure 1 in Appendix A depicts the general site setting for this report and shows the subject site location in relation to topographic features. Also depicted are the projected groundwater flows, regional surface water flows, and locations of other significant physical features or structures.

6.3 General Site Setting (continued)

The site consists of one irregular shaped parcel of land northwest of the intersection of Pulehu Road and Hansen Road..

6.3.1 Topography

The subject property is located in the north central region of the Island of Maui within the Kahului Isthmus. The regional topography is characterized by slight northwest trending slopes. The average elevation of the subject site is approximately 62 feet above sea level. On site relief is gently sloping to the northwest. Based on a review of the 2017 USGS topographic map for the site area, groundwater is inferred to flow to the northwest toward the Pacific Ocean.

6.3.2 Surface Water Bodies

The nearest prominent natural land feature is the Kanaha Pond State Wildlife Sanctuary wetlands, located approximately 0.9 miles to the west/northwest of the subject site. The subject property is approximately 1.65 miles southeast of Kahului Bay in the Pacific Ocean. There are no surface water bodies on the subject site.

6.3.3 Geology and Hydrology

The Island of Maui is made up of two separate shield volcanoes. The volcano remnant comprising the western portion of the island is older and has been deeply eroded to form the peaks of the West Maui Mountains, known as Mauna Kahalewai. Haleakala Volcano forms the eastern portion of the island and is much larger and younger than the West Maui Volcano. The volcanoes are joined by an isthmus, which was created when Haleakala lavas flowed over the pre existing West Maui Volcano.

A review of the soil type of the area was performed. The soil survey of the island of Maui is published by the United States Department of Agriculture Soil Conservation Service in cooperation with the University of Hawaii Agricultural Experiment Station (issued 1972). The soil overlying the volcanic bedrock beneath the subject site is identified as Ewa silty clay loam consisting of moderately well and well drained clayey soil with moderate steel corrosion potential.

Groundwater beneath the project site occurs in two distinct aquifers within the Kahului Aquifer System of the Central Aquifer Sector. The shallow aquifer is classified as a basal, unconfined, sedimentary aquifer, occurring in non volcanic lithology. The groundwater status is reported as currently used, but not for drinking water and ecologically important. The salinity of the groundwater within this aquifer is described as low (250-1000 milligrams per liter Cl-). The groundwater is further described as irreplaceable, with a high vulnerability to contamination (Mink and Lau, 1990).

The deeper aquifer is classified as a basal, confined, flank aquifer, occurring in horizontally extensive lavas. The groundwater status is reported as being currently in use, but not for drinking water purposes. The salinity of the groundwater within this aquifer is described as low (250-1000 milligrams per liter Cl-). The groundwater is further described as irreplaceable with a moderate vulnerability to contamination (Mink and Lau, 1990).

The hydrogeologic gradient in the vicinity of the project site is anticipated to be slight, with a general trend to the northwest. Groundwater levels are expected to be influenced by leaking infrastructure, tidal fluctuations, and human activity. The rate of groundwater flow across the project site is expected to be somewhat variable and relatively slow. The estimated depth to the basal groundwater is projected to be approximately 60 feet below the ground surface of the subject site. The projected groundwater flow is expected to be in a northerly direction.

6.4 Historical Use

6.4.1 Historical Summary

Historical information identifying the past site use was obtained from a variety of sources provided in **Appendix C** of this report and included: City Directories, Aerial Photographs, Sanborn Fire Insurance Maps, and/or Topographic Maps. Information gleaned from historical information sources indicates that the site was undeveloped land since at least 1922 and was used for sugar cane cultivation from sometime before 1950 until approximately 2016.

6.4.2 Title Records

Limited title information obtained from the Maui County Tax Assessor's office along with information provided by the client was reviewed to assess past ownership of the project site. The records indicate the original parcel contained over 500 acres since at least 1946 and has been subdivided and easements granted for portions of roads and utilities down to its current configuration. The parcel was owned by Hawaiian Commercial & Sugar Co. prior to Alexander & Baldwin.

6.4.3 City Directories

City Directories from 1992 to 2020 were reviewed for the subject site and nearby properties. The 2020 directory identifies Malama Aina Recycle Center and Maui Tow & Transport at 301 Hansen Rd., the southern east adjacent property across Pulehu Rd. The subject property is not listed. The 2017 and 2014 directories identify ABR LLC at 999 Hansen Rd. (location unknown) and the Sugar Museum listed at 3957 Hansen Rd., west of the subject property. The Sugar Museum was also listed in the 2000 directory. None of the city directory listings revealed information suggesting environmental concerns in connection with the subject property.

6.4.4 Aerial Photos

MEV reviewed historical aerial photographs supplied by EDR and dated 1950 through 2000. MEV did not observe any features on aerial photographs examined that would suggest the presence of significant vegetation stress, soil staining, or bulk storage of chemicals such as drums or tanks. A summary of historical aerial photographs reviewed is listed below.

Summary

Date(s)	Property Comments	Surrounding Area Comments
1950	The subject site appears as a sugar cane field with some unpaved roads. Central Power Plant Road is present across the central portion of the site from the northeast to the southwest. Pulehu Road is present along the east boundary. Hansen Road is present along the south boundary.	The immediate surrounding area appears as sugar cane fields. The water well on the eastern north adjoining property is present along with several small buildings surrounding it. The southern east adjacent property across Pulehu Road appears developed with a building with multiple wings, and many smaller buildings. Beyond the sugar cane fields to the south and west are residential agricultural villages. The former sugar plant is present across Hansen Road to the southwest.
1976	No significant changes noted.	The small buildings surrounding the water well to the northeast are no longer present. A smaller building development is present to the southeast along with additional sugar cane cultivation. The residential agricultural villages to the south and west are not as extensive.
1992	No significant changes noted.	The residential agricultural villages to the south and west are no longer present.
2000	No significant changes noted.	Significant commercial development is present to the northwest along Dairy Road and vicinity.

6.4.5 Sanborn/Historical Maps

Historic Sanborn® Fire Insurance Maps were not available for the subject property's location.

6.4.6 Historical Topographic Maps

MEV reviewed historical topographic maps supplied by EDR and dated 1922 through 2017. A summary of historical topographic maps reviewed is listed below.

6.4.6 Historical Topographic Maps (continued)

Summary

Date(s)	Quad	Property Comments	Surrounding Area Comments
1922, 1922	PAIA, KIHEI	The subject property appears undeveloped. A pipe line is present near the east boundary. A ditch is present near the south boundary. Rail lines are present through the central portion and along the west boundary.	The immediate surrounding area appears undeveloped. A rail line is present on the north adjoining property. Well No.5 and a stack are present at the current water well location on the eastern north adjoining property. Residential agricultural villages are present to the southeast, south, and southwest. The former sugar mill is present to the southwest.
1954, 1955	Paia, Wailuku	Central Power Plant Road is present through the central portion of the site. Rail lines no longer present. Pulehu Road is present along the east boundary. Hansen Road is present along the south boundary.	Puunene Hospital is present on the southern east adjacent property across Pulehu Road. Some of the current roads are present in the surrounding area. Kahului residential development is present to the northwest.
1961	MAUI	No significant changes noted.	No significant changes noted.
1977, 1977	Paia, Wailuku	Aerial photo image.	Aerial photo image.
1983, 1983	Paia, Wailuku	No significant changes noted.	Puunene Hospital is no longer present on southern east adjacent property across Pulehu Road. Residential agricultural villages in the surrounding area appear smaller. Significant commercial development is present beyond Dairy Road in Kahului to the northwest.
1997, 1997	Paia, Wailuku	No significant changes noted.	No significant changes noted. Residential agricultural villages in the surrounding area appear smaller.
2013, 2013	Paia, Wailuku	No details depicted.	No details depicted. Hansen Road connects with Maui Veterans Highway.
2017, 2017	Paia, Wailuku	No details depicted.	No details depicted.

6.4.7 Other Environmental Reports

The client provided MEV with a geotechnical Soil Investigation Report for Maui Business Park prepared by Hirata & Associates for Austin, Tsutsumi & Associates dated February 2009, portions of which are north adjoining to the subject property. Several of the soil borings were located along the northern subject property boundary. Soil conditions identified in those borings indicated clayey silt overlying weathered basalt at a depth of 11 to 14 feet below ground surface. Groundwater or seepage water were not encountered. No environmental concerns were identified. For additional details please refer to the referenced report in Appendix G.

6.4.8 Building Department Records

Building permit records from the Maui County Tax Assessor Department were reviewed for evidence indicating the developmental history of the Subject Property, and for the presence of documentation relative to site construction, pertinent site features, underground storage tanks, etc. Records found included construction and various other submittals and inspections related to the recent development of the westernmost portion of the subject property parcel as an MEO baseyard, including the installation of the 8,000-gallon AST. No environmental concerns were identified.

6.5 Environmental Liens and Activity/Use Limitations

MEV found no evidence of environmental liens associated with the subject site. Activity and Use Limitations (AULs) are one indication of a past or present release of a hazardous substance or petroleum product. AULs are explicit recognition by a federal, tribal, state, or local regulatory agency that residual levels of hazardous substances or petroleum products may be present on a property and the unrestricted use of the property may not be warranted. MEV found no evidence of AULs associated with the subject property.

6.6 Vapor Encroachment Evaluation

A vapor encroachment condition, as defined in ASTM 2600-15, is the presence or likely presence of Chemicals of Concern vapors in the vadose zone of the subject property caused by the release of vapors from contaminated soil and/or groundwater either on or near the subject property, as identified by Tier 1 or Tier 2 procedures. No vapor encroachment hazards were identified that would be considered a vapor encroachment condition, and further, a recognized environmental condition.

7.0 SITE RECONNAISSANCE

7.1 Methodology and Limiting Conditions

The site reconnaissance was conducted on May 25, 2023 by Jeffrey King, Project Manager with MEV, LLC, access provided by Jason Koga of Alexander & Baldwin, the current owner. Weather conditions at the time of the site reconnaissance were partly cloudy and 80 degrees F. The visual reconnaissance consisted of observing the boundaries of the property, the surrounding area, and systematically traversing the site to provide an overlapping field of view, wherever possible. Photographs of pertinent site features identified during the site reconnaissance are included in Appendix B.

7.2 General Site Setting

The property consists of approximately 166.511 acres acres and is currently undeveloped fallow agricultural land. The ground surface at the site slopes gently downward to the northwest. Ground cover consists primarily of medium to tall dry grass with some trees. Vehicle access to the subject property is from the northeast via a concrete paved gated entrance from Pulehu Road.

7.3 Site Visit Findings

7.3.1 Hazardous Substances

No hazardous substances were identified on the subject property during the site reconnaissance. The site is currently vacant and undeveloped.

7.3.2 Petroleum Products

No petroleum products were identified on the subject property during the site reconnaissance.

7.3.3 USTs

No evidence of underground storage tanks (USTs) was identified on the subject property during the site reconnaissance.

7.3.4 ASTs

No evidence of above ground storage tanks (ASTs) was identified on the subject property during the site reconnaissance. As stated previously, an 8,000-gallon gasoline AST is present on the west end of the west adjoining property in the MEO bus baseyard.

7.3.5 Other Suspect Containers

No unidentified substance containers were observed during the site reconnaissance.

7.3.6 Equipment Likely to Contain PCBs

No equipment likely to contain PCBs was observed on the subject property during the site reconnaissance.

7.3.7 Interior Staining/Corrosion

There are no permanent structures on the subject property, so this section is not applicable.

7.3.8 Discharge Features

Storm sewer catch basins were observed in the Pulehu Road curb near the subject site entrance. A dry drainage channel was observed along the western north boundary. A dry retention basin was observed west of the drainage channel on the west adjoining property.

7.3.9 Pits, Ponds, And Lagoons

No pits, ponds, or lagoons were observed on the subject property during the site reconnaissance. As stated in Section 7.3.8, a dry retention basin was observed west of the drainage channel on the west adjoining property.

7.3.10 Solid Waste Dumping/Landfills

Small amounts of household trash and scrap metal were observed on a few small areas of the subject property. Any waste materials encountered during future development should be properly disposed or recycled.

No readily apparent evidence of suspect fill material or landfills was identified on the subject property during the site reconnaissance.

7.3.11 Stained Soil/Stressed Vegetation

No stained soil or stressed vegetation was observed on the subject property and immediate vicinity during the site reconnaissance.

7.3.12 Wells

No wells were observed on the subject property during the site reconnaissance. A water well identified as Well No. 5 was observed in a fenced area on the eastern north adjoining vacant property. Information provided by the DLNR indicates the well was originally installed in 1899 and provides non potable water for agricultural crops and processing purposes. The well is currently used for irrigation of properties within the Maui Business Park subdivision to the north.

8.0 INTERVIEWS

The client was provided a standard environmental user questionnaire for completion. The completed user questionnaire is attached in Appendix G. Jeffrey King of MEV interviewed Jason Koga of Alexander & Baldwin (owner) during the site inspection. Mr. King also interviewed Jeff Kermode and Sean O'Keefe of Hawaiian Commercial & Sugar (former sugar mill environmental personnel) who also provided access to review reports related to the former sugar mill and other off site properties. The interviewees were not aware of any condition that would impact the environmental integrity of the subject property.

9.0 OTHER ENVIRONMENTAL CONSIDERATIONS

The following topics of environmental consideration are not included in the scope of services for this Phase I ESA:

Asbestos Materials
Lead-Based Paint
Microbial Contamination (Mold)
Lead-In Drinking Water
Regulatory Compliance
Cultural and Historical Resources
Industrial Hygiene
Health and Safety
Ecological Resources
Endangered Species
Indoor Air Quality
Biological Agents

Where the site inspector made direct observations, notes are included.

Asbestos-Containing Materials

Asbestos is the name for a group of naturally occurring silicate minerals that can be separated into fibers. The fibers are strong, durable, and resistant to heat and fire. They are also long, thin and flexible, so they can even be woven into cloth. Because of these qualities, asbestos has been used in thousands of consumer, industrial, maritime, automotive, scientific and building products. During the 20th century, some 30 million tons of asbestos have been used in industrial sites, homes, schools, shipyards and commercial buildings in the United States. Common ACMs include pipe covering, insulating cement, insulating block, refactory and boiler insulation materials, transite board, fireproofing spray, joint compound, vinyl floor tile, ceiling tile, mastics, roofing products, and duct insulation for HVAC applications. Inhalation of asbestos fibers can result in deleterious health effects.

There are currently no permanent structures on the site so there was no potential ACM observed.

Lead-Based Paint

Evaluation of Lead Based Paint materials was not included in the scope of the ESA. There are currently no permanent structures on the site so no suspect lead-based paint debris was noted on site.

Radon

Radon gas is a product of the decay series that begins with uranium. Radon is produced directly from radium, which can be commonly found in bedrock that contains black shale and/or granite. Radon gas can migrate through the ground and enter buildings through porous concrete or fractures. Radon tends to accumulate in poorly ventilated basements. Long term exposure to radon has been associated with lung cancer.

MEV did not identify any man made products on the subject property that are known or suspected to emit radioactive decay elements.

The designated Federal Radon Zone for all counties in the State of Hawaii is Zone 3, which is a *Low Potential Zone* for radon, with a predicted average indoor radon screening level that is less than 2 pCi/L.

Wetlands

No wetlands were observed on the site or immediate vicinity during the site reconnaissance.

Microbial Contamination (Mold)

In accordance with the scope of work, the site reconnaissance is to include a visual inspection for indications of water intrusions or the presence of active mold growth on readily accessible interior and exterior surfaces. Confirmation sampling is not included in the scope of work for the Phase I ESA. There are no permanent structures on the site. No mold was observed on the site by visual or olfactory indications or areas of water damage.

FINDINGS

Historical information identifying the past site use was obtained from a variety of sources provided in **Appendix C** of this report and included: City Directories, Aerial Photographs, Sanborn Fire Insurance Maps, and/or Topographic Maps. Information gleaned from historical information sources indicates that the site was undeveloped land since at least 1922 and was used for sugar cane cultivation from sometime before 1950 until approximately 2016.

The client provided MEV with a geotechnical Soil Investigation Report for Maui Business Park prepared by Hirata & Associates for Austin, Tsutsumi & Associates dated February 2009, portions of which are north adjoining to the subject property. Several of the soil borings were located along the northern subject property boundary. Soil conditions identified in those borings indicated clayey silt overlying weathered basalt at a depth of 11 to 14 feet below ground surface. Groundwater or seepage water were not encountered. No environmental concerns were identified. For additional details please refer to the referenced report in Appendix G.

A records review was included as part of this evaluation. The purpose of a records review is to obtain and review records that will help identify recognized environmental conditions in connection with the subject property. The services of Environmental Data Resources, Inc. (EDR) were utilized to compile the database listings.

The EDR records review did not discover any current investigation of the subject site under any programs conducted by a federal, state, or local environmental agency. Database listings associated with nearby sites as indicated by the EDR Report, along with additional information provided by the Hawaii Department of Health and HC&S Environmental Personnel regarding those listings and other nearby sites, are not expected to negatively impact the environmental condition of the subject property (see Section 6.1, Section 6.2, and the EDR Report, Appendix D). This conclusion is based on: the status of the site with the State and/or the EPA (i.e. depending on the type of listing, whether the site had a reported release, has been remediated, has initiated remediation, etc.); the respective distances of the listed site from the subject property; the direction of stormwater and groundwater flow; and/or the general characteristics of underlying earth materials.

The site reconnaissance was conducted on May 25, 2023. Significant observations include the following.

- The subject property was undeveloped fallow agricultural land and vacant.
- The subject site contains a network of unpaved access roads and man made berms throughout.
- The asphalt paved remnants of Central Power Plant Road are present on the central portion of the site from the northeast to the southwest.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

This assessment has revealed no evidence of controlled recognized environmental conditions in connection with the subject property.

This assessment has revealed no evidence of historical recognized environmental conditions in connection with the subject property.

A vapor encroachment condition, as defined in ASTM 2600-15, is the presence or likely presence of Chemicals of Concern vapors in the vadose zone of the subject property caused by the release of vapors from contaminated soil and/or groundwater either on or near the subject property, as identified by Tier 1 or Tier 2 procedures. There is no vapor encroachment hazard that would be considered a vapor encroachment condition, and further, a recognized environmental condition.

OPINIONS

Based on the time period for previous onsite sugar cane cultivation, field areas likely received regular applications of pesticide chemicals commonly used in historic Hawaiian sugar cane operations, as defined in Appendix 9-C of the State of Hawaii Department of Health (HDOH) Hazard Evaluation and Emergency Response (HEER) Office's *Technical Guidance Manual for the Implementation Of The Hawaii State Contingency Plan* (2009). These agrochemicals have been recognized by the U.S. Environmental Protection Agency (EPA) for contributing to the potential contamination of surface soils and groundwater systems. Based on previous onsite sugar cane cultivation, the potential exists for residual pesticides to be present in surface soil onsite at concentrations greater than the applicable environmental action levels (EALs).

OPINIONS (continued)

According to Hawaii Administrative Rules, Chapter 128D Environmental Response Law, the presence of agricultural chemicals resulting from the legal application of a pesticide product does not constitute a "release" of a hazardous substance; furthermore, it is not considered a ***recognized environmental condition***. However, as a precaution when agricultural lands are converted, soil sampling and laboratory testing are commonly performed to determine if any potential for residual exposure hazards exists at concentrations greater than the applicable environmental action levels (EALs). A soil sampling investigation that included former agricultural field areas would contribute to higher confidence regarding health/safety issues for future occupancy of the site.

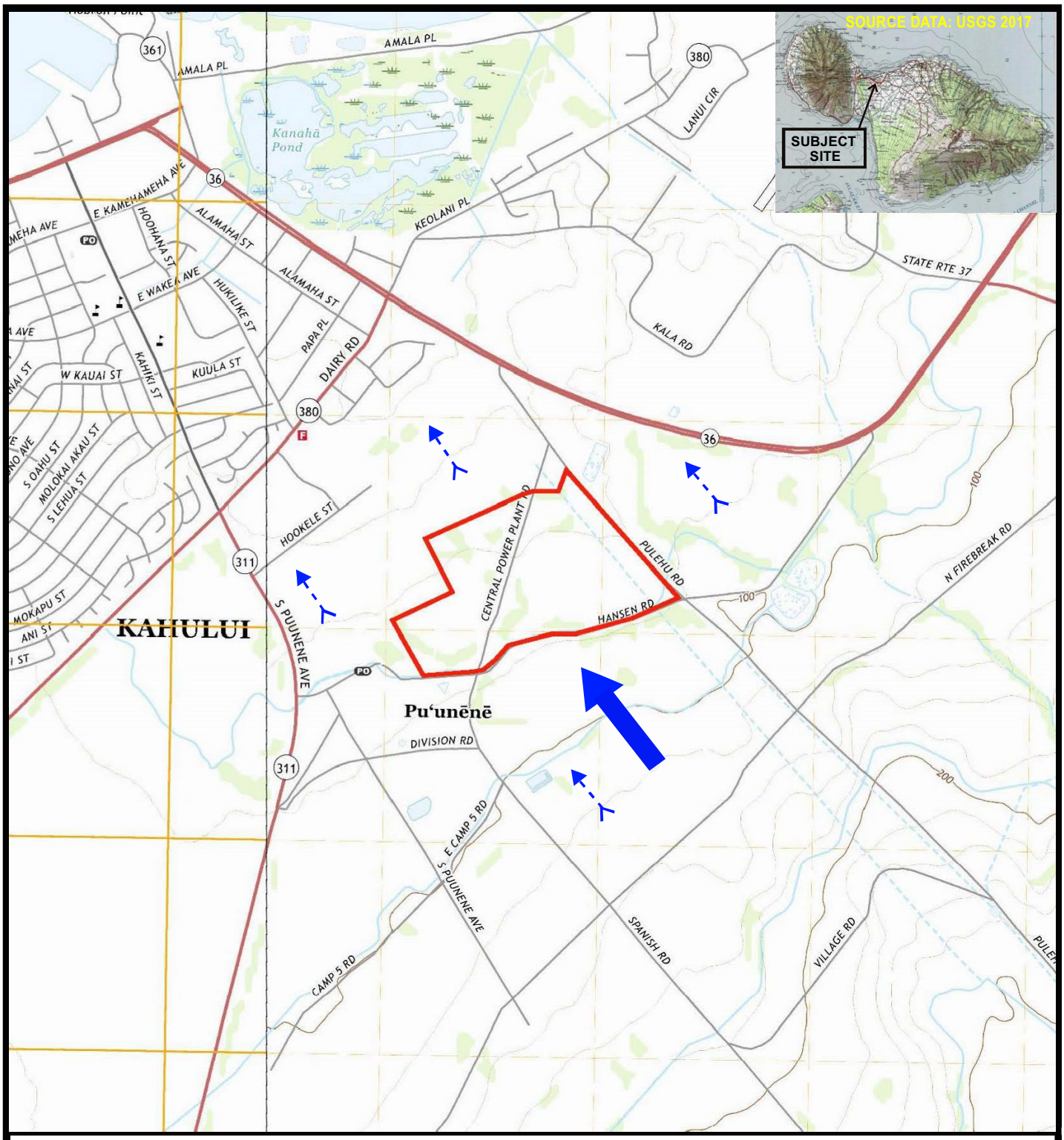
MEV recommends that soil sampling and analysis be conducted at the subject property in areas where future contact with surface soils may occur. This recommendation is in line with HDOH guidance to perform sampling in areas of historical sugar cane operations that will be developed to a more restrictive land usage than commercial or industrial. If potential additional information is found indicating previous operations other than field spraying, such as a historic map of the property showing mixing, storage, or other activity areas, then a more targeted sampling approach may be necessary.

REFERENCES

1. Environmental Data Resources, Inc., The EDR Radius Map Report with Geocheck®
2. Federal Emergency Management Agency, Flood Insurance Rate Map
3. EDR Historical Aerial Photographs
4. EDR Historical Sanborn Maps
5. EDR Historical Topographic Maps
6. EDR Historical City Directories
7. U.S. Geological Survey, 7.5 Minute Topographic Map, 2017
8. Hirata & Associates Soils Investigation, Maui Business Park, Phase II, February 2009

Appendix A:

Figures



SUBJECT PROPERTY BOUNDARY

PROJECTED GROUNDWATER FLOW

REGIONAL SURFACE WATER FLOW

USGS STREAM

USGS WOODLAND AREAS

N

SCALE 1:24,000

1,000 Feet

REGIONAL SETTING MAP

MEO Condominium Unit 2C
21 Hansen Road
Kahului, Maui, Hawaii
TMK: (2) 3-8-006:004 Portion

Phase I ESA
June 2023
MEV Project No. T23-011

FIGURE 1

MALAMA Environmental



N

SCALE
NOT TO SCALE

LEGEND

APPROX. SUBJECT PROPERTY BOUNDARY

SITE PLAN MAP

MEO Condominium Unit 2C
21 Hansen Road
Kahului, Maui, Hawaii
TMK: (2) 3-8-006:004 Portion

Phase 1 ESA
June 2023
MEV Project No. T23-011

FIGURE 2

MALAMA Environmental

Appendix B:

Photographs



Cover Photo view southwest of subject property from entrance gate on Pulehu Rd.



View south of northeastern portion of site.



View south along east site boundary and adjoining Pulehu Rd.



View southwest of eastern portion of site from Pulehu Rd.



View west of southeastern portion of site from Pulehu Rd.



View west along eastern south site boundary and adjoining Hansen Rd. with eastern south adjacent vacant property beyond.



View northeast of blocked site entrance at end of old Central Power Plant Rd. from Hansen Rd.



View southeast of southern portion of site from old Central Power Plant Rd.



View southwest along end of old Central Power Plant Rd. and blocked site entrance with south adjoining Hansen Rd. beyond.



View west of irrigation system remnants in berm along old Central Power Plant Rd.



View southwest along remnants of old Central Power Plant Rd. through central portion of site.



View southwest of southwestern portion of site from old Central Power Plant Rd.



View north of irrigation system remnants on southwest portion of site.



View southwest of scrap metal debris in northwestern portion of site.



View east of drainage ditch along north site boundary.



View east of northern portion of site.



View north of western north adjoining vacant property.



View northeast of central north adjoining vacant property.



View north of pad transformer and water well on eastern north adjoining property.



View east of northeast adjacent Taco Bell restaurant and Safeway store across Pulehu Rd.



View east of old fertilizer tanks behind Safeway on northern east adjacent vacant property across Pulehu Rd.



View southeast of southern east adjacent recycling and towed vehicle storage lot and driveway entrance across Pulehu Rd.



View east of southern east adjacent recycling and towed vehicle storage lot across Pulehu Rd.



View southeast of Pulehu Rd. and Hansen Rd. intersection with southeast adjacent vacant property beyond.



View southeast of south adjacent vacant property across Hansen Rd.



View southwest of southern west adjoining vacant MEO property and former sugar mill beyond.



View southwest of southwest adjacent former sugar mill across Hansen Rd.



View west of retention basin on west adjoining MEO vacant property with MEO bus baseyard and fueling station beyond.



View west of northern west adjoining MEO vacant property and northwest adjoining Lowe's store.



View west of drainage ditch behind Lowe's on west adjoining MEO vacant property.

Appendix C:

Historical Research

MEO Condominium Unit 2C
21 Hansen Rd
Kahului, HI 96732

Inquiry Number: 7336517.3
May 15, 2023

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

Site Name:	Client Name:
MEO Condominium Unit 2C 21 Hansen Rd Kahului, HI 96732 EDR Inquiry # 7336517.3	MEV, LLC P.O. Box 880487 Pukalani, HI 96788 Contact: Jeffrey King

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certification # 26BC-4E17-B242

PO # NA

Project T23-011

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Certification #: 26BC-4E17-B242

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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MEO Condominium Unit 2C
21 Hansen Rd
Kahului, HI 96732

Inquiry Number: 7336517.4
May 15, 2023

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

05/15/23

Site Name:	Client Name:
MEO Condominium Unit 2C	MEV, LLC
21 Hansen Rd	P.O. Box 880487
Kahului, HI 96732	Pukalani, HI 96788
EDR Inquiry # 7336517.4	Contact: Jeffrey King

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by MEV, LLC were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:		*Coordinates:*	
P.O.#	NA	**Latitude:**	20.873687 20° 52' 25" North
Project:	T23-011	**Longitude:**	-156.446467 -156° 26' 47" West
		UTM Zone:	Zone 4 North
		UTM X Meters:	765674.35
		UTM Y Meters:	2310278.74
		Elevation:	65.18' above sea level

Maps Provided:

2017
2013
1997
1983
1977
1961
1954, 1955
1922

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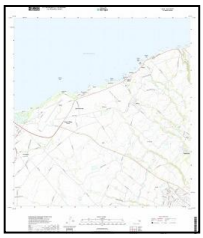
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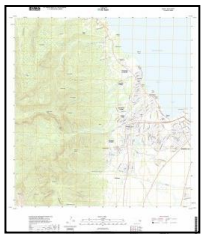
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2017 Source Sheets



Paia
2017
7.5-minute, 24000



Wailuku
2017
7.5-minute, 24000

2013 Source Sheets



Paia
2013
7.5-minute, 24000



Wailuku
2013
7.5-minute, 24000

1997 Source Sheets



Paia
1997
7.5-minute, 24000
Aerial Photo Revised 1997



Wailuku
1997
7.5-minute, 24000
Aerial Photo Revised 1997

1983 Source Sheets



Paia
1983
7.5-minute, 24000
Aerial Photo Revised 1977



Wailuku
1983
7.5-minute, 24000
Aerial Photo Revised 1977

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1977 Source Sheets



Paia
1977
7.5-minute, 24000
Aerial Photo Revised 1977



Wailuku
1977
7.5-minute, 24000
Aerial Photo Revised 1977

1961 Source Sheets



MAUI
1961
15-minute, 62500

1954, 1955 Source Sheets

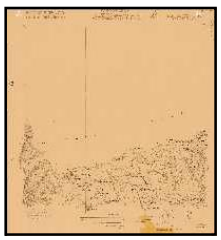


Paia
1954
7.5-minute, 24000
Aerial Photo Revised 1950



Wailuku
1955
7.5-minute, 24000
Aerial Photo Revised 1950

1922 Source Sheets



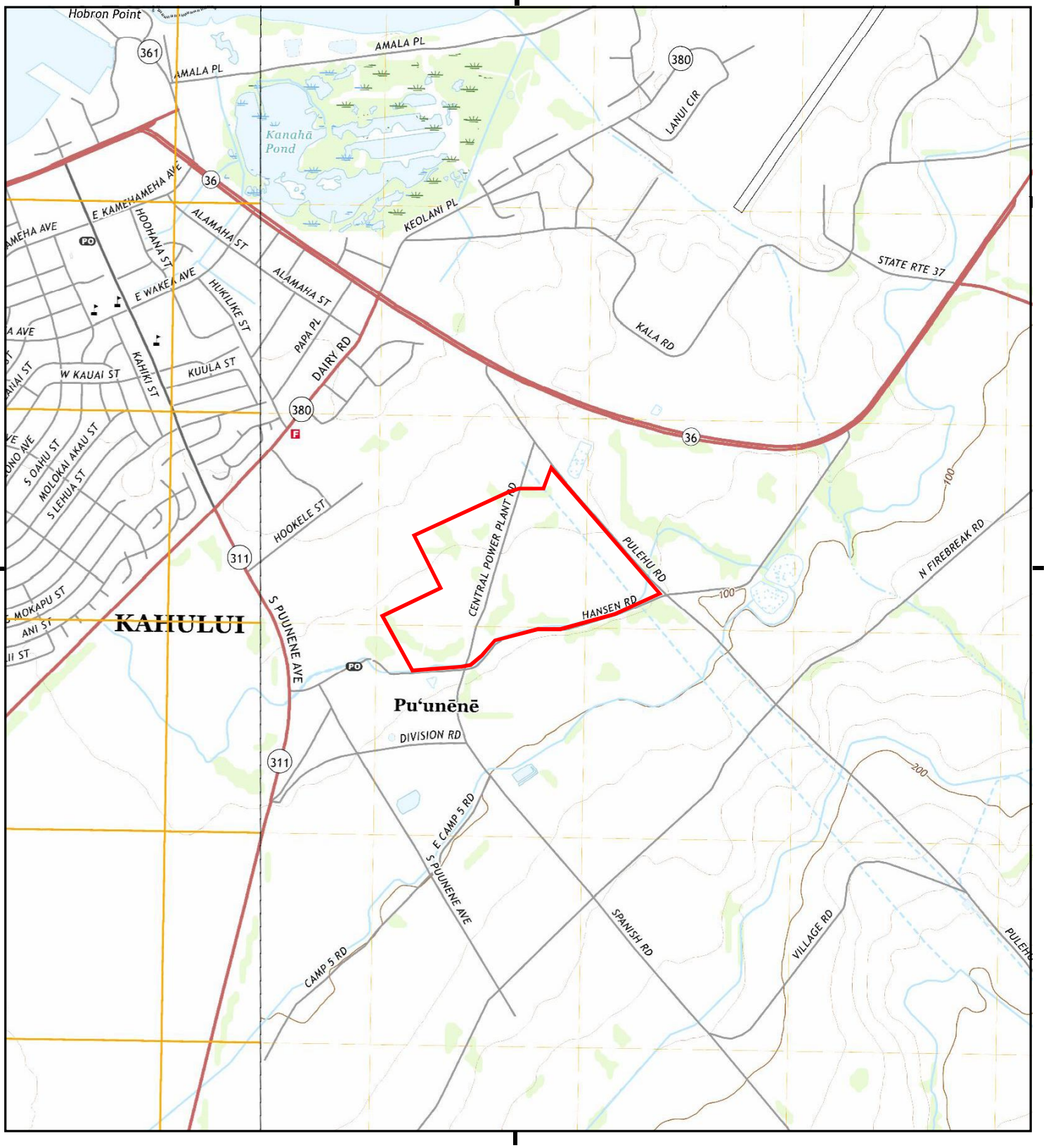
PAIA
1922
7.5-minute, 31680



KIHEI
1922
7.5-minute, 31680

Historical Topo Map

2017



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

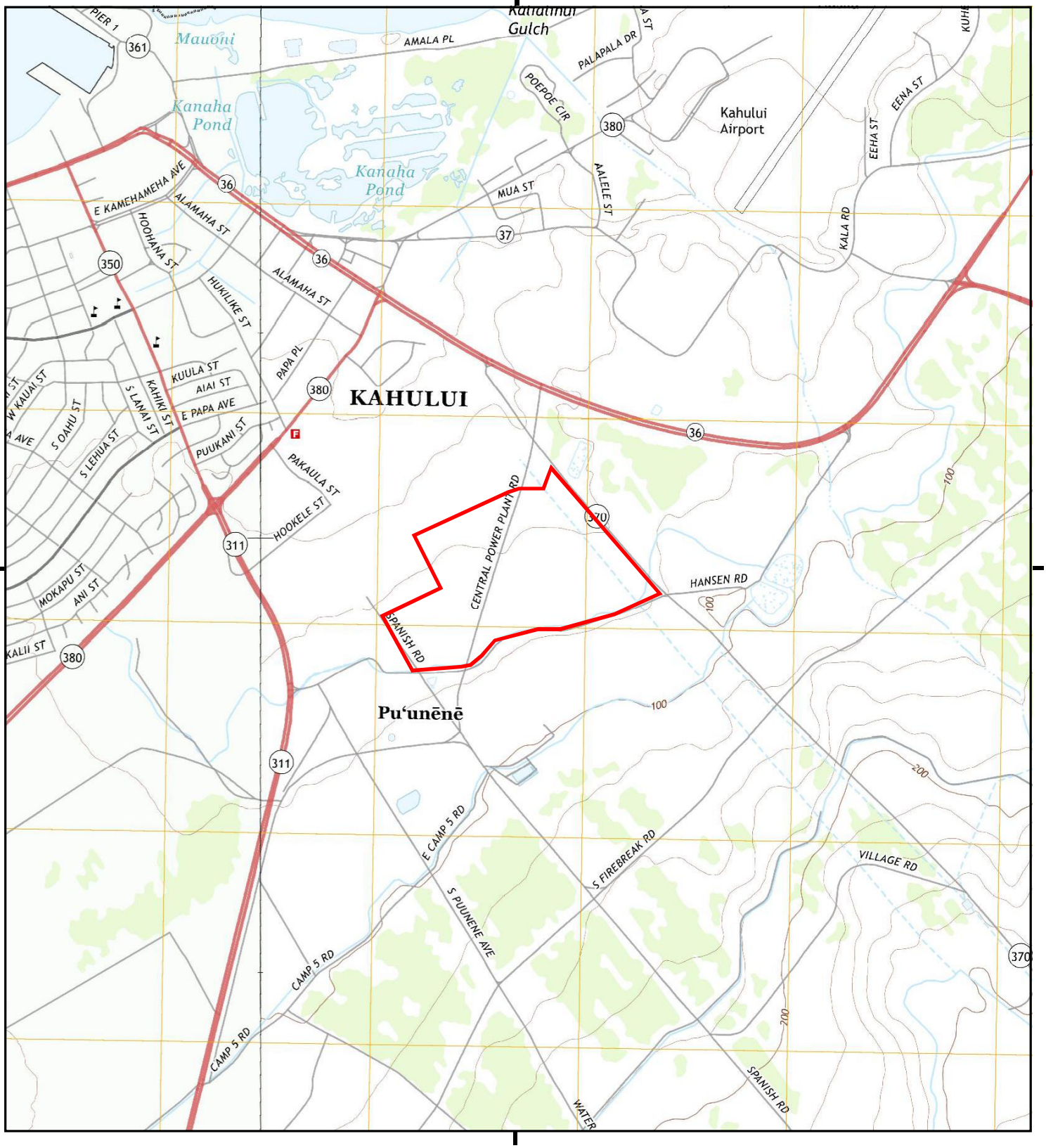
TP, Paia, 2017, 7.5-minute
W, Wailuku, 2017, 7.5-minute

SITE NAME: MEO Condominium Unit 2C
ADDRESS: 21 Hansen Rd
Kahului, HI 96732
CLIENT: MEV, LLC

N

Historical Topo Map

2013



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

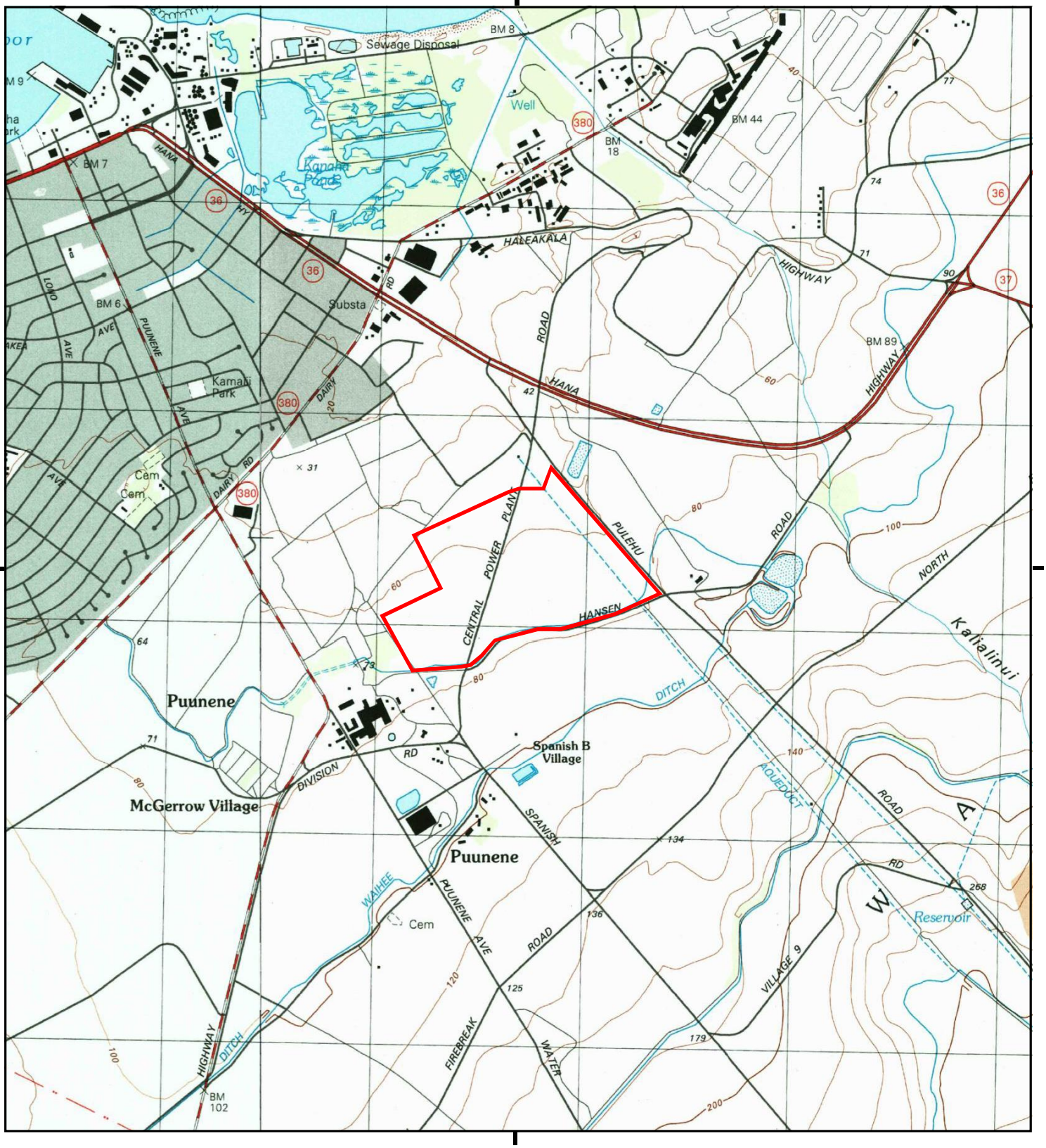
TP, Paia, 2013, 7.5-minute
W, Wailuku, 2013, 7.5-minute

SITE NAME: MEO Condominium Unit 2C
ADDRESS: 21 Hansen Rd
Kahului, HI 96732
CLIENT: MEV, LLC

N

Historical Topo Map

1997



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

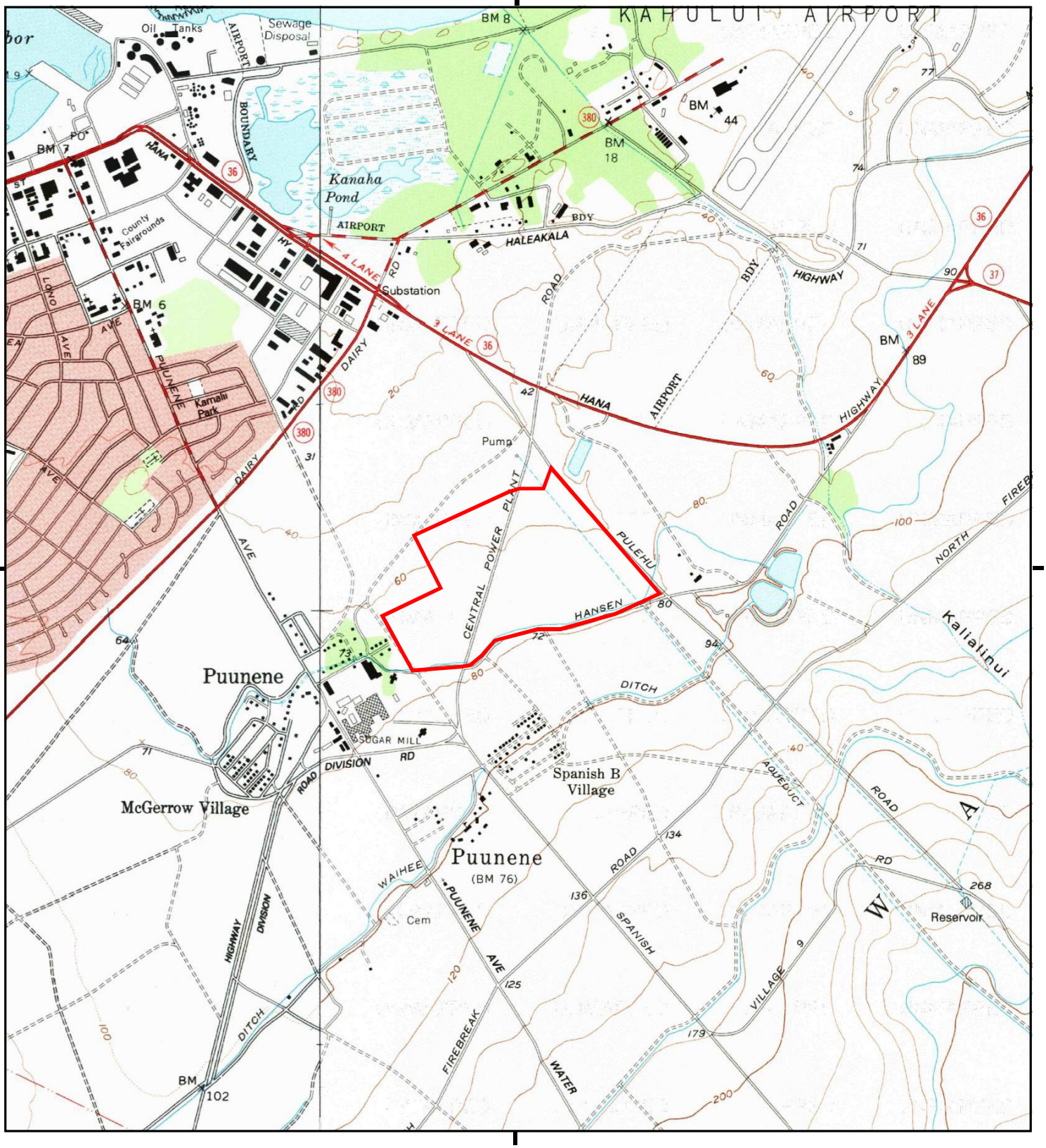
TP, Paia, 1997, 7.5-minute
W, Wailuku, 1997, 7.5-minute

SITE NAME: MEO Condominium Unit 2C
ADDRESS: 21 Hansen Rd
Kahului, HI 96732
CLIENT: MEV, LLC

N

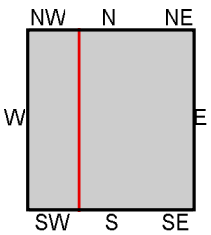
Historical Topo Map

1983



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



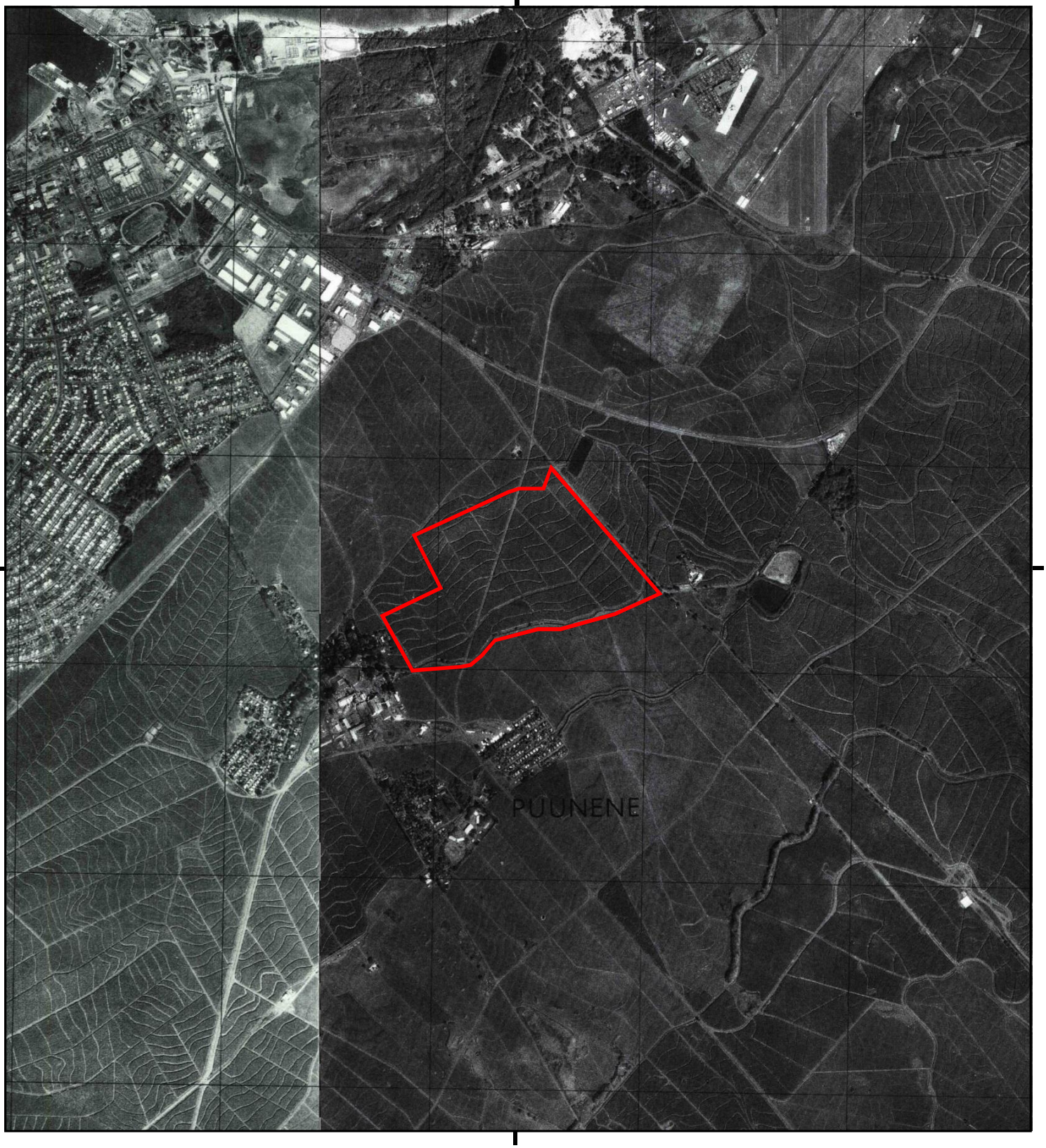
TP, Paia, 1983, 7.5-minute
W, Wailuku, 1983, 7.5-minute

SITE NAME: MEO Condominium Unit 2C
ADDRESS: 21 Hansen Rd
Kahului, HI 96732
CLIENT: MEV, LLC

N

Historical Topo Map

1977



This report includes information from the following map sheet(s).

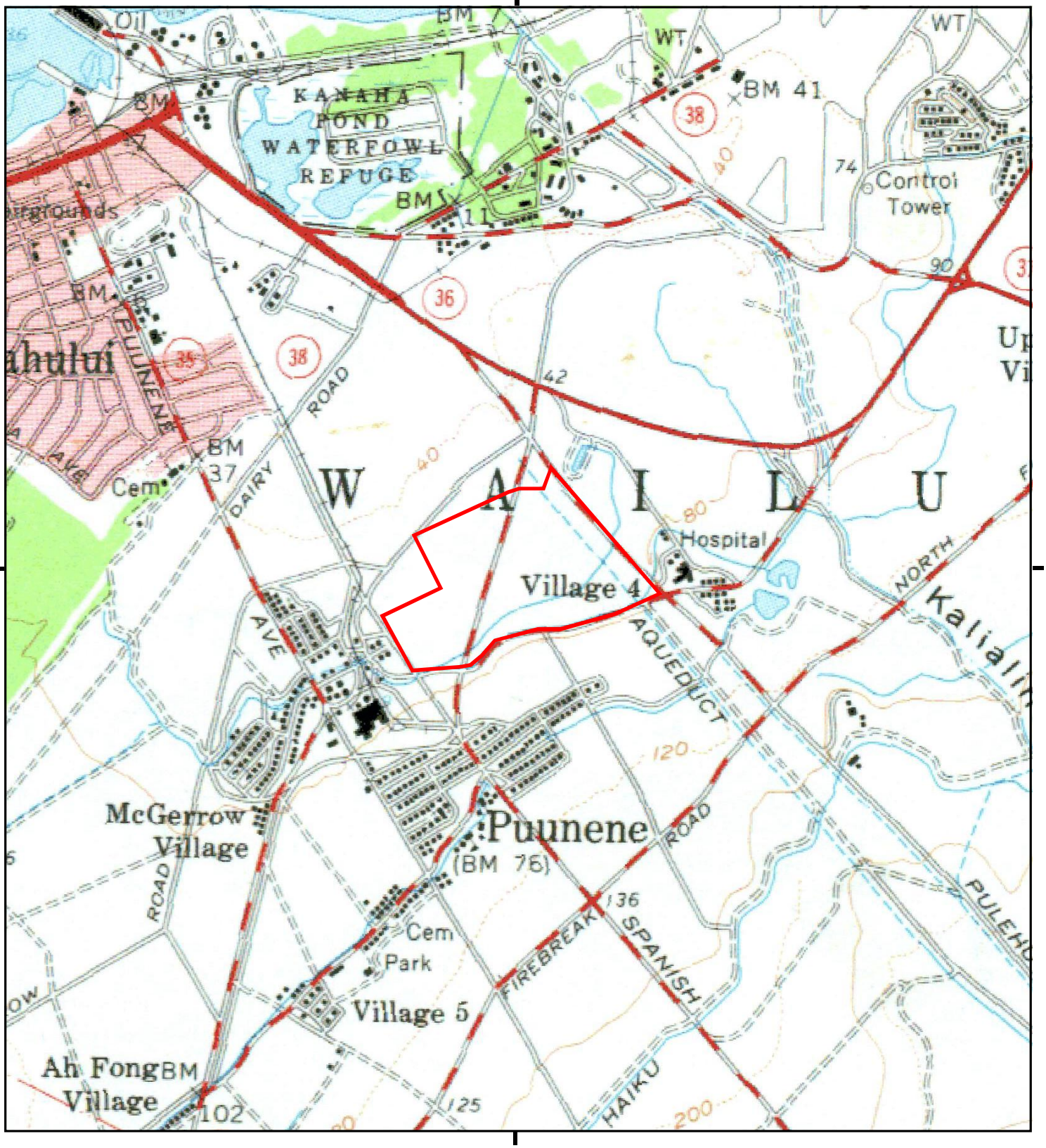
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Paia, 1977, 7.5-minute
W, Wailuku, 1977, 7.5-minute

SITE NAME: MEO Condominium Unit 2C
ADDRESS: 21 Hansen Rd
Kahului, HI 96732
CLIENT: MEV, LLC

N



This report includes information from the following map sheet(s).

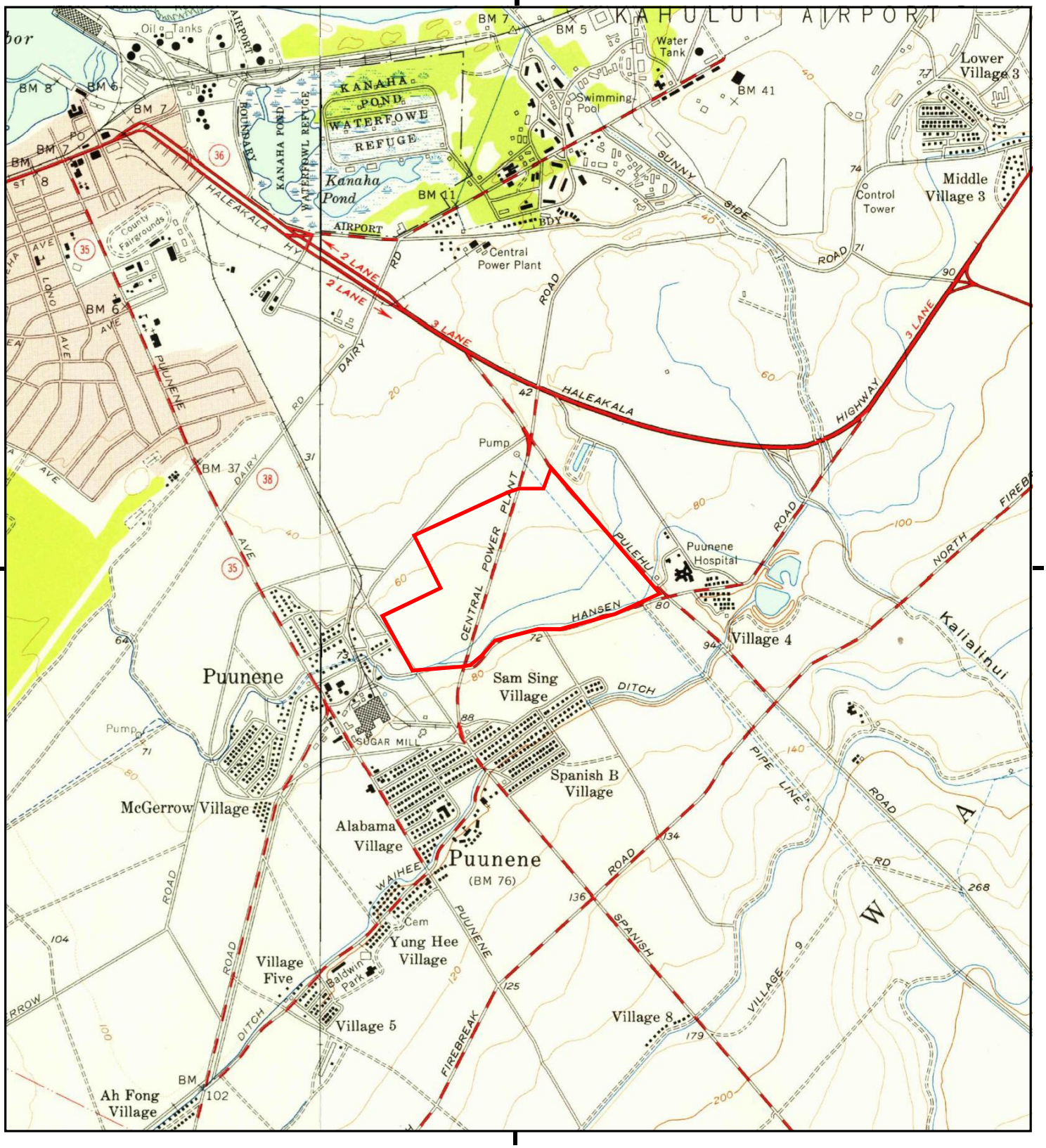
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, MAUI, 1961, 15-minute

SITE NAME: MEO Condominium Unit 2C
ADDRESS: 21 Hansen Rd
Kahului, HI 96732
CLIENT: MEV, LLC

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

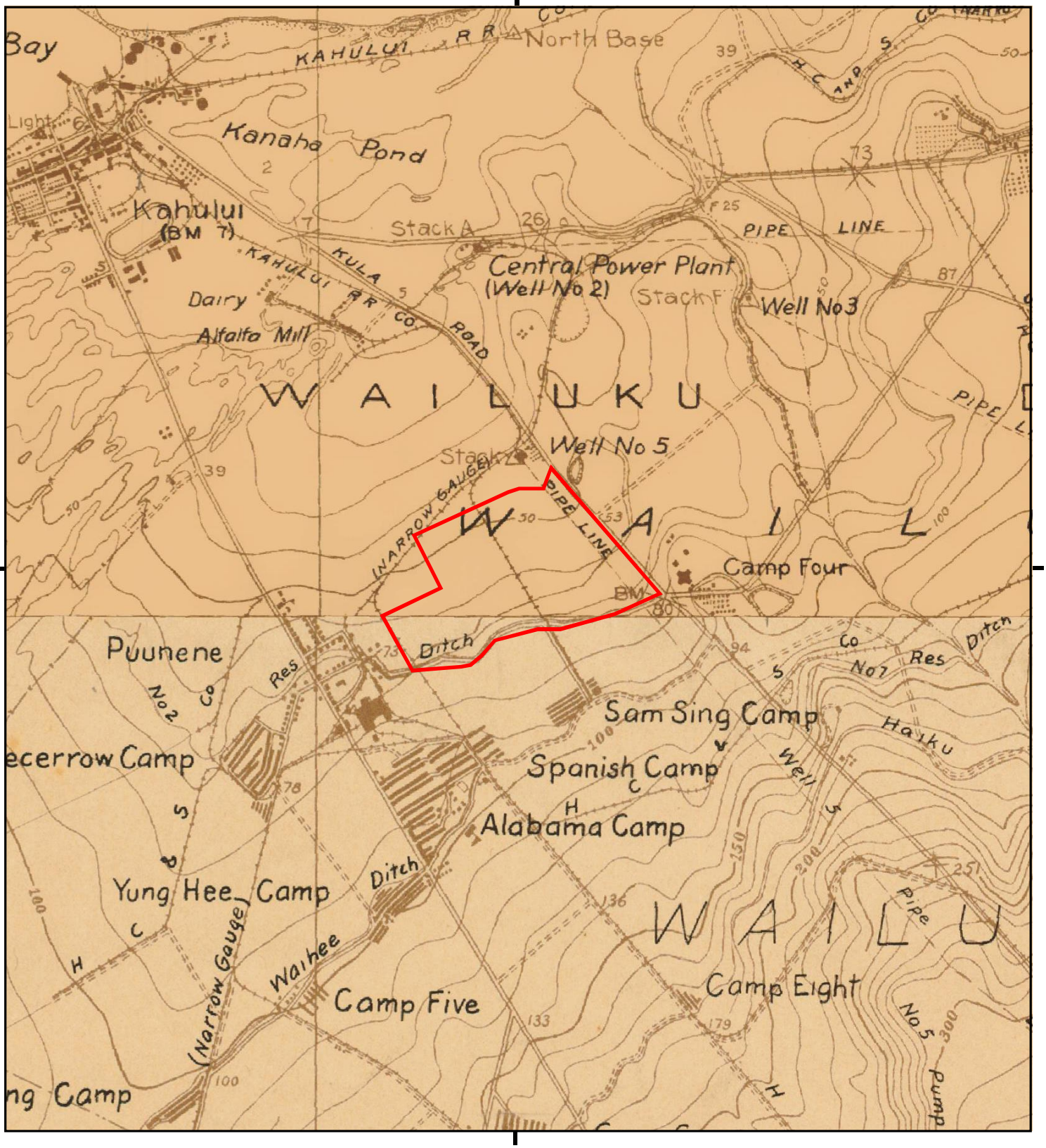
TP, Paia, 1954, 7.5-minute
W, Wailuku, 1955, 7.5-minute

SITE NAME: MEO Condominium Unit 2C
ADDRESS: 21 Hansen Rd
Kahului, HI 96732
CLIENT: MEV, LLC

N

Historical Topo Map

1922



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, PAIA, 1922, 7.5-minute
TP, KIHEI, 1922, 7.5-minute

SITE NAME: MEO Condominium Unit 2C
ADDRESS: 21 Hansen Rd
Kahului, HI 96732
CLIENT: MEV, LLC

N

MEO Condominium Unit 2C

21 Hansen Rd

Kahului, HI 96732

Inquiry Number: 7336517.8

May 16, 2023

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

05/16/23

Site Name:

MEO Condominium Unit 2C
21 Hansen Rd
Kahului, HI 96732
EDR Inquiry # 7336517.8

Client Name:

MEV, LLC
P.O. Box 880487
Pukalani, HI 96788
Contact: Jeffrey King

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	*Scale*	*Details*	*Source*
2000	1"=625'	Acquisition Date: April 12, 2000	USGS/DOQQ
1992	1"=625'	Flight Date: September 23, 1992	USGS
1976	1"=625'	Flight Date: December 20, 1976	USGS
1950	1"=625'	Flight Date: September 28, 1950	USGS

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INQUIRY #: 7336517.8
YEAR: 2000
= 625'
N
EDR


INQUIRY #: 7336517.8
YEAR: 1992
= 625'
N
EDR


INQUIRY #: 7336517.8
YEAR: 1976
= 625'
N
EDR


INQUIRY #: 7336517.8
YEAR: 1950
= 625'
N
EDR

MEO Condominium Unit 2C
21 Hansen Rd
Kahului, HI 96732

Inquiry Number: 7336517.5
May 16, 2023

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	*Target Street*	*Cross Street*	*Source*
2020	☑	☑	EDR Digital Archive
2017	☑	☑	Cole Information
2014	☑	☑	Cole Information
2010	☑	☑	Cole Information
2005	☐	☑	Cole Information
2000	☑	☐	Cole Information
1995	☐	☐	Cole Information
1992	☐	☐	Cole Information

FINDINGS

TARGET PROPERTY STREET

21 Hansen Rd
Kahului, HI 96732

Year	*CD Image*	*Source*	
HANSEN RD			
2020	pg A1	EDR Digital Archive	
2017	pg A4	Cole Information	
2014	pg A6	Cole Information	
2010	pg A8	Cole Information	
2005	-	Cole Information	Street not listed in Source
2000	pg A11	Cole Information	
1995	-	Cole Information	Street not listed in Source
1992	-	Cole Information	Street not listed in Source

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*	
HOOKELE ST			
2020	pg. A2	EDR Digital Archive	
2017	pg. A5	Cole Information	
2014	pg. A7	Cole Information	
2010	pg. A9	Cole Information	
2005	pg. A10	Cole Information	
2000	-	Cole Information	Street not listed in Source
1995	-	Cole Information	Street not listed in Source
1992	-	Cole Information	Street not listed in Source

City Directory Images

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HANSEN RD 2020

301 MALAMA AINA RECYCLE CTR LLC
MAUI TOW & TRANSPORT CO

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

HOOKELE ST 2020

15	ZIPPY'S RESTAURANTS
32	PLANET FITNESS
45	CENTRAL MAUI ANIMAL CLINIC
50	PETCO
58	MAUI TACOS
66	ULTA BEAUTY
70	MASSAGE ENVY
77	ARBEN KRYEZIU
	CENTRAL MAUI SOIL-WATER
	KAWAHARA & CO CPAS LLC
	KAWAHARA & HU LLC
	MAUI OUTDOOR LIVING LLC
	MIMI SJ HU INC
	MOVEMENT MORTGAGE
	OZOLIO LLC
	PHARMA CBD LLC
	SEVEN FIVE LLC
	THINOPS RESOURCES LLC
	TRI-ISLE RESOURCE CONSERVATION
	USDA FARM SVC AGENCY
	VALLEY ISLE SPORT SHOOTERS
80	DOMINO'S
	SUPERCUTS
	VERIZON WIRELESS
89	ALOHA DERMATOLOGY & LASER CTR
	ALOHA DERMATOLOGY-LASER CTR
	C B A C INTERGALACTIC LLC
	FAMILY HEARING AID CTR
	K'S BUSINESS MANAGEMENT LLC
	KALUAAHOLE LLC
	LORNE DIRENFELD
	MAUI CARDIOLOGY LTD
	MAUI NEUROLOGICAL ASSOC
	MELANIE VALLEJOS INC
	OTUM LLC
	WAIPA LLC
100	ATM
	CVS/PHARMACY
	ELECTRIC CHARGING STATION
	LONGS DRUGS
	PIZZA HUT EXPRESS
	STARBUCKS
	TARGET
120	FORK & SALAD
	STARBUCKS
125	JEFFREY HARNETIAUX
	PARADISE SELF STORAGE
140	HAWAII STATE FEDERAL CU
	JERSEY MIKE'S SUBS
150	AMERICAN SAVINGS BANK

HOOKELE ST 2020 (Cont'd)

214	BLUE RHINO
	LOWE'S HOME IMPROVEMENT
	MINUTE KEY
781	SERVCO LEXUS MAUI
	SERVCO SUBARU MAUI
1090	REDBOX
	SAFEWAY
	SAFEWAY PHARMACY
	STARBUCKS
	WESTERN UNION AGENT LOCATION

Target Street	Cross Street	Source
✓	-	Cole Information

HANSEN RD 2017

301	MAUI TOW & TRANSPORT CO
999	ABR LLC
3957	SUGAR MUSEUM

Target Street	Cross Street	Source
-	✓	Cole Information

HOOKELE ST 2017

15	ZIPPYS
45	CENTRAL MAUI ANIMAL CLINIC
	WILLAUER CURTIS VMD
77	HOME SAVINGS MORTGAGE
	HU MIMI S J CPA INC
	LEVIN & HU LLP
	UNITED STATES GOVERNMENT
89	ALOHA DERMATOLOGY & LASER CENTER
	BUMP NETWORKS
	DIRENFELD LORNE MD
	FAMILY HEARING CENTER
	FAMILY HEARING CENTER INC
	JAMES E MUTO MD FACC
	JONATHAN W ALLEN MD
	MAUI CARDIOLOGY LTD
	MICKI LY MD
	SHINNYOEN HAWAII
	VALLEJOS MELANIE DDS INC
100	LONGS DRUG STORE
	TARGET
	TARGET PHARMACY
125	PARADISE SELF STORAGE
145	CYCLE CITY LTD
	JN AUTO DEPOT

Target Street	Cross Street	Source
✓	-	Cole Information

HANSEN RD 2014

999	ABR LLC
3949	ENDO, RIKIO
3957	ALEXANDER & BALDWIN SUGAR MUSEUM
	SUGAR MUSEUM

Target Street	Cross Street	Source
-	✓	Cole Information

HOOKELE ST 2014

15	ZIPPYS
45	BUMPUS SALLY DVM
	CENTRAL MAUI ANIMAL CLINIC INC
	JOHNSON BEN DVM
	MARTIN SHAE T DVM
	WALTHER MIMMI DVM
	WILLAUER CURTIS DVM
	WILLAUER CURTIS VMD
77	GOLD BARGAIN INC
	HU, MIMI S
	MIMI S J HU CPA INC
	UNITED STATES GOVERNMENT
89	ALLEN JONATHAN W MD
	ALOHA DERMATOLOGY & LASER CENTER
	BUMP NETWORKS
	DIRENFELD LORNE MD
	FAMILY HEARING CENTER
	LY MICKI MD
	MAUI CARDIOLOGY LTD
	MUTO JAMES E MD FACC
	SHINNYOEN HAWAII
	VALLEJOS MELANIE DDS INC
125	PARADISE SELF STORAGE
145	CYCLE CITY LTD

3949 ENDO, RIKIO
3951 PINHEIRO, MANUEL
3956 KUBOTA, GAYLORD C

Target Street	Cross Street	Source
-	✓	Cole Information

HOOKELE ST 2010

45	CENTRAL MAUI ANIMAL CLINIC INC
77	DK LEVIN CO CPA
	LEVIN & HU LLP
	OHANA HEALTH PLAN
	STATE FARM INSURANCE
89	ALOHA DERMATOLOGY & LASER CTR
	BUMP NETWORKS
	EIGHTY NINE HOOKELE OWNERS
	H&R BLOCK
	HEARING AID CTR
	MAUI DERMATOLOGY
	MAUI DERMATOLOGY LLC
	MAUI NEUROLOGICAL ASSOC
	MELANIE VALLEJOS INC
	SHINNYOEN HAWAII
125	PARADISE SELF STORAGE

Target Street	Cross Street	Source
-	✓	Cole Information

HOOKELE ST 2005

45 MARTIN SHAE T DVM
77 77 LLC
ALDERSON2 LLC
EMPIRE FUNDING
MIMI S J HU CPA INC
OFFICE EDGE THE LLC
TALBOY CONSTRUCTION INC

Target Street	Cross Street	Source
✓	-	Cole Information

HANSEN RD 2000

3957 ALEXANDER & BALDWIN SUGAR MUSEUM

Appendix D:

Regulatory Records

MEO Condominium Unit 2C
21 Hansen Rd
Kahului, HI 96732

Inquiry Number: 7336517.2s
May 15, 2023

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-7
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Physical Setting Source Records Searched	PSGR-1

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

21 HANSEN RD
KAHULUI, HI 96732

COORDINATES

Latitude (North):	20.8736870 - 20˚ 52' 25.27''
Longitude (West):	156.4464670 - 156˚ 26' 47.28''
Universal Tranverse Mercator:	Zone 4
UTM X (Meters):	765678.5
UTM Y (Meters):	2310142.2
Elevation:	62 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	9757761 PAIA, HI
Version Date:	2017
West Map:	9372279 WAILUKU, HI
Version Date:	2017

MAPPED SITES SUMMARY

Target Property Address:
21 HANSEN RD
KAHULUI, HI 96732

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	PUUNENE SUGAR MILL M	HANSEN RD	SHWS	Higher	1 ft.
2	HALEAKALA RESEARCH S		FUDS	Higher	435, 0.082, ENE
3	MAUI WELL NO. 5		SHWS	Lower	500, 0.095, North
4	HAWAIIAN COMMERCIAL	PUUNENE MILL	SHWS, US AIRS	Higher	770, 0.146, SW
5	PUUNENE SUGAR MILL C	HANSEN RD	SHWS	Higher	795, 0.151, SW
6	DAIRY ROAD SHELL	370 DAIRY RD	SHWS, LUST, UST, Financial Assurance	Lower	3180, 0.602, NNW
A7	PACIFIC MACHINERY IN	470 S HANA HWY	SHWS	Lower	3230, 0.612, NNW
A8	PACIFIC MACHINERY, I	470 S HANA HWY	SHWS	Lower	3230, 0.612, NNW
9	MAUI PINEAPPLE COMPA	HALEAKALA HWY	SHWS	Lower	3246, 0.615, NNW
10	MAUI PINEAPPLE COMPA	HALEAKALA ST	SHWS	Lower	3249, 0.615, North
11	A&B CENTRAL POWER PL	HALEAKALA HWY	SHWS	Lower	3364, 0.637, North
12	FONG CONSTRUCTION PE	HUKILIKI ST	SHWS	Lower	3387, 0.641, NW
A13	MECO SUBSTATION 2 TR	DAIRY RD & HANA HWY	SHWS	Lower	3415, 0.647, NNW
A14	MECO STATION-CLASS T	DAIRY RD SE CORNER O	SHWS, SPILLS	Lower	3426, 0.649, NNW
15	COSTCO #119 MAUI ADD	540 HALEAKALA HWY	SHWS, VCP	Lower	3709, 0.702, NNW
16	OPALA PARTNERS DIESE	221 LALO PL	SHWS	Lower	3880, 0.735, NW
17	MECO POLE-MOUNT TRAN	POLE E-9 AT AIAI ST	SHWS	Lower	3938, 0.746, WNW
18	HAWAII AIR NATIONAL	75 KULEANA ST BLDG 5	SHWS, LUST, UST, Financial Assurance	Lower	4043, 0.766, North
19	KAHULUI AIRPORT, AIR	1 KEOLANI PL	SHWS, PFAS	Lower	4274, 0.809, NNW
20	A&B DUMP SITE	W PAPA AVE	SHWS	Lower	4361, 0.826, WNW
21	ALII LINEN SERVICE (	312 ALAMAHA PL	SHWS, ENG CONTROLS, INST CONTROL	Lower	4509, 0.854, NW
22	HAWAII WOOD PRESERVI	356 HANAKAI ST	SHWS	Lower	4591, 0.870, NW
23	KAHULUI AIRPORT CONS	LANUI CIRCLE	SHWS	Lower	5258, 0.996, NNE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ..... National Priority List
Proposed NPL ..... Proposed National Priority List Sites
NPL LIENS ..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ..... Federal Facility Site Information listing
SEMS ..... Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ..... Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ..... RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ..... RCRA - Large Quantity Generators
RCRA-SQG ..... RCRA - Small Quantity Generators
RCRA-VSQG ..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ..... Land Use Control Information System

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF..... Permitted Landfills in the State of Hawaii

Lists of state and tribal leaking storage tanks

LUST..... Leaking Underground Storage Tank Database
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing
UST..... Underground Storage Tank Database
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Engineering Control Sites
INST CONTROL..... Sites with Institutional Controls

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Response Program Sites

Lists of state and tribal brownfield sites

BROWNFIELDS..... Brownfields Sites

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY..... SWRCY
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
CDL..... Clandestine Drug Lab Listing

US CDL ..... National Clandestine Laboratory Register

Local Land Records

LIENS 2 ..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS ..... Hazardous Materials Information Reporting System
SPILLS ..... Release Notifications
SPILLS 90 ..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR ..... RCRA - Non Generators / No Longer Regulated
DOD ..... Department of Defense Sites
SCRD DRYCLEANERS ..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ..... Financial Assurance Information
EPA WATCH LIST ..... EPA WATCH LIST
2020 COR ACTION ..... 2020 Corrective Action Program List
TSCA ..... Toxic Substances Control Act
TRIS ..... Toxic Chemical Release Inventory System
SSTS ..... Section 7 Tracking Systems
ROD ..... Records Of Decision
RMP ..... Risk Management Plans
RAATS ..... RCRA Administrative Action Tracking System
PRP ..... Potentially Responsible Parties
PADS ..... PCB Activity Database System
ICIS ..... Integrated Compliance Information System
FTTS ..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ..... Material Licensing Tracking System
COAL ASH DOE ..... Steam-Electric Plant Operation Data
COAL ASH EPA ..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER ..... PCB Transformer Registration Database
RADINFO ..... Radiation Information Database
HIST FTTS ..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS ..... Incident and Accident Data
CONSENT ..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV ..... Indian Reservations
FUSRAP ..... Formerly Utilized Sites Remedial Action Program
UMTRA ..... Uranium Mill Tailings Sites
LEAD SMELTERS ..... Lead Smelter Sites
US AIRS ..... Aerometric Information Retrieval System Facility Subsystem
US MINES ..... Mines Master Index File
ABANDONED MINES ..... Abandoned Mines
FINDS ..... Facility Index System/Facility Registry System
UXO ..... Unexploded Ordnance Sites
ECHO ..... Enforcement & Compliance History Information
DOCKET HWC ..... Hazardous Waste Compliance Docket Listing
FUELS PROGRAM ..... EPA Fuels Program Registered Listing
PFAS NPL ..... Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES ..... Federal Sites PFAS Information
PFAS TSCA ..... PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST ..... PFAS Transfers Identified In the RCRA Database Listing

PFAS ATSDR ..... PFAS Contamination Site Location Listing
PFAS WQP ..... Ambient Environmental Sampling for PFAS
PFAS NPDES ..... Clean Water Act Discharge Monitoring Information
PFAS ECHO ..... Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAINING Facilities in Industries that May Be Handling PFAS Listing
PFAS PART 139 AIRPORT ... All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC ..... Aqueous Foam Related Incidents Listing
PFAS ..... PFAS Contamination Site Listing
AIRS ..... List of Permitted Facilities
DRYCLEANERS ..... Permitted Drycleaner Facility Listing
Financial Assurance ..... Financial Assurance Information Listing
LEAD ..... LEAD
UIC ..... Underground Injection Wells Listing
MINES MRDS ..... Mineral Resources Data System
PFAS TRIS ..... List of PFAS Added to the TRI

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ..... EDR Proprietary Manufactured Gas Plants
EDR Hist Auto ..... EDR Exclusive Historical Auto Stations
EDR Hist Cleaner ..... EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS ..... Recovered Government Archive State Hazardous Waste Facilities List
RGA LF ..... Recovered Government Archive Solid Waste Facilities List
RGA LUST ..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of state- and tribal hazardous waste facilities

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites

may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Health.

A review of the SHWS list, as provided by EDR, and dated 10/20/2022 has revealed that there are 22 SHWS sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PUUNENE SUGAR MILL M	HANSEN RD	0 - 1/8 (0.000 mi.)	1	8
HAWAIIAN COMMERCIAL	***PUUNENE MILL***	***SW 1/8 - 1/4 (0.146 mi.)***	***4***	***10***
PUUNENE SUGAR MILL C	HANSEN RD	SW 1/8 - 1/4 (0.151 mi.)	5	19

Lower Elevation	Address	Direction / Distance	Map ID	Page
MAUI WELL NO. 5		N 0 - 1/8 (0.095 mi.)	3	9
DAIRY ROAD SHELL	***370 DAIRY RD***	***NNW 1/2 - 1 (0.602 mi.)***	***6***	***20***
PACIFIC MACHINERY IN	470 S HANA HWY	NNW 1/2 - 1 (0.612 mi.)	A7	23
PACIFIC MACHINERY, I	470 S HANA HWY	NNW 1/2 - 1 (0.612 mi.)	A8	24
MAUI PINEAPPLE COMPA	HALEAKALA HWY	NNW 1/2 - 1 (0.615 mi.)	9	25
MAUI PINEAPPLE COMPA	HALEAKALA ST	N 1/2 - 1 (0.615 mi.)	10	26
A&B CENTRAL POWER PL	HALEAKALA HWY	N 1/2 - 1 (0.637 mi.)	11	27
FONG CONSTRUCTION PE	HUKILIKI ST	NW 1/2 - 1 (0.641 mi.)	12	27
MECO SUBSTATION 2 TR	DAIRY RD & HANA HWY	NNW 1/2 - 1 (0.647 mi.)	A13	28
MECO STATION-CLASS T	***DAIRY RD SE CORNER O***	***NNW 1/2 - 1 (0.649 mi.)***	***A14***	***29***
COSTCO #119 MAUI ADD	***540 HALEAKALA HWY***	***NNW 1/2 - 1 (0.702 mi.)***	***15***	***32***
OPALA PARTNERS DIESE	221 LALO PL	NW 1/2 - 1 (0.735 mi.)	16	34
MECO POLE-MOUNT TRAN	POLE E-9 AT AIAI ST	WNW 1/2 - 1 (0.746 mi.)	17	34
HAWAII AIR NATIONAL	***75 KULEANA ST BLDG 5***	***N 1/2 - 1 (0.766 mi.)***	***18***	***35***
KAHULUI AIRPORT, AIR	***1 KEOLANI PL***	***NNW 1/2 - 1 (0.809 mi.)***	***19***	***38***
A&B DUMP SITE	W PAPA AVE	WNW 1/2 - 1 (0.826 mi.)	20	42
ALII LINEN SERVICE (	***312 ALAMAHA PL***	***NW 1/2 - 1 (0.854 mi.)***	***21***	***43***
HAWAII WOOD PRESERVI	356 HANAKAI ST	NW 1/2 - 1 (0.870 mi.)	22	45
KAHULUI AIRPORT CONS	LANUI CIRCLE	NNE 1/2 - 1 (0.996 mi.)	23	45

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

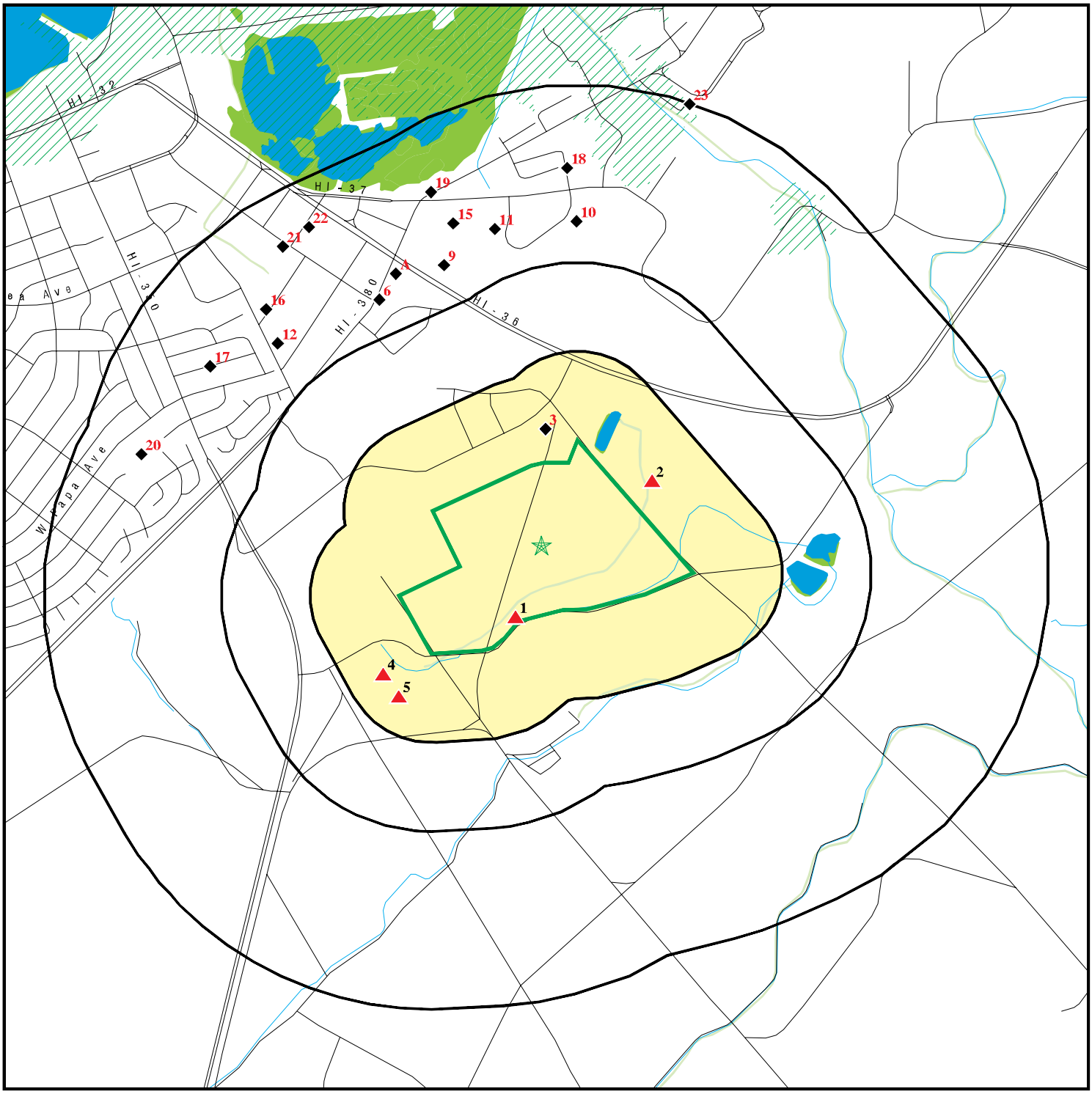
A review of the FUDS list, as provided by EDR, and dated 02/01/2023 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HALEAKALA RESEARCH S		ENE 0 - 1/8 (0.082 mi.)	2	8

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 7336517.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

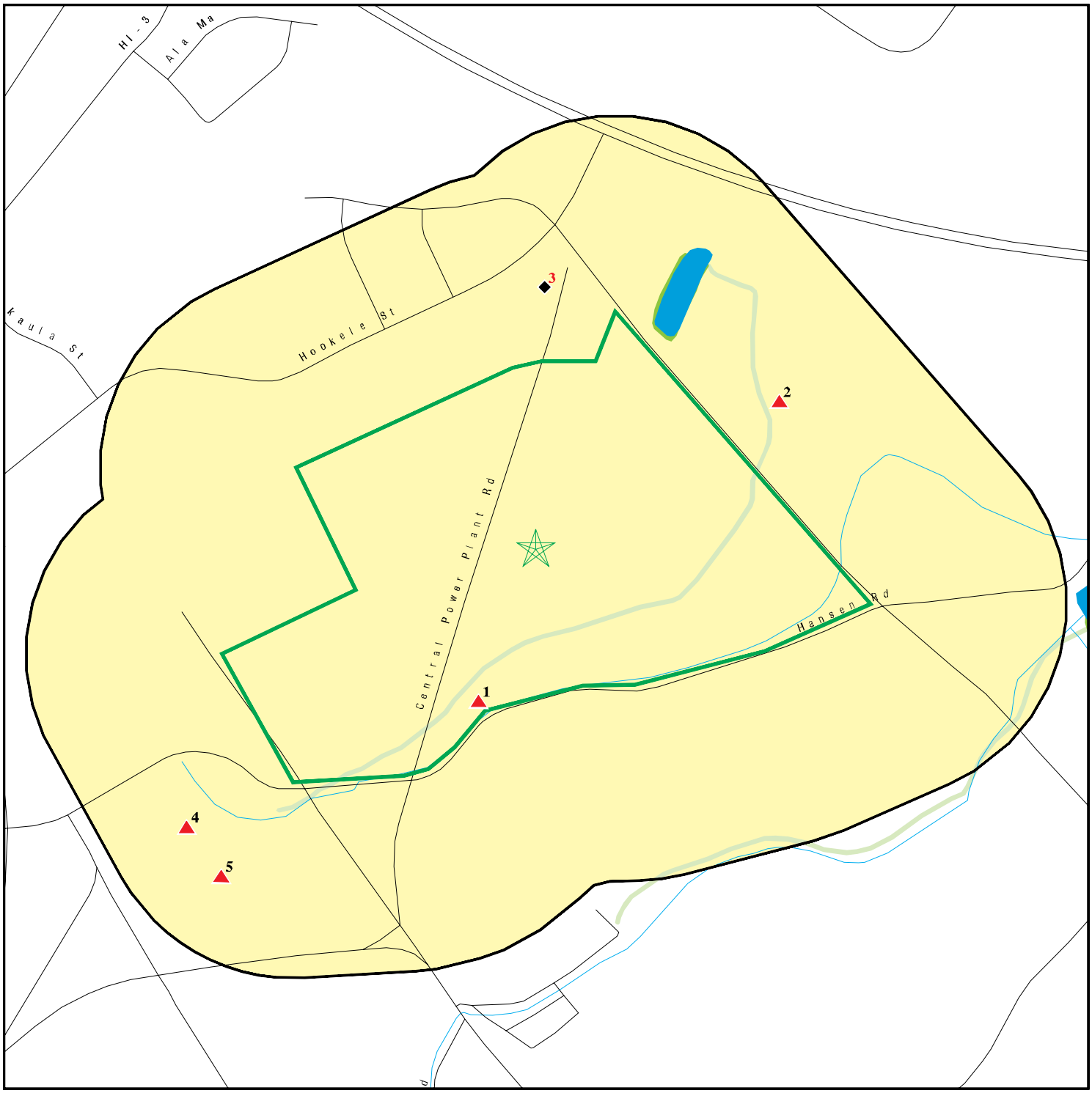
N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	MEO Condominium Unit 2C	CLIENT:	MEV, LLC
ADDRESS:	21 Hansen Rd Kahului HI 96732	CONTACT:	Jeffrey King
		INQUIRY #:	7336517.2s
LAT/LONG:	20.873687 / 156.446467	DATE:	May 15, 2023 12:27 pm

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DETAIL MAP - 7336517.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/8 1/4 1/2 Miles

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: MEO Condominium Unit 2C	CLIENT: MEV, LLC
ADDRESS: 21 Hansen Rd Kahului HI 96732	CONTACT: Jeffrey King INQUIRY #: 7336517.2s
LAT/LONG: 20.873687 / 156.446467	DATE: May 15, 2023 12:28 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
SHWS	1.000		2	2	0	18	NR	22
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	0	NR	NR	0
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		1	0	0	0	NR	1
DOD	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
LEAD	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MINES MRDS	0.001		0	NR	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	3	2	0	18	0	23

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1 **PUUNENE SUGAR MILL MUD STORAGE AREA** **SHWS** **S128195979**
HANSEN RD **N/A**
< 1/8 **PUUNENE, HI 96784**
1 ft.

Relative: **Higher**
Actual: **75 ft.**

SHWS:

Name:	PUUNENE SUGAR MILL MUD STORAGE AREA
Address:	HANSEN RD
City,State,Zip:	PUUNENE, HI 96784
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported
Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	Not reported
Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Not reported
Document Date:	Not reported
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported
Contact Information:	Not reported
Facility ID:	1400
Location Description:	Hansen Rd, P.O. Box 266
Is Public:	True
Update On:	44461.634201388886
Latitude:	20.87083
Longitude:	-156.447594

---

2 **HALEAKALA RESEARCH SITE** **FUDS** **1024901949**
ENE **N/A**
< 1/8 **HALEAKALA, HI**
0.082 mi.
435 ft.

Relative: **Higher**
Actual: **67 ft.**

FUDS:

EPA Region:	09
Installation ID:	HI99799F384200
Congressional District Number:	2
Name:	HALEAKALA RESEARCH SITE
FUDS Number:	H09HI0102

HALEAKALA RESEARCH SITE (Continued) **1024901949**

City:	HALEAKALA
State:	HI
County:	MAUI
Object ID:	3347
USACE Division:	POD
USACE District:	Honolulu District (POH)
Status:	Properties without projects
Current Owner:	OTHER: OTHER
EMS Map Link:	https://fudsportal.usace.army.mil/ems/inventory/map?id=62365
Eligibility:	Eligible
Has Projects:	No
NPL Status:	Not reported
Project Required:	No
Feature Description:	THE FACILITY WAS OPERATED BY THE US AIR FORCE'S 1156TH TECHNICAL OPERATIONS SQUADRON. IN AUGUST 1968, TWO PARCELS OF 4.45 ACRES AND .19 ACRE ON MOUNT HALEAKALA LEASED AND LICENSED, RESPECTIVELY BY THE STATE OF HAWAII WERE TRANSFERRED TO THE US ATOMIC ENERGY COMMISSION WHICH CONTINUES TO OCCUPY THE SITES TO CONDUCT IT MULTIPLE CLASSIFIED AND NONCLASSIFIED PROGRAMS
Latitude:	20.87638889
Longitude:	-156.44166667

---

3 **MAUI WELL NO. 5** **SHWS** **S108859921**
North **N/A**
< 1/8 **KAHULUI, HI 96732**
0.095 mi.
500 ft.

Relative:
Lower

Actual:
52 ft.

SHWS:

Name:	MAUI WELL NO. 5
Address:	Not reported
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported
Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	Not reported
Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported

MAUI WELL NO. 5 (Continued) **S108859921**

Site Closure Type:	Not reported
Document Date:	Not reported
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported
Contact Information:	Not reported
Facility ID:	346
Location Description:	Not reported
Is Public:	True
Update On:	43615.858113425929
Latitude:	20.8785
Longitude:	-156.446294

---

4 **HAWAIIAN COMMERCIAL & SUGAR CO** **SHWS 1000146689**
SW **PUUNENE MILL** **US AIRS N/A**
1/8-1/4 **PUUNENE, HI 96784**
0.146 mi.
770 ft.

Relative: **Higher**

Actual: **75 ft.**

SHWS:

Name:	PUUNENE DIESEL FUEL SPILL 1/13/2004
Address:	1 HANSEN RD
City,State,Zip:	PUUNENE, HI 96784
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported
Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	Not reported
Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Not reported
Document Date:	Not reported
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported
Contact Information:	Not reported
Facility ID:	1843
Location Description:	1 Hansen Rd, Puunene, HI 96784
Is Public:	True

HAWAIIAN COMMERCIAL & SUGAR CO (Continued) **1000146689**

Update On: 44461.634756944448
Latitude: 20.868498
Longitude: -156.453347

US AIRS (AFS):
Region Code: 09
County Code: HI009
Programmatic ID: AIR HI0000001500900001
Facility Registry ID: 110001093165
D and B Number: Not reported
Facility Site Name: HAWAIIAN COMMERCIAL & SUGAR CO
Primary SIC Code: 2061
NAICS Code: 311311
Default Air Classification Code: MAJ
Facility Type of Ownership Code: POF
Air CMS Category Code: TVM
HPV Status: Not reported

US AIRS (AFS):
Region Code: 09
Programmatic ID: AIR HI0000001500900001
Facility Registry ID: 110001093165
Air Operating Status Code: OPR
Default Air Classification Code: MAJ

Air Program: Title V Permits
Activity Date: 2016-04-18 00:00:00
Activity Status Date: 2016-05-18 15:56:00
Activity Group: Case File
Activity Type: Case File
Activity Status: Case File Data Entered

Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 2014-07-03 00:00:00
Activity Status Date: 2014-09-23 15:37:54
Activity Group: Compliance Monitoring
Activity Type: Compliance Investigation
Activity Status: Active

Air Program: New Source Performance Standards
Activity Date: 2014-07-03 00:00:00
Activity Status Date: 2014-09-23 15:37:54
Activity Group: Compliance Monitoring
Activity Type: Compliance Investigation
Activity Status: Active

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2014-07-03 00:00:00
Activity Status Date: 2014-09-23 15:37:54
Activity Group: Compliance Monitoring
Activity Type: Compliance Investigation
Activity Status: Active

Air Program: MACT Standards (40 CFR Part 63)
Activity Date: 2014-06-04 00:00:00
Activity Status Date: 2014-09-23 15:20:11
Activity Group: Compliance Monitoring

HAWAIIAN COMMERCIAL & SUGAR CO (Continued) **1000146689**

Activity Type: Inspection/Evaluation
Activity Status: Active

Air Program: New Source Performance Standards
Activity Date: 2014-06-04 00:00:00
Activity Status Date: 2014-09-23 15:20:11
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2014-06-04 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2014-06-04 00:00:00
Activity Status Date: 2014-09-23 15:20:11
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Air Program: Title V Permits
Activity Date: 2012-06-20 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: Title V Permits
Activity Date: 2012-06-19 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: Operating Permits
Activity Date: 2011-08-24 00:00:00
Activity Status Date: 2011-09-13 14:58:06
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Active

Air Program: Title V Permits
Activity Date: 2011-08-24 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2011-08-24 00:00:00
Activity Status Date: 2011-09-13 14:58:06
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

HAWAIIAN COMMERCIAL & SUGAR CO (Continued) **1000146689**

Activity Status: Active

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2011-08-24 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: Title V Permits
Activity Date: 2011-05-24 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: Title V Permits
Activity Date: 2010-05-12 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: Title V Permits
Activity Date: 2010-05-11 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: Title V Permits
Activity Date: 2009-01-09 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: Title V Permits
Activity Date: 2009-01-08 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: Title V Permits
Activity Date: 2008-05-07 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: Title V Permits
Activity Date: 2008-05-06 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

HAWAIIAN COMMERCIAL & SUGAR CO (Continued) **1000146689**

Air Program: Title V Permits
Activity Date: 2007-04-17 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: Title V Permits
Activity Date: 2007-04-16 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: Title V Permits
Activity Date: 2006-04-25 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: Title V Permits
Activity Date: 2006-04-24 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: Title V Permits
Activity Date: 2005-03-31 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: Title V Permits
Activity Date: 2004-03-17 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: Title V Permits
Activity Date: 2003-04-25 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: Title V Permits
Activity Date: 2002-04-23 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: Title V Permits

HAWAIIAN COMMERCIAL & SUGAR CO (Continued) **1000146689**

Activity Date: 2001-04-09 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2001-04-09 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 2000-09-26 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1999-06-01 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1998-10-02 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1997-10-22 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1996-06-26 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1994-10-05 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1993-07-02 00:00:00

HAWAIIAN COMMERCIAL & SUGAR CO (Continued) **1000146689**

Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1992-10-29 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1991-05-30 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1990-05-24 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1989-06-23 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1989-04-24 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1988-06-02 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1987-06-18 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1986-06-14 00:00:00
Activity Status Date: Not reported

HAWAIIAN COMMERCIAL & SUGAR CO (Continued) **1000146689**

Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1985-06-18 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1984-06-12 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1983-06-03 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1982-05-20 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1981-05-27 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1980-09-04 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1980-06-03 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1979-05-21 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring

HAWAIIAN COMMERCIAL & SUGAR CO (Continued) **1000146689**

Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1978-12-04 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1978-05-12 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1977-08-02 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1977-08-01 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1976-05-11 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1976-04-13 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1976-04-05 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation
Activity Status: Not reported

Air Program: State Implementation Plan for National Primary and Secondary Ambient Air Quality Standards
Activity Date: 1975-04-29 00:00:00
Activity Status Date: Not reported
Activity Group: Compliance Monitoring
Activity Type: Inspection/Evaluation

HAWAIIAN COMMERCIAL & SUGAR CO (Continued) **1000146689**

Activity Status: Not reported

5
SW
1/8-1/4
0.151 mi.
795 ft.

PUUNENE SUGAR MILL CANE HAULER SHOP **SHWS** **S126283135**
HANSEN RD **N/A**
PUUNENE, HI 96784

Relative:
Higher

Actual:
79 ft.

SHWS:

Name:	PUUNENE SUGAR MILL CANE HAULER SHOP
Address:	HANSEN RD
City,State,Zip:	PUUNENE, HI 96784
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported
Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	Not reported
Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Not reported
Document Date:	Not reported
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported
Contact Information:	Not reported
Facility ID:	1486
Location Description:	Hansen Rd
Is Public:	True
Update On:	43615.858113425929
Latitude:	20.867588
Longitude:	-156.452665

6 **DAIRY ROAD SHELL** **SHWS** **U003222218**
NNW **370 DAIRY RD** **LUST** **N/A**
1/2-1 **KAHULUI, HI 96732** **UST**
0.602 mi. **Financial Assurance**
3180 ft.

Relative:
Lower

Actual:
13 ft.

SHWS:

Name:	MAUI BUSINESS PARK OIL CONTAMINATION
Address:	370 DAIRY RD
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Maui Business Park Oil Contamination
HID Number:	Not reported
Facility Registry Identifier:	110013767227
Lead Agency:	HEER Office
Program:	State
Project Manager:	Mark Sutterfield
Hazard Priority:	NFA
Potential Hazards And Controls:	No Hazard
Island:	Maui
SDAR Environmental Interest Name:	Maui Business Park Oil Contamination
HID Number:	Not reported
Facility Registry Identifier:	110013767227
Lead Agency:	HEER Office
Potential Hazard And Controls:	No Hazard
Priority:	NFA
Assessment:	Response Necessary
Response:	Response Complete
Nature of Contamination:	Found: petroleum distillates - gasoline
Nature of Residual Contamination:	Not reported
Use Restrictions:	No Hazard Present For Unrestricted Residential Use
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	No Further Action Letter - Unrestricted Residential Use
Document Date:	08/10/2005
Document Number:	2005-409-MS
Document Subject:	NFA letter for oil contamination
Project Manager:	Mark Sutterfield
Contact Information:	(808) 586-4249 2385 Waimano Home Rd, Pearl City, HI 96782
Facility ID:	1473
Location Description:	370 Dairy Rd
Is Public:	True
Update On:	43615.858113425929
Latitude:	20.88365
Longitude:	-156.453468

LUST:

Name:	DAIRY ROAD SHELL
Address:	370 DAIRY RD
City,State,Zip:	KAHULUI, HI 96732
Facility ID:	9-501300
Facility Status:	Site Assessment Ongoing
Facility Status Date:	12/12/2019
Release ID:	160011
Project Officer:	Richard Takaba

DAIRY ROAD SHELL (Continued) **U003222218**

Name: DAIRY ROAD SHELL
Address: 370 DAIRY RD
City,State,Zip: KAHULUI, HI 96732
Facility ID: 9-501300
Facility Status: Site Cleanup Completed (NFA)
Facility Status Date: 08/02/1995
Release ID: 950110
Project Officer: Richard Takaba

UST:
Name: DAIRY ROAD SHELL
Address: 370 DAIRY RD
City,State,Zip: KAHULUI, HI 96732
Facility ID: 9-501300
Owner: DAIRY ROAD PARTNERS
Owner Address: 370 DAIRY ROAD
Owner City,St,Zip: Kahului, 96732 96732
Latitude: 20.883794
Longitude: -156.453318
Horizontal Reference Datum Name: NAD83
Horizontal Collection Method Name: GPS

Tank ID: r-1
Date Installed: 04/15/1985
Tank Status: **Permanently out of Use**
Date Closed: 12/14/2020
Tank Capacity: 10000
Substance: Gasohol

Name: DAIRY ROAD SHELL
Address: 370 DAIRY RD
City,State,Zip: KAHULUI, HI 96732

Tank ID: r-1
Date Installed: 04/15/1985
Tank Status: **Permanently out of Use**
Date Closed: 12/14/2020
Tank Capacity: 10000
Substance: Gasohol

Name: DAIRY ROAD SHELL
Address: 370 DAIRY RD
City,State,Zip: KAHULUI, HI 96732

Tank ID: r-2
Date Installed: 04/15/1985
Tank Status: **Permanently out of Use**
Date Closed: 12/14/2020
Tank Capacity: 10000
Substance: Gasohol

Name: DAIRY ROAD SHELL
Address: 370 DAIRY RD
City,State,Zip: KAHULUI, HI 96732

Tank ID: r-2
Date Installed: 04/15/1985

DAIRY ROAD SHELL (Continued) **U003222218**

Tank Status:	**Permanently out of Use**
Date Closed:	12/14/2020
Tank Capacity:	10000
Substance:	Gasohol
Name:	DAIRY ROAD SHELL
Address:	370 DAIRY RD
City,State,Zip:	KAHULUI, HI 96732
Tank ID:	r-3
Date Installed:	04/15/1985
Tank Status:	**Permanently out of Use**
Date Closed:	12/14/2020
Tank Capacity:	10000
Substance:	Gasohol
Name:	DAIRY ROAD SHELL
Address:	370 DAIRY RD
City,State,Zip:	KAHULUI, HI 96732
Tank ID:	r-3
Date Installed:	04/15/1985
Tank Status:	**Permanently out of Use**
Date Closed:	12/14/2020
Tank Capacity:	10000
Substance:	Gasohol

HI Financial Assurance:

Name:	DAIRY ROAD SHELL
Address:	370 DAIRY RD
City,State,Zip:	KAHULUI, HI 96732
Alt Facility ID:	9-501300
Tank Id:	r-1
Tank Status:	Permanently out of Use
FRTYPE:	Insurance
Expiration Date:	Not reported
FR Archive:	False
Name:	DAIRY ROAD SHELL
Address:	370 DAIRY RD
City,State,Zip:	KAHULUI, HI 96732
Alt Facility ID:	9-501300
Tank Id:	r-2
Tank Status:	Permanently out of Use
FRTYPE:	Insurance
Expiration Date:	Not reported
FR Archive:	False
Name:	DAIRY ROAD SHELL
Address:	370 DAIRY RD
City,State,Zip:	KAHULUI, HI 96732
Alt Facility ID:	9-501300
Tank Id:	r-3
Tank Status:	Permanently out of Use
FRTYPE:	Insurance
Expiration Date:	Not reported
FR Archive:	False

DAIRY ROAD SHELL (Continued) **U003222218**

Name:	DAIRY ROAD SHELL
Address:	370 DAIRY RD
City,State,Zip:	KAHULUI, HI 96732
Alt Facility ID:	9-501300
Tank Id:	r-1
Tank Status:	Permanently out of Use
FRTYPE:	Insurance
Expiration Date:	10/14/2013
FR Archive:	True

Name:	DAIRY ROAD SHELL
Address:	370 DAIRY RD
City,State,Zip:	KAHULUI, HI 96732
Alt Facility ID:	9-501300
Tank Id:	r-2
Tank Status:	Permanently out of Use
FRTYPE:	Insurance
Expiration Date:	10/14/2013
FR Archive:	True

Name:	DAIRY ROAD SHELL
Address:	370 DAIRY RD
City,State,Zip:	KAHULUI, HI 96732
Alt Facility ID:	9-501300
Tank Id:	r-3
Tank Status:	Permanently out of Use
FRTYPE:	Insurance
Expiration Date:	10/14/2013
FR Archive:	True

A7 **PACIFIC MACHINERY INC MAUI** **SHWS** **S121406209**
NNW **470 S HANA HWY** **N/A**
1/2-1 **KAHULUI, HI 96732**
0.612 mi.
3230 ft. **Site 1 of 4 in cluster A**

Relative:
Lower

Actual:
13 ft.

SHWS:

Name:	PACIFIC MACHINERY INC MAUI
Address:	470 S HANA HWY
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Pacific Machinery Inc Maui
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Eric Sadoyama
Hazard Priority:	NFA
Potential Hazards And Controls:	No Hazard
Island:	Maui
SDAR Environmental Interest Name:	Pacific Machinery Inc Maui
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	No Hazard
Priority:	NFA
Assessment:	Response Not Necessary

PACIFIC MACHINERY INC MAUI (Continued) **S121406209**

Response:	Not reported
Nature of Contamination:	Found: Selenium confined to a small portion of the site groundwater.
Nature of Residual Contamination:	Not reported
Use Restrictions:	No Hazard Present For Unrestricted Residential Use
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	No Further Action Letter - Unrestricted Residential Use
Document Date:	05/17/2016
Document Number:	2016-290-ES
Document Subject:	No Further Action Determination for Pacific Machinery, Inc Maui, a.k.a. Hawthorne Machinery, based on review of Limited Phase II Environmental Investigation, 470 S Hana Hwy, TMK 2 3-8-065-001 (por), Kahului, Maui, Hawaii, (2/5/2016)
Project Manager:	Eric Sadoyama
Contact Information:	(808) 586-4249 2385 Waimano Home Rd, Pearl City, HI 96782
Facility ID:	832
Location Description:	470 S Hana Hwy
Is Public:	True
Update On:	43615.858113425929
Latitude:	20.884411
Longitude:	-156.452302

A8 **PACIFIC MACHINERY, INC MAUI** **SHWS** **S121406210**
NNW **470 S HANA HWY** **N/A**
1/2-1 **KAHULUI, HI 96732**
0.612 mi.
3230 ft. **Site 2 of 4 in cluster A**

Relative:
Lower

Actual:
13 ft.

SHWS:

Name:	PACIFIC MACHINERY, INC MAUI
Address:	470 S HANA HWY
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Pacific Machinery, Inc Maui
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Mark Sutterfield
Hazard Priority:	NFA
Potential Hazards And Controls:	No Hazard
Island:	Maui
SDAR Environmental Interest Name:	Pacific Machinery, Inc Maui
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	No Hazard
Priority:	NFA
Assessment:	Response Necessary
Response:	Response Complete
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Petroleum contaminated soil.
Use Restrictions:	No Hazard Present for Unrestricted Residential Use
Engineering Control:	Not reported
Description of Restrictions:	Not reported

PACIFIC MACHINERY, INC MAUI (Continued) **S121406210**

Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	No Further Action Letter - Unrestricted Residential Use
Document Date:	08/03/2004
Document Number:	2004-310-MS
Document Subject:	NFA for 4 areas at the Pacific Machinery Maui site
Project Manager:	Mark Sutterfield
Contact Information:	(808) 586-4249 2385 Waimano Home Rd, Pearl City, HI 96782
Facility ID:	1482
Location Description:	470 S Hana Hwy
Is Public:	True
Update On:	43615.858113425929
Latitude:	20.884536
Longitude:	-156.452341

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9 **MAUI PINEAPPLE COMPANY AGRICULTURAL DEEP SOIL DUMP** **SHWS** **S128196102**
NNW **HALEAKALA HWY** **N/A**
1/2-1 **KAHULUI, HI 96732**
0.615 mi.
3246 ft.

Relative: SHWS:
Lower

Actual: Name:	MAUI PINEAPPLE COMPANY AGRICULTURAL DEEP SOIL DUMP REINTERNMENT ON
15 ft. Address:	HALEAKALA HWY
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported
Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	Not reported
Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Not reported
Document Date:	Not reported
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported
Contact Information:	Not reported
Facility ID:	2332

MAUI PINEAPPLE COMPANY AGRICULTURAL DEEP SOIL DUMP REINTERNM (Continued) **S128196102**

Location Description:	Haleakala Hwy
Is Public:	True
Update On:	44540.786493055559
Latitude:	20.885196
Longitude:	-156.450704

10
North
1/2-1
0.615 mi.
3249 ft.

MAUI PINEAPPLE COMPANY SUSPECTED FORMER AGRICULTUR **SHWS** **S126282949**
HALEAKALA ST **N/A**
KAHULUI, HI 96732

Relative:
Lower

Actual:
38 ft.

SHWS:

Name:	MAUI PINEAPPLE COMPANY SUSPECTED FORMER AGRICULTURAL DEEP SOIL DUM
Address:	HALEAKALA ST
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported
Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	Not reported
Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Not reported
Document Date:	Not reported
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported
Contact Information:	Not reported
Facility ID:	2331
Location Description:	Haleakala St
Is Public:	True
Update On:	44020.597199074073
Latitude:	20.886985
Longitude:	-156.444942

11
North
1/2-1
0.637 mi.
3364 ft.

A&B CENTRAL POWER PLANT ELECTRICAL SUBSTATION AND — **SHWS** — **S126282151**
HALEAKALA HWY — **N/A**
KAHULUI, HI 96732

Relative:
Lower

Actual:
27 ft.

SHWS:

Name:	A&B CENTRAL POWER PLANT ELECTRICAL SUBSTATION AND TRANSFORMER STO
Address:	HALEAKALA HWY
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	TSCA
Program:	State
Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported
Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	TSCA
Potential Hazard And Controls:	Not reported
Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Not reported
Document Date:	Not reported
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported
Contact Information:	Not reported
Facility ID:	260
Location Description:	Haleakala Hwy
Is Public:	True
Update On:	44608.779247685183
Latitude:	20.886667
Longitude:	-156.448493

12
NW
1/2-1
0.641 mi.
3387 ft.

FONG CONSTRUCTION PETROLEUM HYDROCARBON CONTAMINAT — **SHWS** — **S126282415**
HUKILIKI ST — **N/A**
KAHULUI, HI 96732

Relative:
Lower

Actual:
23 ft.

SHWS:

Name:	FONG CONSTRUCTION PETROLEUM HYDROCARBON CONTAMINATION
Address:	HUKILIKI ST
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported

FONG CONSTRUCTION PETROLEUM HYDROCARBON CONTAMINATION (Continued) **S126282415**

Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported
Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	Not reported
Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Not reported
Document Date:	Not reported
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported
Contact Information:	Not reported
Facility ID:	270
Location Description:	Hukiliki St
Is Public:	True
Update On:	43615.858113425929
Latitude:	20.882
Longitude:	-156.457926

A13 **MECO SUBSTATION 2 TRANSFORMER NO. 13702** **SHWS** **S126282977**
NNW **DAIRY RD & HANA HWY** **N/A**
1/2-1 **KAHULUI, HI 96732**
0.647 mi.
3415 ft. **Site 3 of 4 in cluster A**

Relative: **Lower**
Actual: **10 ft.**

SHWS:

Name:	MECO SUBSTATION 2 TRANSFORMER NO. 13702
Address:	DAIRY RD & HANA HWY
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported

MECO SUBSTATION 2 TRANSFORMER NO. 13702 (Continued) **S126282977**

Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	Not reported
Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Not reported
Document Date:	Not reported
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported
Contact Information:	Not reported
Facility ID:	2392
Location Description:	Dairy Rd & Hana Hwy, Substation # 2
Is Public:	True
Update On:	43615.858113425929
Latitude:	20.884802
Longitude:	-156.452815

A14 **MECO STATION-CLASS TRANSFORMER NO. 6369** **SHWS S113230501**
NNW **DAIRY RD SE CORNER OF HANA HWY INTERSECTION** **SPILLS N/A**
1/2-1 **KAHULUI, HI 96732**
0.649 mi.
3426 ft. **Site 4 of 4 in cluster A**

Relative: **Lower**
Actual: **10 ft.**

SHWS:

Name:	MECO STATION-CLASS TRANSFORMER NO. 6369
Address:	DAIRY RD SE CORNER OF HANA HWY INTERSECTION
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	MECO Station-Class Transformer No. 6369
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Amelia Hicks
Hazard Priority:	NFA
Potential Hazards And Controls:	No Hazard
Island:	Maui
SDAR Environmental Interest Name:	MECO Station-Class Transformer No. 6369
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	No Hazard
Priority:	NFA
Assessment:	Response Necessary
Response:	Response Complete

MECO STATION-CLASS TRANSFORMER NO. 6369 (Continued) **S113230501**

Nature of Contamination:	Not reported
Nature of Residual Contamination:	PCB detected at maximum concentrations of less than 0.2 mg/kg (below HDOH EALs) and TPH detected at maximum concentrations of less 193 mg/kg (below HDOH EALs).
Use Restrictions:	No Hazard Present For Unrestricted Residential Use
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	No Further Action Letter - Unrestricted Residential Use
Document Date:	07/13/2012
Document Number:	2012-430-AH
Document Subject:	No Further Action Determination for MECO Pad-Mount Transformer, No 6324, No 8554, MECO Pole-Mount Transformer No 6371, MECO Station-Class Transformer No 6369 No 8857
Project Manager:	Amelia Hicks
Contact Information:	(808) 586-4249 2385 Waimano Home Rd, Pearl City, HI 96782
Facility ID:	2588
Location Description:	Dairy Rd SE corner of Hana Hwy Intersection, MECO Substation 2
Is Public:	True
Update On:	43615.858113425929
Latitude:	20.884842
Longitude:	-156.452788

SPILLS:

Name:	MECO STATION-CLASS TRANSFORMER NO. 6369
Address:	DAIRY RD SE CORNER OF HANA HWY INTERSECTION
Address 2:	MECO SUBSTATION 2
City,State,Zip:	KAHULUI, HI 96732
Island:	Maui
Supplemental Loc. Text:	Not reported
Case Number:	20081110-1100
Facility Registry ID:	Not reported
HID Number:	Not reported
Lead and Program:	HEER EP&R
ER:	None
Less Or Greater Than:	Not reported
Units:	MECO Substation-Class Transformer No. 6369 MECO Substation 2 Release
Activity Type:	Response
Activity Lead:	Not reported
Assignment End Date:	Not reported
Result:	Not reported
File Under:	Maui Electric Co., Inc.
Substances:	Transformer Oil
Quanity:	0
Units:	Not reported
Reported Date:	Not reported
Release Date:	Not reported
Release Duration:	Not reported
Media:	Not reported
Waterbody:	Not reported
Summary:	Not reported
Is Noteworthy for Reports:	Not reported
Is the Release a Fugitive Dumping:	Not reported
Tax Map Key:	Not reported
Assigned SOSC:	Not reported

MECO STATION-CLASS TRANSFORMER NO. 6369 (Continued) **S113230501**

Notified Agencies:	Not reported
Response Measures Taken:	Not reported
Incident Report Number:	Not reported
Coordination Needed:	Not reported
Tier II Facility:	Not reported
RMP:	Not reported
Follow-up Received On:	Not reported
Cost Recovery:	Not reported
Invoice To:	Not reported
Closed Date:	Not reported
Comments:	Not reported
Latitude:	Not reported
Longitude:	Not reported

Name:	MECO STATION-CLASS TRANSFORMER NO. 6369
Address:	DAIRY RD SE CORNER OF HANA HWY INTERSECTION
Address 2:	MECO SUBSTATION 2
City,State,Zip:	KAHULUI, HI 96732
Island:	Maui
Supplemental Loc. Text:	Not reported
Case Number:	20081110-1100
Facility Registry ID:	Not reported
HID Number:	Not reported
Lead and Program:	HEER EP&R
ER:	None
Less Or Greater Than:	Not reported
Units:	MECO Substation-Class Transformer No. 6369 MECO Substation 2 Release
Activity Type:	Response
Activity Lead:	Liz Galvez
Assignment End Date:	Not reported
Result:	Not reported
File Under:	Maui Electric Co., Inc.
Substances:	Transformer Oil
Quanity:	0
Units:	Not reported
Reported Date:	Not reported
Release Date:	Not reported
Release Duration:	Not reported
Media:	Not reported
Waterbody:	Not reported
Summary:	Not reported

Is Noteworthy for Reports:	Not reported
Is the Release a Fugitive Dumping:	Not reported
Tax Map Key:	Not reported
Assigned SOSC:	Not reported
Notified Agencies:	Not reported
Response Measures Taken:	Not reported
Incident Report Number:	Not reported
Coordination Needed:	Not reported
Tier II Facility:	Not reported
RMP:	Not reported
Follow-up Received On:	Not reported
Cost Recovery:	Not reported
Invoice To:	Not reported
Closed Date:	Not reported
Comments:	Not reported

MECO STATION-CLASS TRANSFORMER NO. 6369 (Continued) **S113230501**

Latitude: Not reported
Longitude: Not reported

15
NNW
1/2-1
0.702 mi.
3709 ft.

COSTCO #119 MAUI ADDITION LOT 21A
540 HALEAKALA HWY
KAHULUI, HI 96732

SHWS **S111704705**
VCP **N/A**

Relative:
Lower

Actual:
16 ft.

SHWS:

Name:	A&B CENTRAL POWER PLANT PIPELINES
Address:	540 HALEAKALA HWY
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported
Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	Not reported
Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Not reported
Document Date:	Not reported
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported
Contact Information:	Not reported
Facility ID:	2790
Location Description:	540 Haleakala Hwy, Kahului, HI 96732
Is Public:	True
Update On:	44227.853101851855
Latitude:	20.887635
Longitude:	-156.44984

Name:	COSTCO #119 MAUI ADDITION LOT 21A
Address:	540 HALEAKALA HWY
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Costco #119 Maui Addition Lot 21A

COSTCO #119 MAUI ADDITION LOT 21A (Continued) **S111704705**

HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	VRP
Project Manager:	Steve Mow
Hazard Priority:	NFA
Potential Hazards And Controls:	Hazard Present
Island:	Maui
SDAR Environmental Interest Name:	Costco #119 Maui Addition Lot 21A
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	Hazard Present
Priority:	NFA
Assessment:	Response Necessary
Response:	Response Complete
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Controls Required to Manage Contamination
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Letter of Completion - Restricted Use
Document Date:	04/21/2015
Document Number:	2015-170-JQN
Document Subject:	Letter of Completion pursuant to the Voluntary Response Program Agreement, Dec 2010 between Costco Wholesale Corporation and the State of Hawaii, Department of Health
Project Manager:	Steve Mow
Contact Information:	(808) 586-4249 2385 Waimano Home Rd, Pearl City, HI 96782
Facility ID:	667
Location Description:	540 Haleakala Hwy, Kahului, HI 96732
Is Public:	True
Update On:	44227.852210648147
Latitude:	20.887121
Longitude:	-156.450765

VCP:

Name:	COSTCO #119 MAUI ADDITION LOT 21A
Address:	540 HALEAKALA HWY
City,State,Zip:	KAHULUI, HI 96732
Program:	VRP
Zip Suffix:	Not reported
Supplemental Location:	Not reported
Island:	Maui
Facility ID:	667
Location Description:	540 Haleakala Hwy, Kahului, HI 96732
Latitude:	20.887121
Longitude:	-156.450765

16
NW
1/2-1
0.735 mi.
3880 ft.

OPALA PARTNERS DIESEL RELEASE
221 LALO PL
KAHULUI, HI 96732

SHWS **S106818999**
N/A

Relative:
Lower

Actual:
20 ft.

SHWS:

Name:	OPALA PARTNERS DIESEL RELEASE
Address:	221 LALO PL
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported
Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	Not reported
Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Not reported
Document Date:	Not reported
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported
Contact Information:	Not reported
Facility ID:	353
Location Description:	221 Lalo Pl
Is Public:	True
Update On:	43615.858113425929
Latitude:	20.883664
Longitude:	-156.458842

17
WNW
1/2-1
0.746 mi.
3938 ft.

MECO POLE-MOUNT TRANSFORMER NO. 6748
POLE E-9 AT AIAI ST
KAHULUI, HI 96732

SHWS **S121406197**
N/A

Relative:
Lower

Actual:
29 ft.

SHWS:

Name:	MECO POLE-MOUNT TRANSFORMER NO. 6748
Address:	POLE E-9 AT AIAI ST
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported

MECO POLE-MOUNT TRANSFORMER NO. 6748 (Continued) **S121406197**

Island:	Maui
Environmental Interest:	MECO Pole-Mount Transformer no. 6748
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Amelia Hicks
Hazard Priority:	NFA
Potential Hazards And Controls:	No Hazard
Island:	Maui
SDAR Environmental Interest Name:	MECO Pole-Mount Transformer no. 6748
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	No Hazard
Priority:	NFA
Assessment:	Response Necessary
Response:	Response Complete
Nature of Contamination:	Not reported
Nature of Residual Contamination:	PCB detected at <0.2 mg/kg; TPH detected at 1,290 mg/kg
Use Restrictions:	No Hazard Present For Unrestricted Residential Use
Engineering Control:	No Engineering Control Required
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	No Further Action Letter - Unrestricted Residential Use
Document Date:	05/10/2012
Document Number:	2012-290-AH
Document Subject:	No Further Action Determination for MECO Pad-Mount Transformer No 15683 (Incident ID 20091125-1412), Pole-Mount Transformer No 6159 (Incident ID 20080626-1149), No 6748 (Incident ID 20091203-1124) and No 9353 (Incident ID 20080320-1427)
Project Manager:	Amelia Hicks
Contact Information:	(808) 586-4249 2385 Waimano Home Rd, Pearl City, HI 96782
Facility ID:	2585
Location Description:	Pole E-9 at Aiai St
Is Public:	True
Update On:	43875.39199074074
Latitude:	20.881064
Longitude:	-156.460861

18
North
1/2-1
0.766 mi.
4043 ft.

HAWAII AIR NATIONAL GUARD - 292 CBCS (PMID OGG0061 **SHWS** **U003222266**
75 KULEANA ST BLDG 502 TANK 502-1 502-2 502-3 **LUST** **N/A**
KAHULUI, HI 96732 **UST**
Financial Assurance

Relative:
Lower

Actual:
33 ft.

SHWS:

Name:	HIANG KAHULUI COMMUNICATIONS STATION
Address:	75 KULEANA ST
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	DOD-IRP

HAWAII AIR NATIONAL GUARD - 292 CBCS (PMID OGG006108) 292 CB (Continued) **U003222266**

Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported
Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	Not reported
Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Not reported
Document Date:	Not reported
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported
Contact Information:	Not reported
Facility ID:	720
Location Description:	Kahului Airport, 75 Kuleana St, Kahului, HI 96732
Is Public:	True
Update On:	44003.700011574074
Latitude:	20.889868
Longitude:	-156.444834

LUST:

Name:	HAWAII AIR NATIONAL GUARD - 292 CBCS (PMID OGG006108) 292 CBCS (PMID OGG006108)
Address:	75 KULEANA ST BLDG 502 TANK 502-1 502-2 502-3
City,State,Zip:	KAHULUI, HI 96732
Facility ID:	9-502879
Facility Status:	Site Cleanup Completed (NFA)
Facility Status Date:	11/14/2000
Release ID:	980058
Project Officer:	Shaobin Li

Name:	HAWAII AIR NATIONAL GUARD - 292 CBCS (PMID OGG006108) 292 CBCS (PMID OGG006108)
Address:	75 KULEANA ST BLDG 502 TANK 502-1 502-2 502-3
City,State,Zip:	KAHULUI, HI 96732
Facility ID:	9-502879
Facility Status:	Site Cleanup Completed (NFA)
Facility Status Date:	11/01/2000
Release ID:	980057
Project Officer:	Shaobin Li

Name:	HAWAII AIR NATIONAL GUARD - 292 CBCS (PMID OGG006108) 292 CBCS (PMID OGG006108)
Address:	75 KULEANA ST BLDG 502 TANK 502-1 502-2 502-3
City,State,Zip:	KAHULUI, HI 96732
Facility ID:	9-502879
Facility Status:	Site Cleanup Completed (NFA)
Facility Status Date:	10/16/2000

HAWAII AIR NATIONAL GUARD - 292 CBCS (PMID OGG006108) 292 CB (Continued) **U003222266**

Release ID: 980054
Project Officer: Shaobin Li

UST:

Name:	HAWAII AIR NATIONAL GUARD - 292 CBCS (PMID OGG006108) 292 CBCS (PMID OGG00
Address:	75 KULEANA ST BLDG 502 TANK 502-1 502-2 502-3
City,State,Zip:	KAHULUI, HI 96732
Facility ID:	9-502879
Owner:	STATE DOD - HAWAII AIR NATIONAL GUARD
Owner Address:	3949 DIAMOND HEAD ROAD
Owner City,St,Zip:	Kahului, 96732 96732
Latitude:	20.889997
Longitude:	-156.445397
Horizontal Reference Datum Name:	NAD83
Horizontal Collection Method Name:	Map
Tank ID:	R-502-1
Date Installed:	12/01/1983
Tank Status:	**Permanently Out of Use**
Date Closed:	01/11/1996
Tank Capacity:	1000
Substance:	Gasoline
Name:	HAWAII AIR NATIONAL GUARD - 292 CBCS (PMID OGG006108) 292 CBCS (PMID OGG00
Address:	75 KULEANA ST BLDG 502 TANK 502-1 502-2 502-3
City,State,Zip:	KAHULUI, HI 96732
Tank ID:	R-502-2
Date Installed:	12/01/1983
Tank Status:	**Permanently Out of Use**
Date Closed:	01/11/1996
Tank Capacity:	1000
Substance:	Diesel
Name:	HAWAII AIR NATIONAL GUARD - 292 CBCS (PMID OGG006108) 292 CBCS (PMID OGG00
Address:	75 KULEANA ST BLDG 502 TANK 502-1 502-2 502-3
City,State,Zip:	KAHULUI, HI 96732
Tank ID:	R-502-3
Date Installed:	12/01/1983
Tank Status:	**Permanently Out of Use**
Date Closed:	01/11/1996
Tank Capacity:	550
Substance:	Used Oil

HI Financial Assurance:

Name:	HAWAII AIR NATIONAL GUARD - 292 CBCS (PMID OGG006108) 292 CBCS (PMID OGG006108)
Address:	75 KULEANA ST BLDG 502 TANK 502-1 502-2 502-3
City,State,Zip:	KAHULUI, HI 96732
Alt Facility ID:	9-502879
Tank Id:	R-502-1
Tank Status:	Permanently Out of Use
FRTYPE:	Self Insured
Expiration Date:	Not reported
FR Archive:	False

HAWAII AIR NATIONAL GUARD - 292 CBCS (PMID OGG006108) 292 CB (Continued) **U003222266**

Name:	HAWAII AIR NATIONAL GUARD - 292 CBCS (PMID OGG006108) 292 CBCS (PMID OGG006108)
Address:	75 KULEANA ST BLDG 502 TANK 502-1 502-2 502-3
City,State,Zip:	KAHULUI, HI 96732
Alt Facility ID:	9-502879
Tank Id:	R-502-3
Tank Status:	Permanently Out of Use
FRTYPE:	Self Insured
Expiration Date:	Not reported
FR Archive:	False

Name:	HAWAII AIR NATIONAL GUARD - 292 CBCS (PMID OGG006108) 292 CBCS (PMID OGG006108)
Address:	75 KULEANA ST BLDG 502 TANK 502-1 502-2 502-3
City,State,Zip:	KAHULUI, HI 96732
Alt Facility ID:	9-502879
Tank Id:	R-502-2
Tank Status:	Permanently Out of Use
FRTYPE:	Self Insured
Expiration Date:	Not reported
FR Archive:	False

---

19 **KAHULUI AIRPORT, AIRCRAFT RESCUE AND FIREFIGHTING** **SHWS S126282750**
NNW **1 KEOLANI PL** **PFAS N/A**
1/2-1 **KAHULUI, HI 96732**
0.809 mi.
4274 ft.

Relative: SHWS:
Lower

Actual:
13 ft.

Name:	KAHULUI AIRPORT
Address:	1 KEOLANI PL
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported
Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	Not reported
Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Not reported
Document Date:	Not reported

KAHULUI AIRPORT, AIRCRAFT RESCUE AND FIREFIGHTING TRAINING P (Continued) **S126282750**

Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported
Contact Information:	Not reported
Facility ID:	3099
Location Description:	1 Keolani Pl, Kahului, HI 96732
Is Public:	True
Update On:	44658.551979166667
Latitude:	20.892705
Longitude:	-156.437689
Name:	KAHULUI AIRPORT - HOLDROOM A, B, & E
Address:	1 KEOLANI PL
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported
Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	Not reported
Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Not reported
Document Date:	Not reported
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported
Contact Information:	Not reported
Facility ID:	2863
Location Description:	1 Keolani Pl, Kahului, HI 96732
Is Public:	True
Update On:	44540.794502314813
Latitude:	20.892062
Longitude:	-156.437858
Name:	KAHULUI AIRPORT HOLDROOM AND GATE IMPROVEMENTS
Address:	1 KEOLANI PLACE
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported

KAHULUI AIRPORT, AIRCRAFT RESCUE AND FIREFIGHTING TRAINING P (Continued) **S126282750**

Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported
Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	Not reported
Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Not reported
Document Date:	Not reported
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported
Contact Information:	Not reported
Facility ID:	3145
Location Description:	Kahului Airport
Is Public:	True
Update On:	44461.333773148152
Latitude:	20.891761
Longitude:	-156.438226

Name:	KAHULUI AIRPORT RUNWAY 2-20 RECONSTRUCTION
Address:	1 KEOLANI PLACE
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported
Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	Not reported

KAHULUI AIRPORT, AIRCRAFT RESCUE AND FIREFIGHTING TRAINING P (Continued) **S126282750**

Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Not reported
Document Date:	Not reported
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported
Contact Information:	Not reported
Facility ID:	3173
Location Description:	1 Keolani Place, Kahului, HI 96732
Is Public:	True
Update On:	44658.538923611108
Latitude:	20.896948
Longitude:	-156.430421

Name:	KAHULUI AIRPORT, AIRCRAFT RESCUE AND FIREFIGHTING TRAINING PIT
Address:	1 KEOLANI PL
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported
Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	Not reported
Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Not reported
Document Date:	Not reported
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported

KAHULUI AIRPORT, AIRCRAFT RESCUE AND FIREFIGHTING TRAINING P (Continued) **S126282750**

Contact Information:	Not reported
Facility ID:	2871
Location Description:	1 Keolani Pl, Kahului, HI 96732
Is Public:	True
Update On:	44789.373726851853
Latitude:	20.901419
Longitude:	-156.433548

PFAS:

Site ID:	2871
Name:	KAHULUI AIRPORT, AIRCRAFT RESCUE AND FIREFIGHTING TRAINING PIT
Address:	1 KEOLANI PL
City,State,Zip:	KAHULUI, HI 96732
Island:	Maui
Program:	State

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20 WNW 1/2-1 0.826 mi. 4361 ft. **A&B DUMP SITE** **SHWS 1006820345**
W PAPA AVE **N/A**
KAHULUI, HI 96732

Relative: Lower
Actual: 39 ft.

SHWS:

Name:	A&B DUMP SITE
Address:	W PAPA AVE
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Alexander and Baldwin Dump Site
HID Number:	HI0001290808
Facility Registry Identifier:	110013782914
Lead Agency:	HEER Office
Program:	PA/SI
Project Manager:	Laura Young
Hazard Priority:	NFA
Potential Hazards And Controls:	Hazard Undetermined
Island:	Maui
SDAR Environmental Interest Name:	Alexander and Baldwin Dump Site
HID Number:	HI0001290808
Facility Registry Identifier:	110013782914
Lead Agency:	HEER Office
Potential Hazard And Controls:	Hazard Undetermined
Priority:	NFA
Assessment:	Assessment Ongoing
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Undetermined
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	No Further Action - Type Undetermined
Document Date:	11/10/1997
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Laura Young

A&B DUMP SITE (Continued) **1006820345**

Contact Information:	(808) 586-4249 2385 Waimano Home Rd, Pearl City, HI 96782
Facility ID:	2429
Location Description:	W Papa Ave, Kahului, HI 96732
Is Public:	True
Update On:	44032.611620370371
Latitude:	20.877478
Longitude:	-156.46385

---

21 NW 1/2-1 0.854 mi. 4509 ft. **ALII LINEN SERVICE (FKA SNOW WHITE LINEN)** **SHWS S106816121**
312 ALAMAHA PL **ENG CONTROLS N/A**
KAHULUI, HI 96732 **INST CONTROL**

Relative: Lower
Actual: 12 ft.

SHWS:

Name:	LILI LAUNDRY
Address:	312 ALAMAHA PL
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported
Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	Not reported
Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Not reported
Document Date:	Not reported
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported
Contact Information:	Not reported
Facility ID:	852
Location Description:	312 Alamaha Pl, Unit H
Is Public:	True
Update On:	43769.459201388891
Latitude:	20.885596
Longitude:	-156.458322

Name:	LILI LAUNDRY

ALII LINEN SERVICE (FKA SNOW WHITE LINEN) (Continued) **S106816121**

Address:	312 ALAMAHA PL
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported
Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	Not reported
Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Not reported
Document Date:	Not reported
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported
Contact Information:	Not reported
Facility ID:	852
Location Description:	312 Alamaha Pl, Unit H
Is Public:	True
Update On:	43769.459201388891
Latitude:	20.8854772
Longitude:	-156.4581199

ENG CONTROLS:

Supplemental Location Text:	Not reported
Zip Suffix:	Not reported
Island:	Maui
Potential Hazards And Controls:	Hazard Managed With Controls
Engineering Control:	Engineering Control Required

INST CONTROL:

Potential hazards and controls:	Hazard Managed With Controls
Supplemental Location:	Not reported
Zip Suffix:	Not reported
Island:	Maui
Institutional Control:	Government - Hawaii Dept. of Health Letter Issued

22
NW
1/2-1
0.870 mi.
4591 ft.

HAWAII WOOD PRESERVING CO. (OSMOSE) **SHWS** **1000146664**
356 HANAKAI ST **N/A**
KAHULUI, HI 96732

Relative:
Lower

Actual:
10 ft.

SHWS:

Name:	HAWAII WOOD PRESERVING CO. (OSMOSE)
Address:	356 HANAKAI ST
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported
Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	SHWB
Program:	State
Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported
Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	SHWB
Potential Hazard And Controls:	Not reported
Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Not reported
Document Date:	Not reported
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported
Contact Information:	Not reported
Facility ID:	1186
Location Description:	356 Hanakai St, Kahului, HI 96732
Is Public:	True
Update On:	44492.708449074074
Latitude:	20.886681
Longitude:	-156.456283

23
NNE
1/2-1
0.996 mi.
5258 ft.

KAHULUI AIRPORT CONSOLIDATED CAR RENTAL (CONRAC) F **SHWS** **S126282749**
LANUI CIRCLE **N/A**
KAHULUI, HI 96732

Relative:
Lower

Actual:
20 ft.

SHWS:

Name:	KAHULUI AIRPORT CONSOLIDATED CAR RENTAL (CONRAC) FACILITY
Address:	LANUI CIRCLE
City,State,Zip:	KAHULUI, HI 96732
Supplemental Location:	Not reported

KAHULUI AIRPORT CONSOLIDATED CAR RENTAL (CONRAC) FACILITY (Continued) **S126282749**

Island:	Maui
Environmental Interest:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Program:	State
Project Manager:	Not reported
Hazard Priority:	Not reported
Potential Hazards And Controls:	Not reported
Island:	Maui
SDAR Environmental Interest Name:	Not reported
HID Number:	Not reported
Facility Registry Identifier:	Not reported
Lead Agency:	HEER Office
Potential Hazard And Controls:	Not reported
Priority:	Not reported
Assessment:	Not reported
Response:	Not reported
Nature of Contamination:	Not reported
Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Engineering Control:	Not reported
Description of Restrictions:	Not reported
Institutional Control:	Not reported
Within Designated Areawide Contamination:	Not reported
Site Closure Type:	Not reported
Document Date:	Not reported
Document Number:	Not reported
Document Subject:	Not reported
Project Manager:	Not reported
Contact Information:	Not reported
Facility ID:	1590
Location Description:	New airport access road
Is Public:	True
Update On:	43903.366979166669
Latitude:	20.891776
Longitude:	-156.440034

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 25

Source: EPA
Telephone: N/A
Last EDR Contact: 05/02/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 05/02/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 05/02/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/20/2022
Date Data Arrived at EDR: 12/21/2022
Date Made Active in Reports: 03/10/2023
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 03/28/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/02/2023
Next Scheduled EDR Contact: 07/24/2023
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/02/2023
Next Scheduled EDR Contact: 07/24/2023
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 02/08/2023
Date Data Arrived at EDR: 02/09/2023
Date Made Active in Reports: 05/02/2023
Number of Days to Update: 82

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/03/2023
Next Scheduled EDR Contact: 08/21/2023
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/20/2023
Date Data Arrived at EDR: 02/21/2023
Date Made Active in Reports: 05/02/2023
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/21/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/20/2023
Date Data Arrived at EDR: 02/21/2023
Date Made Active in Reports: 05/02/2023
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/21/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/12/2022
Date Data Arrived at EDR: 12/14/2022
Date Made Active in Reports: 12/19/2022
Number of Days to Update: 5

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/21/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

SHWS: Sites List

Facilities, sites or areas in which the Office of Hazard Evaluation and Emergency Response has an interest, has investigated or may investigate under HRS 128D (includes CERCLIS sites).

Date of Government Version: 10/20/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/22/2023
Number of Days to Update: 82

Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Semi-Annually

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: Permitted Landfills in the State of Hawaii

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 09/14/2022
Date Data Arrived at EDR: 09/28/2022
Date Made Active in Reports: 10/12/2022
Number of Days to Update: 14

Source: Department of Health
Telephone: 808-586-4245
Last EDR Contact: 03/16/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Varies

Lists of state and tribal leaking storage tanks

LUST: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 11/21/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/07/2023
Number of Days to Update: 77

Source: Department of Health
Telephone: 808-586-4228
Last EDR Contact: 11/22/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Semi-Annually

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 04/19/2023
Number of Days to Update: 134
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 05/08/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/14/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/19/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 11/26/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/14/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 10/14/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 02/01/2022
Number of Days to Update: 88

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 03/29/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

UST: Underground Storage Tank Database
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 11/21/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/07/2023
Number of Days to Update: 77

Source: Department of Health
Telephone: 808-586-4228
Last EDR Contact: 02/21/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Semi-Annually

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 04/19/2023
Number of Days to Update: 134

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 10/14/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/19/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/14/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

ENG CONTROLS: Engineering Control Sites

A listing of sites with engineering controls in place.

Date of Government Version: 04/17/2019
Date Data Arrived at EDR: 05/21/2019
Date Made Active in Reports: 05/30/2019
Number of Days to Update: 9

Source: Department of Health
Telephone: 404-586-4249
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

INST CONTROL: Sites with Institutional Controls

Voluntary Remediation Program and Brownfields sites with institutional controls in place.

Date of Government Version: 04/17/2019
Date Data Arrived at EDR: 05/21/2019
Date Made Active in Reports: 05/30/2019
Number of Days to Update: 9

Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

VCP: Voluntary Response Program Sites
Sites participating in the Voluntary Response Program. The purpose of the VRP is to streamline the cleanup process in a way that will encourage prospective developers, lenders, and purchasers to voluntarily cleanup properties.

Date of Government Version: 10/20/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/22/2023
Number of Days to Update: 82
Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 03/17/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27
Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Brownfields Sites
With certain legal exclusions and additions, the term 'brownfield site' means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Date of Government Version: 10/20/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/22/2023
Number of Days to Update: 82
Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 03/07/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 04/06/2023
Date Data Arrived at EDR: 04/13/2023
Date Made Active in Reports: 04/19/2023
Number of Days to Update: 6
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 04/06/2023
Next Scheduled EDR Contact: 06/26/2023
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: SWRCY
A listing of recycling and drop-off facilities located in Hawaii.

Date of Government Version: 09/14/2022
Date Data Arrived at EDR: 09/28/2022
Date Made Active in Reports: 10/05/2022
Number of Days to Update: 7

Source: Department of Health
Telephone: 808-586-4226
Last EDR Contact: 03/16/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/19/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Varies

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/12/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 04/27/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 01/06/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 8

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Lab Listing
A listing of clandestine drug lab site locations.

Date of Government Version: 08/04/2010
Date Data Arrived at EDR: 09/10/2010
Date Made Active in Reports: 10/22/2010
Number of Days to Update: 42
Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 03/02/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 01/06/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 8
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26
Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 05/02/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/13/2022
Date Data Arrived at EDR: 12/14/2022
Date Made Active in Reports: 03/10/2023
Number of Days to Update: 86
Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/21/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

SPILLS: Release Notifications
Releases of hazardous substances to the environment reported to the Office of Hazard Evaluation and Emergency Response since 1988.

Date of Government Version: 11/16/2022
Date Data Arrived at EDR: 11/16/2022
Date Made Active in Reports: 02/07/2023
Number of Days to Update: 83
Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 05/10/2023
Next Scheduled EDR Contact: 08/28/2023
Data Release Frequency: Varies

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 03/10/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/11/2013
Number of Days to Update: 39

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 02/01/2023
Date Data Arrived at EDR: 02/14/2023
Date Made Active in Reports: 05/02/2023
Number of Days to Update: 77

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/14/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/11/2023
Next Scheduled EDR Contact: 07/24/2023
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/03/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/11/2023
Next Scheduled EDR Contact: 08/21/2023
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/13/2022
Date Data Arrived at EDR: 12/14/2022
Date Made Active in Reports: 03/10/2023
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/21/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 05/01/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/04/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/13/2023
Next Scheduled EDR Contact: 06/26/2023
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 02/16/2023
Date Made Active in Reports: 05/02/2023
Number of Days to Update: 75
Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/16/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 01/17/2023
Date Data Arrived at EDR: 01/18/2023
Date Made Active in Reports: 04/19/2023
Number of Days to Update: 91
Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/18/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26
Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 05/02/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/04/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 6
Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/13/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35
Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 10/27/2022
Date Data Arrived at EDR: 11/01/2022
Date Made Active in Reports: 11/15/2022
Number of Days to Update: 14

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 05/02/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/03/2022
Date Data Arrived at EDR: 01/04/2023
Date Made Active in Reports: 04/03/2023
Number of Days to Update: 89

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/04/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 03/29/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/26/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 12/05/2022
Number of Days to Update: 13

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 04/13/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 84
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 03/03/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/27/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/04/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 03/23/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 01/12/2023
Date Made Active in Reports: 04/07/2023
Number of Days to Update: 85

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/03/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/06/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 04/26/2023
Next Scheduled EDR Contact: 08/14/2023
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/10/2023
Next Scheduled EDR Contact: 08/28/2023
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 05/02/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 11/17/2022
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 85

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/22/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 02/27/2023
Date Data Arrived at EDR: 03/01/2023
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 23

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 04/04/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/20/2022
Date Data Arrived at EDR: 12/20/2022
Date Made Active in Reports: 03/10/2023
Number of Days to Update: 80

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/16/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/02/2023
Date Data Arrived at EDR: 02/28/2023
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 24

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 02/28/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 11/09/2021
Date Data Arrived at EDR: 10/20/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 82

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/27/2023
Next Scheduled EDR Contact: 07/24/2023
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/01/2023
Date Data Arrived at EDR: 01/04/2023
Date Made Active in Reports: 04/03/2023
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 03/31/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/13/2023
Date Data Arrived at EDR: 02/14/2023
Date Made Active in Reports: 04/19/2023
Number of Days to Update: 64

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/14/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 07/08/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 123

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 04/04/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 03/30/2023
Date Data Arrived at EDR: 03/30/2023
Date Made Active in Reports: 04/07/2023
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 01/03/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 03/30/2023
Date Data Arrived at EDR: 03/30/2023
Date Made Active in Reports: 05/02/2023
Number of Days to Update: 33

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020
Date Data Arrived at EDR: 03/17/2021
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 601

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 03/30/2023
Date Data Arrived at EDR: 03/30/2023
Date Made Active in Reports: 05/02/2023
Number of Days to Update: 33

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits.

Date of Government Version: 03/30/2023
Date Data Arrived at EDR: 03/30/2023
Date Made Active in Reports: 04/07/2023
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 03/30/2023
Date Data Arrived at EDR: 03/30/2023
Date Made Active in Reports: 04/03/2023
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

PFAS ECHO FIRE TRAINING: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 03/30/2023
Date Data Arrived at EDR: 03/30/2023
Date Made Active in Reports: 04/03/2023
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

PFAS PART 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 03/30/2023
Date Data Arrived at EDR: 03/30/2023
Date Made Active in Reports: 04/03/2023
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 04/27/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 05/02/2023
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/27/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Listing

A listing of sites where "Potential PFAS" were found. The listing includes sites with "PFAs" and "fluoro", and site names that include "firefight", fire fight", "fire train".

Date of Government Version: 02/25/2022
Date Data Arrived at EDR: 02/28/2022
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 10

Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 03/29/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

AIRS: List of Permitted Facilities

A listing of permitted facilities in the state.

Date of Government Version: 06/28/2022
Date Data Arrived at EDR: 06/30/2022
Date Made Active in Reports: 09/14/2022
Number of Days to Update: 76

Source: Department of Health
Telephone: 808-586-4200
Last EDR Contact: 03/23/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Varies

DRYCLEANERS: Permitted Drycleaner Facility Listing
A listing of permitted drycleaner facilities in the state.

Date of Government Version: 01/23/2023
Date Data Arrived at EDR: 02/23/2023
Date Made Active in Reports: 05/12/2023
Number of Days to Update: 78

Source: Department of Health
Telephone: 808-586-4200
Last EDR Contact: 03/23/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Varies

Financial Assurance: Financial Assurance Information Listing
A listing of financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/07/2022
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 83

Source: Department of Health
Telephone: 808-586-4226
Last EDR Contact: 03/29/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

LEAD: Lead Inspection Listing
Lead inspections

Date of Government Version: 12/06/2022
Date Data Arrived at EDR: 12/07/2022
Date Made Active in Reports: 03/01/2023
Number of Days to Update: 84

Source: Department of Health
Telephone: 808-586-5800
Last EDR Contact: 03/02/2023
Next Scheduled EDR Contact: 06/19/2023
Data Release Frequency: Varies

UIC: Underground Injection Wells Listing
A listing of underground injection well locations.

Date of Government Version: 02/07/2013
Date Data Arrived at EDR: 02/12/2013
Date Made Active in Reports: 04/09/2013
Number of Days to Update: 56

Source: Department of Health
Telephone: 808-586-4258
Last EDR Contact: 02/15/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI
Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 03/07/2023
Date Data Arrived at EDR: 03/07/2023
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 17

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 08/23/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 98

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: No Update Planned

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List
The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Health in Hawaii.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/08/2014
Number of Days to Update: 191

Source: Department of Health
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List
The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Health in Hawaii.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/17/2014
Number of Days to Update: 200

Source: Department of Health
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank
The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Health in Hawaii.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/03/2014
Number of Days to Update: 186

Source: Department of Health
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Office of Planning
Telephone: 808-587-2895

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

MEO CONDOMINIUM UNIT 2C
21 HANSEN RD
KAHULUI, HI 96732

TARGET PROPERTY COORDINATES

Latitude (North):	20.873687 - 20˚ 52' 25.27''
Longitude (West):	156.446467 - 156˚ 26' 47.28''
Universal Tranverse Mercator:	Zone 4
UTM X (Meters):	765678.5
UTM Y (Meters):	2310142.2
Elevation:	62 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	9757761 PAIA, HI
Version Date:	2017
West Map:	9372279 WAILUKU, HI
Version Date:	2017

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

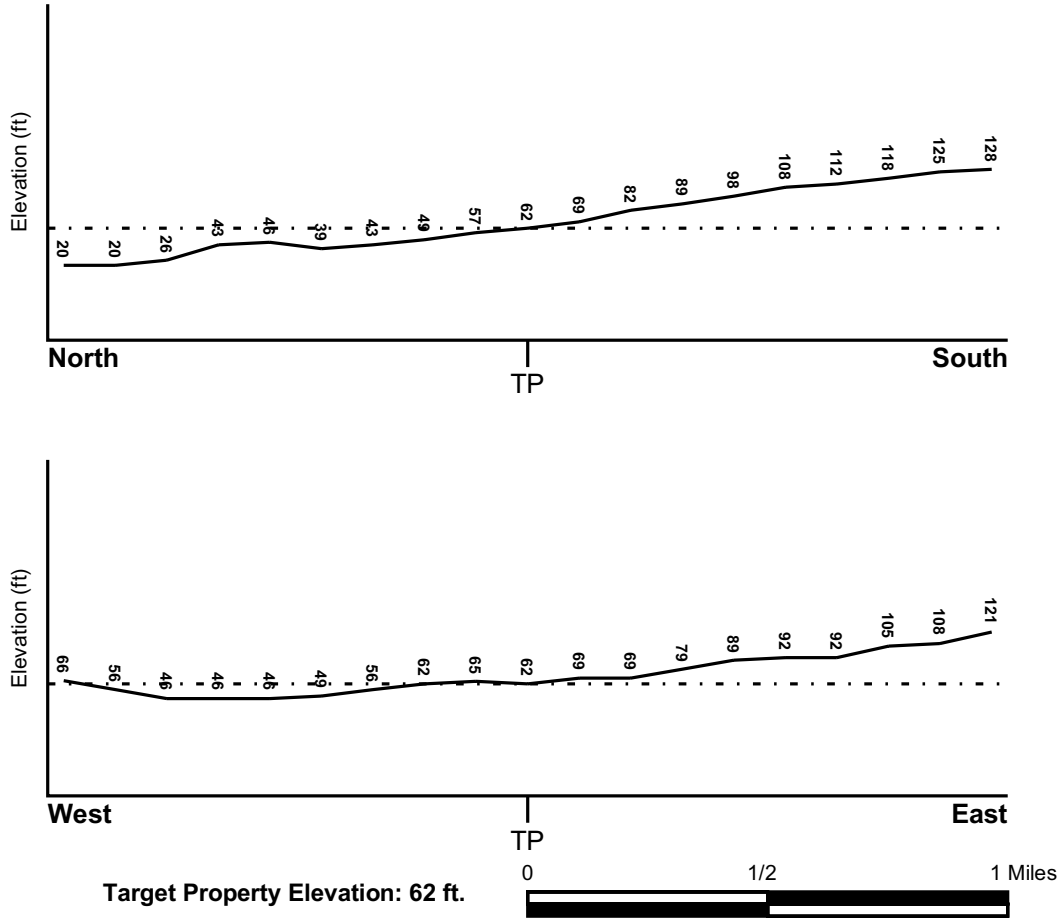
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NNW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 62 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
1500030411E	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
1500030392E	FEMA FIRM Flood data
1500030394F	FEMA FIRM Flood data
1500030413E	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
NOT AVAILABLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

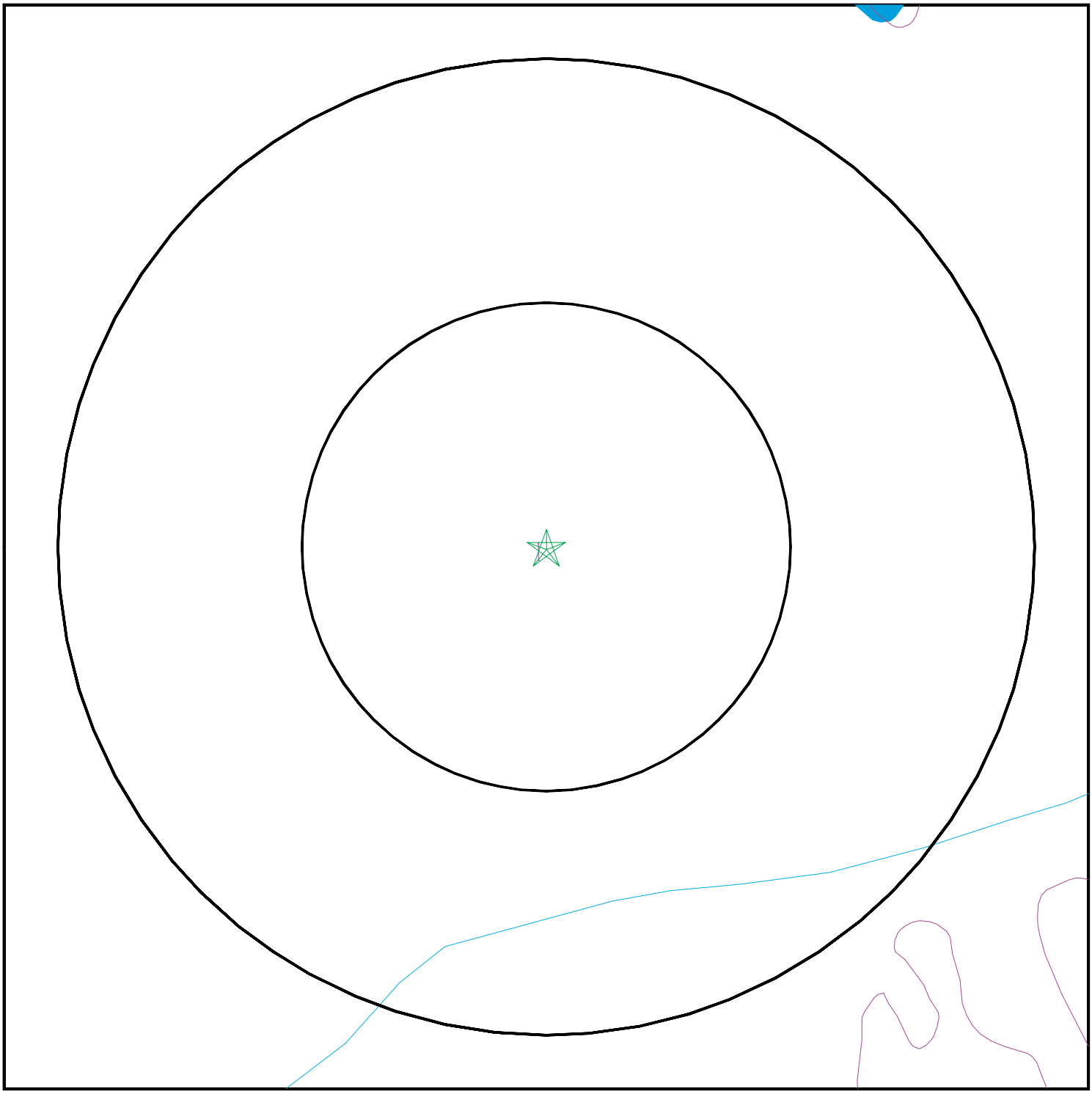
Era: -
System: -
Series: -
Code: N/A *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: -

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7336517.2s



SITE NAME:	MEO Condominium Unit 2C	CLIENT:	MEV, LLC
ADDRESS:	21 Hansen Rd Kahului HI 96732	CONTACT:	Jeffrey King
		INQUIRY #:	7336517.2s
LAT/LONG:	20.873687 / 156.446467	DATE:	May 15, 2023 12:29 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Ewa

Soil Surface Texture: silty clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	18 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	ML-K (proposed)	Max: 14 Min: 4.23	Max: 7.8 Min: 6.6
2	18 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	ML-K (proposed)	Max: 14 Min: 4.23	Max: 7.8 Min: 6.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A3	USGS40000269057	1/2 - 1 Mile SSW
5	USGS40000269130	1/2 - 1 Mile NNE
B9	USGS40000269088	1/2 - 1 Mile WNW
B11	USGS40000269083	1/2 - 1 Mile WNW
C15	USGS40000269073	1/2 - 1 Mile WNW
D17	USGS40000269084	1/2 - 1 Mile WNW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	HI1300000003471	1/4 - 1/2 Mile North
2	HI1300000003477	1/2 - 1 Mile SW
A4	HI1300000003476	1/2 - 1 Mile SW
6	HI1300000003480	1/2 - 1 Mile WNW
7	HI1300000003548	1/2 - 1 Mile NNW
B8	HI1300000003545	1/2 - 1 Mile WNW
B10	HI1300000003550	1/2 - 1 Mile WNW
B12	HI1300000003553	1/2 - 1 Mile WNW
13	HI1300000003549	1/2 - 1 Mile North
C14	HI1300000003474	1/2 - 1 Mile WNW
D16	HI1300000003544	1/2 - 1 Mile WNW

PHYSICAL SETTING SOURCE MAP - 7336517.2s



0 1/4 1/2 1 Miles

N

County Boundary
Major Roads
Contour Lines
Airports
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

Groundwater Flow Direction
GI Indeterminate Groundwater Flow at Location
GV Groundwater Flow Varies at Location

SITE NAME:	MEO Condominium Unit 2C	CLIENT:	MEV, LLC
ADDRESS:	21 Hansen Rd Kahului HI 96732	CONTACT:	Jeffrey King
		INQUIRY #:	7336517.2s
LAT/LONG:	20.873687 / 156.446467	DATE:	May 15, 2023 12:29 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

1
North
1/4 - 1/2 Mile
Lower

HI WELLS **HI1300000003471**

Well #:	6-5226-001	Well Name:	MBPII Non-Potable
Original Name:	Puunene-Pump 5	Aquifer Type:	Basal
Year Drilled:	1899	Driller:	Not Reported
Well Depth (ft):	48		
Land Owner:	Alexander & Baldwin, Inc. - Maui Office, A&B		
Pump Installer:	Alpha, Inc.	Well Construction Type:	Shaft
Casing Diameter (in):	Not Reported	Ground Elevation (ft):	42.53
Solid Casing Depth (ft):	Not Reported	Perf Casing Depth (ft):	Not Reported
Major Well Use:	Agriculture-Crops and Processing		
Initial Water Level (ft):	Not Reported	Water Level After Drilling (ft):	Not Reported
Chloride Content (mg/l):	Not Reported	Date Tested:	Not Reported
Test Pump Rate (g/m):	Not Reported	Test Drawdown Rate (ft):	Not Reported
Test Chloride Content (mg/l):	Not Reported	Test Water Temp:	26
Test Unit:	C	Pump GPM:	450
Max Chloride Level:	Not Reported	Min Chloride Level:	Not Reported
Pump Installed:	1970	Draft Year:	Not Reported
Hole Bottom Elevation:	-5.47	Solid Casing Bot Elevation:	Not Reported
Perf Casing Bot Elevation:	Not Reported	Pump Capacity (MM gal/day):	.648
Pump Intake Depth (ft):	Not Reported	Latest WCR1 Report:	16-JUN-14
Latest WCR2 Report:	08-FEB-21	Transmissivity:	Not Reported

2
SW
1/2 - 1 Mile
Higher

HI WELLS **HI1300000003477**

Well #:	6-5227-005	Well Name:	Puunene-Pump 19
Original Name:	Pump 19	Aquifer Type:	Basal
Year Drilled:	1952	Driller:	Not Reported
Well Depth (ft):	Not Reported	Land Owner:	ABL-R
Pump Installer:	Not Reported	Well Construction Type:	Shaft
Casing Diameter (in):	Not Reported	Ground Elevation (ft):	79
Solid Casing Depth (ft):	Not Reported	Perf Casing Depth (ft):	Not Reported
Major Well Use:	Agriculture-Crops and Processing		
Initial Water Level (ft):	Not Reported	Water Level After Drilling (ft):	Not Reported
Chloride Content (mg/l):	Not Reported	Date Tested:	Not Reported
Test Pump Rate (g/m):	Not Reported	Test Drawdown Rate (ft):	Not Reported
Test Chloride Content (mg/l):	Not Reported	Test Water Temp:	Not Reported
Test Unit:	Not Reported	Pump GPM:	7360
Max Chloride Level:	Not Reported	Min Chloride Level:	Not Reported
Pump Installed:	1970	Draft Year:	Not Reported
Hole Bottom Elevation:	Not Reported	Solid Casing Bot Elevation:	Not Reported
Perf Casing Bot Elevation:	Not Reported	Pump Capacity (MM gal/day):	10.51
Pump Intake Depth (ft):	Not Reported	Latest WCR1 Report:	31-JUL-12
Latest WCR2 Report:	Not Reported	Transmissivity:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A3
SSW
1/2 - 1 Mile
Higher

FED USGS **USGS40000269057**

Organization ID:	USGS-HI	Organization Name:	USGS Hawaii Water Science Center
Monitor Location:	6-5227-04 Maui Shaft 17 at Puunene, Maui, HI		
Type:	Well	Description:	Not Reported
HUC:	20020000	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	Not Reported
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

A4
SW
1/2 - 1 Mile
Higher

HI WELLS **HI1300000003476**

Well #:	6-5227-004	Well Name:	Puunene-Mill Pump 8
Original Name:	Pump 8	Aquifer Type:	Basal
Year Drilled:	1939	Driller:	Not Reported
Well Depth (ft):	Not Reported	Land Owner:	ABL-R
Pump Installer:	Not Reported	Well Construction Type:	Shaft
Casing Diameter (in):	Not Reported	Ground Elevation (ft):	80
Solid Casing Depth (ft):	Not Reported	Perf Casing Depth (ft):	Not Reported
Major Well Use:	Agriculture-Crops and Processing		
Initial Water Level (ft):	Not Reported	Water Level After Drilling (ft):	Not Reported
Chloride Content (mg/l):	Not Reported	Date Tested:	Not Reported
Test Pump Rate (g/m):	Not Reported	Test Drawdown Rate (ft):	Not Reported
Test Chloride Content (mg/l):	Not Reported	Test Water Temp:	Not Reported
Test Unit:	Not Reported	Pump GPM:	9440
Max Chloride Level:	Not Reported	Min Chloride Level:	Not Reported
Pump Installed:	1970	Draft Year:	Not Reported
Hole Bottom Elevation:	Not Reported	Solid Casing Bot Elevation:	Not Reported
Perf Casing Bot Elevation:	Not Reported	Pump Capacity (MM gal/day):	13.49
Pump Intake Depth (ft):	Not Reported	Latest WCR1 Report:	31-JUL-12
Latest WCR2 Report:	Not Reported	Transmissivity:	Not Reported

---

5
NNE
1/2 - 1 Mile
Lower

FED USGS **USGS40000269130**

Organization ID:	USGS-HI	Organization Name:	USGS Hawaii Water Science Center
Monitor Location:	6-5327-06 W23	Type:	Well
Description:	Not Reported	HUC:	20020000
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	42	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

6
WNW
1/2 - 1 Mile
Lower

HI WELLS **HI1300000003480**

Well #:	6-5227-008	Well Name:	Puunene-First Assembly
Original Name:	Not Reported	Aquifer Type:	Basal
Year Drilled:	Not Reported	Driller:	Not Reported
Well Depth (ft):	40		
Land Owner:	Maui First Assembly of God - Kahului, Maui King's Cathedral and Chapel		
Pump Installer:	Not Reported	Well Construction Type:	Not Reported
Casing Diameter (in):	6	Ground Elevation (ft):	Not Reported
Solid Casing Depth (ft):	Not Reported	Perf Casing Depth (ft):	Not Reported
Major Well Use:	Irrigation (non-domestic, non-agricujlture)		
Initial Water Level (ft):	Not Reported	Water Level After Drilling (ft):	Not Reported
Chloride Content (mg/l):	Not Reported	Date Tested:	Not Reported
Test Pump Rate (g/m):	Not Reported	Test Drawdown Rate (ft):	Not Reported
Test Chloride Content (mg/l):	Not Reported	Test Water Temp:	Not Reported
Test Unit:	F	Pump GPM:	Not Reported
Max Chloride Level:	Not Reported	Min Chloride Level:	Not Reported
Pump Installed:	Not Reported	Draft Year:	Not Reported
Hole Bottom Elevation:	Not Reported	Solid Casing Bot Elevation:	Not Reported
Perf Casing Bot Elevation:	Not Reported	Pump Capacity (MM gal/day):	Not Reported
Pump Intake Depth (ft):	Not Reported	Latest WCR1 Report:	Not Reported
Latest WCR2 Report:	Not Reported	Transmissivity:	Not Reported

---

7
NNW
1/2 - 1 Mile
Lower

HI WELLS **HI1300000003548**

Well #:	6-5327-006		
Well Name:	TMK 3-8-06-42 (MECO Kanaha Substation)		
Original Name:	Not Reported	Aquifer Type:	Caprock
Year Drilled:	1970		
Driller:	Ocean View Drilling Co., Ltd.		
Well Depth (ft):	42		
Land Owner:	Maui Electric Company, Ltd., MECO		
Pump Installer:	Not Reported	Well Construction Type:	Not Reported
Casing Diameter (in):	6	Ground Elevation (ft):	9
Solid Casing Depth (ft):	8	Perf Casing Depth (ft):	Not Reported
Major Well Use:	Abandoned-Sealed		
Initial Water Level (ft):	Not Reported	Water Level After Drilling (ft):	Not Reported
Chloride Content (mg/l):	Not Reported	Date Tested:	Not Reported
Test Pump Rate (g/m):	Not Reported	Test Drawdown Rate (ft):	Not Reported
Test Chloride Content (mg/l):	Not Reported	Test Water Temp:	Not Reported
Test Unit:	Not Reported	Pump GPM:	Not Reported
Max Chloride Level:	Not Reported	Min Chloride Level:	Not Reported
Pump Installed:	Not Reported	Draft Year:	Not Reported
Hole Bottom Elevation:	-33	Solid Casing Bot Elevation:	1
Perf Casing Bot Elevation:	Not Reported	Pump Capacity (MM gal/day):	Not Reported
Pump Intake Depth (ft):	Not Reported	Latest WCR1 Report:	Not Reported
Latest WCR2 Report:	Not Reported	Transmissivity:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B8
WNW
1/2 - 1 Mile
Lower

HI WELLS **HI1300000003545**

Well #:	6-5327-003	Well Name:	Tmk 3-8-09-3
Original Name:	Not Reported	Aquifer Type:	Not Reported
Year Drilled:	Not Reported	Driller:	Not Reported
Well Depth (ft):	Not Reported	Land Owner:	Robert Steven Moniz
Pump Installer:	Not Reported	Well Construction Type:	Rotary
Casing Diameter (in):	4	Ground Elevation (ft):	Not Reported
Solid Casing Depth (ft):	Not Reported	Perf Casing Depth (ft):	Not Reported
Major Well Use:	Abandoned-Lost	Initial Water Level (ft):	Not Reported
Water Level After Drilling (ft):	Not Reported	Chloride Content (mg/l):	Not Reported
Date Tested:	Not Reported	Test Pump Rate (g/m):	Not Reported
Test Drawdown Rate (ft):	Not Reported	Test Chloride Content (mg/l):	Not Reported
Test Water Temp:	Not Reported	Test Unit:	Not Reported
Pump GPM:	Not Reported	Max Chloride Level:	Not Reported
Min Chloride Level:	Not Reported	Pump Installed:	Not Reported
Draft Year:	Not Reported	Hole Bottom Elevation:	Not Reported
Solid Casing Bot Elevation:	Not Reported	Perf Casing Bot Elevation:	Not Reported
Pump Capacity (MM gal/day):	Not Reported	Pump Intake Depth (ft):	Not Reported
Latest WCR1 Report:	Not Reported	Latest WCR2 Report:	Not Reported
Transmissivity:	Not Reported		

B9
WNW
1/2 - 1 Mile
Lower

FED USGS **USGS40000269088**

Organization ID:	USGS-HI	Organization Name:	USGS Hawaii Water Science Center
Monitor Location:	6-5327-03 W20-112	Type:	Well
Description:	Not Reported	HUC:	20020000
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

---

B10
WNW
1/2 - 1 Mile
Lower

HI WELLS **HI1300000003550**

Well #:	6-5327-008	Well Name:	Tmk 3-8-09-8
Original Name:	Not Reported	Aquifer Type:	Not Reported
Year Drilled:	1962	Driller:	Paul Smith
Well Depth (ft):	71	Land Owner:	Lillian Roman
Pump Installer:	Not Reported	Well Construction Type:	Rotary
Casing Diameter (in):	4	Ground Elevation (ft):	Not Reported
Solid Casing Depth (ft):	Not Reported	Perf Casing Depth (ft):	Not Reported
Major Well Use:	Irrigation (non-domestic, non-agricujlture)		
Initial Water Level (ft):	Not Reported	Water Level After Drilling (ft):	Not Reported
Chloride Content (mg/l):	Not Reported	Date Tested:	Not Reported
Test Pump Rate (g/m):	Not Reported	Test Drawdown Rate (ft):	Not Reported

Test Chloride Content (mg/l):	Not Reported	Test Water Temp:	Not Reported
Test Unit:	Not Reported	Pump GPM:	Not Reported
Max Chloride Level:	Not Reported	Min Chloride Level:	Not Reported
Pump Installed:	Not Reported	Draft Year:	Not Reported
Hole Bottom Elevation:	Not Reported	Solid Casing Bot Elevation:	Not Reported
Perf Casing Bot Elevation:	Not Reported	Pump Capacity (MM gal/day):	Not Reported
Pump Intake Depth (ft):	Not Reported	Latest WCR1 Report:	01-JAN-62
Latest WCR2 Report:	Not Reported	Transmissivity:	Not Reported

---

B11
WNW
1/2 - 1 Mile
Lower

FED USGS **USGS40000269083**

Organization ID:	USGS-HI	Organization Name:	USGS Hawaii Water Science Center
Monitor Location:	6-5327-08 W20-110	Type:	Well
Description:	Not Reported	HUC:	20020000
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19620101
Well Depth:	71	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

---

B12
WNW
1/2 - 1 Mile
Lower

HI WELLS **HI1300000003553**

Well #:	6-5327-011	Well Name:	Tmk 3-8-09-52
Original Name:	Not Reported	Aquifer Type:	Not Reported
Year Drilled:	1970		
Driller:	Ocean View Drilling Co., Ltd.		
Well Depth (ft):	Not Reported	Land Owner:	Marjorie Osorno
Pump Installer:	Not Reported	Well Construction Type:	Rotary
Casing Diameter (in):	4	Ground Elevation (ft):	69
Solid Casing Depth (ft):	Not Reported	Perf Casing Depth (ft):	Not Reported
Major Well Use:	Abandoned-Lost	Initial Water Level (ft):	Not Reported
Water Level After Drilling (ft):	Not Reported	Chloride Content (mg/l):	Not Reported
Date Tested:	Not Reported	Test Pump Rate (g/m):	Not Reported
Test Drawdown Rate (ft):	Not Reported	Test Chloride Content (mg/l):	Not Reported
Test Water Temp:	Not Reported	Test Unit:	Not Reported
Pump GPM:	Not Reported	Max Chloride Level:	Not Reported
Min Chloride Level:	Not Reported	Pump Installed:	Not Reported
Draft Year:	Not Reported	Hole Bottom Elevation:	Not Reported
Solid Casing Bot Elevation:	Not Reported	Perf Casing Bot Elevation:	Not Reported
Pump Capacity (MM gal/day):	Not Reported	Pump Intake Depth (ft):	Not Reported
Latest WCR1 Report:	01-JAN-70	Latest WCR2 Report:	Not Reported
Transmissivity:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

13
North
1/2 - 1 Mile
Lower

HI WELLS **HI1300000003549**

Well #:	6-5327-007	Well Name:	Central Power Plant
Original Name:	Not Reported	Aquifer Type:	Basal
Year Drilled:	1894	Driller:	Not Reported
Well Depth (ft):	14		
Land Owner:	Costco Wholesale Corp - Washington		
Pump Installer:	Not Reported	Well Construction Type:	Shaft
Casing Diameter (in):	439	Ground Elevation (ft):	20
Solid Casing Depth (ft):	Not Reported	Perf Casing Depth (ft):	Not Reported
Major Well Use:	Abandoned-Sealed		
Initial Water Level (ft):	Not Reported	Water Level After Drilling (ft):	Not Reported
Chloride Content (mg/l):	Not Reported	Date Tested:	29-OCT-02
Test Pump Rate (g/m):	520	Test Drawdown Rate (ft):	.46
Test Chloride Content (mg/l):	Not Reported	Test Water Temp:	Not Reported
Test Unit:	Not Reported	Pump GPM:	1000
Max Chloride Level:	Not Reported	Min Chloride Level:	Not Reported
Pump Installed:	2002	Draft Year:	Not Reported
Hole Bottom Elevation:	Not Reported	Solid Casing Bot Elevation:	Not Reported
Perf Casing Bot Elevation:	Not Reported	Pump Capacity (MM gal/day):	1.44
Pump Intake Depth (ft):	10	Latest WCR1 Report:	31-JUL-12
Latest WCR2 Report:	Not Reported	Transmissivity:	138000

C14
WNW
1/2 - 1 Mile
Lower

HI WELLS **HI1300000003474**

Well #:	6-5227-002	Well Name:	Tmk 3-8-09-18
Original Name:	Not Reported	Aquifer Type:	Not Reported
Year Drilled:	Not Reported	Driller:	Not Reported
Well Depth (ft):	Not Reported	Land Owner:	Ruben Ganal
Pump Installer:	Not Reported	Well Construction Type:	Rotary
Casing Diameter (in):	4	Ground Elevation (ft):	40
Solid Casing Depth (ft):	Not Reported	Perf Casing Depth (ft):	Not Reported
Major Well Use:	Abandoned-Lost	Initial Water Level (ft):	Not Reported
Water Level After Drilling (ft):	Not Reported	Chloride Content (mg/l):	Not Reported
Date Tested:	Not Reported	Test Pump Rate (g/m):	Not Reported
Test Drawdown Rate (ft):	Not Reported	Test Chloride Content (mg/l):	Not Reported
Test Water Temp:	Not Reported	Test Unit:	Not Reported
Pump GPM:	Not Reported	Max Chloride Level:	Not Reported
Min Chloride Level:	Not Reported	Pump Installed:	Not Reported
Draft Year:	Not Reported	Hole Bottom Elevation:	Not Reported
Solid Casing Bot Elevation:	Not Reported	Perf Casing Bot Elevation:	Not Reported
Pump Capacity (MM gal/day):	Not Reported	Pump Intake Depth (ft):	Not Reported
Latest WCR1 Report:	Not Reported	Latest WCR2 Report:	Not Reported
Transmissivity:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C15
WNW
1/2 - 1 Mile
Lower

FED USGS **USGS40000269073**

Organization ID:	USGS-HI	Organization Name:	USGS Hawaii Water Science Center
Monitor Location:	6-5227-02 W20-107	Type:	Well
Description:	Not Reported	HUC:	20020000
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

---

D16
WNW
1/2 - 1 Mile
Lower

HI WELLS **HI1300000003544**

Well #:	6-5327-002	Well Name:	Tmk 3-8-09-48
Original Name:	Not Reported	Aquifer Type:	Not Reported
Year Drilled:	Not Reported	Driller:	Not Reported
Well Depth (ft):	Not Reported	Land Owner:	Eugene A. Williams
Pump Installer:	Not Reported	Well Construction Type:	Rotary
Casing Diameter (in):	4	Ground Elevation (ft):	35
Solid Casing Depth (ft):	Not Reported	Perf Casing Depth (ft):	Not Reported
Major Well Use:	Irrigation (non-domestic, non-agricujlture)		
Initial Water Level (ft):	Not Reported	Water Level After Drilling (ft):	Not Reported
Chloride Content (mg/l):	Not Reported	Date Tested:	Not Reported
Test Pump Rate (g/m):	Not Reported	Test Drawdown Rate (ft):	Not Reported
Test Chloride Content (mg/l):	Not Reported	Test Water Temp:	Not Reported
Test Unit:	Not Reported	Pump GPM:	Not Reported
Max Chloride Level:	Not Reported	Min Chloride Level:	Not Reported
Pump Installed:	Not Reported	Draft Year:	Not Reported
Hole Bottom Elevation:	Not Reported	Solid Casing Bot Elevation:	Not Reported
Perf Casing Bot Elevation:	Not Reported	Pump Capacity (MM gal/day):	Not Reported
Pump Intake Depth (ft):	Not Reported	Latest WCR1 Report:	Not Reported
Latest WCR2 Report:	Not Reported	Transmissivity:	Not Reported

---

D17
WNW
1/2 - 1 Mile
Lower

FED USGS **USGS40000269084**

Organization ID:	USGS-HI	Organization Name:	USGS Hawaii Water Science Center
Monitor Location:	6-5327-02 W20-109	Type:	Well
Description:	Not Reported	HUC:	20020000
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for MAUI County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 96732

Number of sites tested: 17

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	-0.271 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.200 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Office of Planning
Telephone: 808-587-2895

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Well Index Database
Source: Commission on Water Resource Management
Telephone: 808-587-0214
CWRM maintains a Well Index Database to track specific information pertaining to the construction and installation of production wells in Hawaii.

OTHER STATE DATABASE INFORMATION

RADON

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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MEO Condominium Unit 2C
21 Hansen Rd
Kahului, HI 96732

Inquiry Number: 7336517.2s
May 15, 2023

EDR Summary Radius Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

21 HANSEN RD
KAHULUI, HI 96732

COORDINATES

Latitude (North):	20.8736870 - 20˚ 52' 25.27''
Longitude (West):	156.4464670 - 156˚ 26' 47.28''
Universal Tranverse Mercator:	Zone 4
UTM X (Meters):	765678.5
UTM Y (Meters):	2310142.2
Elevation:	62 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	U.S. Geological Survey

Target Property:	W
Source:	U.S. Geological Survey

MAPPED SITES SUMMARY

Target Property Address:
21 HANSEN RD
KAHULUI, HI 96732

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	PUUNENE SUGAR MILL M	HANSEN RD	SHWS	Higher	1 ft.
2	HALEAKALA RESEARCH S		FUDS	Higher	435, 0.082, ENE
3	MAUI WELL NO. 5		SHWS	Lower	500, 0.095, North
4	HAWAIIAN COMMERCIAL	PUUNENE MILL	SHWS, US AIRS	Higher	770, 0.146, SW
5	PUUNENE SUGAR MILL C	HANSEN RD	SHWS	Higher	795, 0.151, SW
6	DAIRY ROAD SHELL	370 DAIRY RD	SHWS, LUST, UST, Financial Assurance	Lower	3180, 0.602, NNW
A7	PACIFIC MACHINERY IN	470 S HANA HWY	SHWS	Lower	3230, 0.612, NNW
A8	PACIFIC MACHINERY, I	470 S HANA HWY	SHWS	Lower	3230, 0.612, NNW
9	MAUI PINEAPPLE COMPA	HALEAKALA HWY	SHWS	Lower	3246, 0.615, NNW
10	MAUI PINEAPPLE COMPA	HALEAKALA ST	SHWS	Lower	3249, 0.615, North
11	A&B CENTRAL POWER PL	HALEAKALA HWY	SHWS	Lower	3364, 0.637, North
12	FONG CONSTRUCTION PE	HUKILIKI ST	SHWS	Lower	3387, 0.641, NW
A13	MECO SUBSTATION 2 TR	DAIRY RD & HANA HWY	SHWS	Lower	3415, 0.647, NNW
A14	MECO STATION-CLASS T	DAIRY RD SE CORNER O	SHWS, SPILLS	Lower	3426, 0.649, NNW
15	COSTCO #119 MAUI ADD	540 HALEAKALA HWY	SHWS, VCP	Lower	3709, 0.702, NNW
16	OPALA PARTNERS DIESE	221 LALO PL	SHWS	Lower	3880, 0.735, NW
17	MECO POLE-MOUNT TRAN	POLE E-9 AT AIAI ST	SHWS	Lower	3938, 0.746, WNW
18	HAWAII AIR NATIONAL	75 KULEANA ST BLDG 5	SHWS, LUST, UST, Financial Assurance	Lower	4043, 0.766, North
19	KAHULUI AIRPORT, AIR	1 KEOLANI PL	SHWS, PFAS	Lower	4274, 0.809, NNW
20	A&B DUMP SITE	W PAPA AVE	SHWS	Lower	4361, 0.826, WNW
21	ALII LINEN SERVICE (	312 ALAMAHA PL	SHWS, ENG CONTROLS, INST CONTROL	Lower	4509, 0.854, NW
22	HAWAII WOOD PRESERVI	356 HANAKAI ST	SHWS	Lower	4591, 0.870, NW
23	KAHULUI AIRPORT CONS	LANUI CIRCLE	SHWS	Lower	5258, 0.996, NNE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of state- and tribal hazardous waste facilities

SHWS: A review of the SHWS list, as provided by EDR, and dated 10/20/2022 has revealed that there are 22 SHWS sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PUUNENE SUGAR MILL M	HANSEN RD	0 - 1/8 (0.000 mi.)	1	8
HAWAIIAN COMMERCIAL	***PUUNENE MILL***	***SW 1/8 - 1/4 (0.146 mi.)***	***4***	***8***
PUUNENE SUGAR MILL C	HANSEN RD	SW 1/8 - 1/4 (0.151 mi.)	5	8

Lower Elevation	Address	Direction / Distance	Map ID	Page
MAUI WELL NO. 5		N 0 - 1/8 (0.095 mi.)	3	8
DAIRY ROAD SHELL	***370 DAIRY RD***	***NNW 1/2 - 1 (0.602 mi.)***	***6***	***8***
PACIFIC MACHINERY IN	470 S HANA HWY	NNW 1/2 - 1 (0.612 mi.)	A7	9
PACIFIC MACHINERY, I	470 S HANA HWY	NNW 1/2 - 1 (0.612 mi.)	A8	9
MAUI PINEAPPLE COMPA	HALEAKALA HWY	NNW 1/2 - 1 (0.615 mi.)	9	9
MAUI PINEAPPLE COMPA	HALEAKALA ST	N 1/2 - 1 (0.615 mi.)	10	9
A&B CENTRAL POWER PL	HALEAKALA HWY	N 1/2 - 1 (0.637 mi.)	11	10
FONG CONSTRUCTION PE	HUKILIKI ST	NW 1/2 - 1 (0.641 mi.)	12	10
MECO SUBSTATION 2 TR	DAIRY RD & HANA HWY	NNW 1/2 - 1 (0.647 mi.)	A13	10
MECO STATION-CLASS T	***DAIRY RD SE CORNER O***	***NNW 1/2 - 1 (0.649 mi.)***	***A14***	***10***
COSTCO #119 MAUI ADD	***540 HALEAKALA HWY***	***NNW 1/2 - 1 (0.702 mi.)***	***15***	***10***
OPALA PARTNERS DIESE	221 LALO PL	NW 1/2 - 1 (0.735 mi.)	16	10
MECO POLE-MOUNT TRAN	POLE E-9 AT AIAI ST	WNW 1/2 - 1 (0.746 mi.)	17	11
HAWAII AIR NATIONAL	***75 KULEANA ST BLDG 5***	***N 1/2 - 1 (0.766 mi.)***	***18***	***11***
KAHULUI AIRPORT, AIR	***1 KEOLANI PL***	***NNW 1/2 - 1 (0.809 mi.)***	***19***	***11***
A&B DUMP SITE	W PAPA AVE	WNW 1/2 - 1 (0.826 mi.)	20	11
ALII LINEN SERVICE (	***312 ALAMAHA PL***	***NW 1/2 - 1 (0.854 mi.)***	***21***	***12***
HAWAII WOOD PRESERVI	356 HANAKAI ST	NW 1/2 - 1 (0.870 mi.)	22	12
KAHULUI AIRPORT CONS	LANUI CIRCLE	NNE 1/2 - 1 (0.996 mi.)	23	12

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

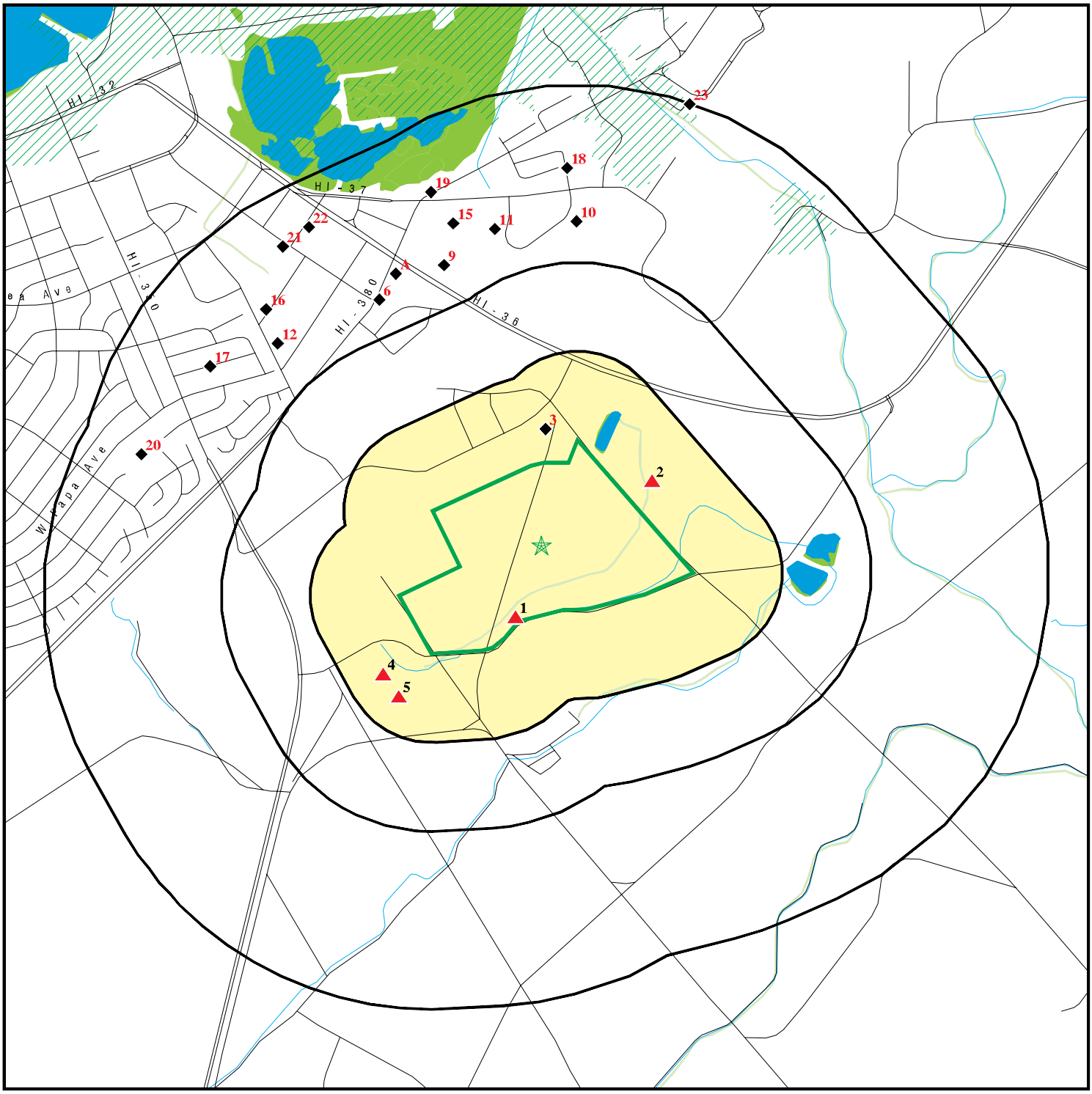
FUDS: A review of the FUDS list, as provided by EDR, and dated 02/01/2023 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HALEAKALA RESEARCH S		ENE 0 - 1/8 (0.082 mi.)	2	8

Count: 0 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

OVERVIEW MAP - 7336517.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

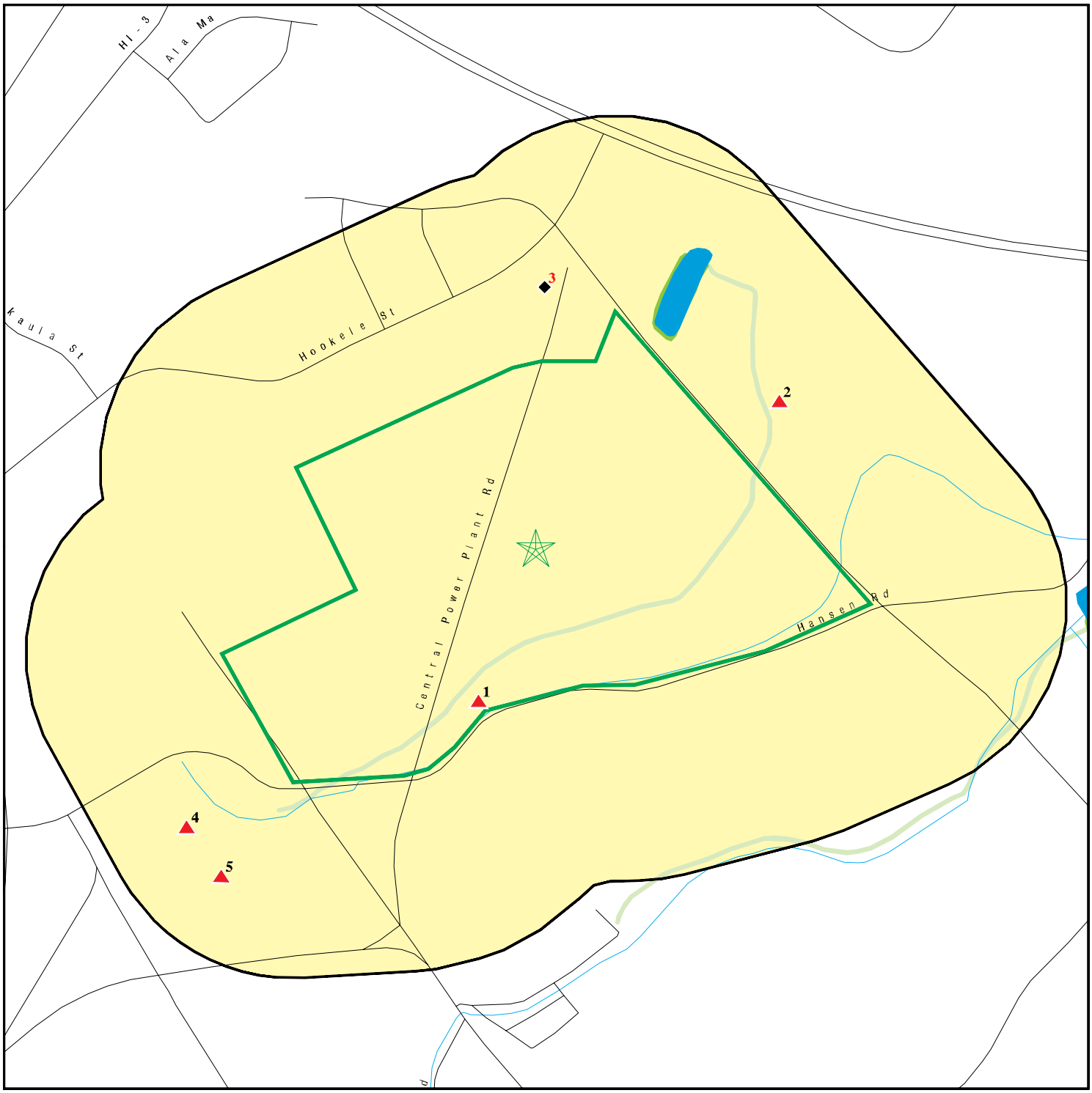
N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	MEO Condominium Unit 2C	CLIENT:	MEV, LLC
ADDRESS:	21 Hansen Rd Kahului HI 96732	CONTACT:	Jeffrey King
		INQUIRY #:	7336517.2s
LAT/LONG:	20.873687 / 156.446467	DATE:	May 15, 2023 12:27 pm

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DETAIL MAP - 7336517.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/8 1/4 1/2 Miles

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: MEO Condominium Unit 2C	CLIENT: MEV, LLC
ADDRESS: 21 Hansen Rd Kahului HI 96732	CONTACT: Jeffrey King INQUIRY #: 7336517.2s
LAT/LONG: 20.873687 / 156.446467	DATE: May 15, 2023 12:28 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
SHWS	1.000		2	2	0	18	NR	22
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	0	NR	NR	0
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		1	0	0	0	NR	1
DOD	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
LEAD	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MINES MRDS	0.001		0	NR	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	3	2	0	18	0	23

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
< 1/8
1 ft.

Relative:
Higher

PUUNENE SUGAR MILL MUD STORAGE AREA
HANSEN RD
PUUNENE, HI 96784

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SHWS **S128195979**
N/A

2
ENE
< 1/8
0.082 mi.
435 ft.

Relative:
Higher

HALEAKALA RESEARCH SITE
HALEAKALA, HI

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FUDS **1024901949**
N/A

3
North
< 1/8
0.095 mi.
500 ft.

Relative:
Lower

MAUI WELL NO. 5
KAHULUI, HI 96732

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SHWS **S108859921**
N/A

4
SW
1/8-1/4
0.146 mi.
770 ft.

Relative:
Higher

HAWAIIAN COMMERCIAL & SUGAR CO
PUUNENE MILL
PUUNENE, HI 96784

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US AIRS
EPA plant ID: 110001093165

SHWS **1000146689**
US AIRS **N/A**

5
SW
1/8-1/4
0.151 mi.
795 ft.

Relative:
Higher

PUUNENE SUGAR MILL CANE HAULER SHOP
HANSEN RD
PUUNENE, HI 96784

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SHWS **S126283135**
N/A

6
NNW
1/2-1
0.602 mi.
3180 ft.

Relative:
Lower

DAIRY ROAD SHELL
370 DAIRY RD
KAHULUI, HI 96732

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LUST
Facility Status Site Assessment Ongoing
Facility Status Site Cleanup Completed (NFA)

SHWS **U003222218**
LUST **N/A**
UST
Financial Assurance

DAIRY ROAD SHELL (Continued) **U003222218**

Release ID 160011
Release ID 950110
Facility Id 9-501300

UST
Tank Status Permanently out of Use
Date Closed 12/14/2020
Facility Id 9-501300

Financial Assurance
Alt Facility ID 9-501300
Tank Status Permanently out of Use

A7 **PACIFIC MACHINERY INC MAUI** **SHWS** **S121406209**
NNW **470 S HANA HWY** **N/A**
1/2-1 **KAHULUI, HI 96732**
0.612 mi.
3230 ft.

Relative: Lower

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A8 **PACIFIC MACHINERY, INC MAUI** **SHWS** **S121406210**
NNW **470 S HANA HWY** **N/A**
1/2-1 **KAHULUI, HI 96732**
0.612 mi.
3230 ft.

Relative: Lower

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9 **MAUI PINEAPPLE COMPANY AGRICULTURAL DEEP SOIL DUMP** **SHWS** **S128196102**
NNW **HALEAKALA HWY** **N/A**
1/2-1 **KAHULUI, HI 96732**
0.615 mi.
3246 ft.

Relative: Lower

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10 **MAUI PINEAPPLE COMPANY SUSPECTED FORMER AGRICULTUR** **SHWS** **S126282949**
North **HALEAKALA ST** **N/A**
1/2-1 **KAHULUI, HI 96732**
0.615 mi.
3249 ft.

Relative: Lower

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11
North
1/2-1
0.637 mi.
3364 ft.

Relative:
Lower

A&B CENTRAL POWER PLANT ELECTRICAL SUBSTATION AND — **SHWS** — **S126282151**
HALEAKALA HWY — **N/A**
KAHULUI, HI 96732

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12
NW
1/2-1
0.641 mi.
3387 ft.

Relative:
Lower

FONG CONSTRUCTION PETROLEUM HYDROCARBON CONTAMINAT — **SHWS** — **S126282415**
HUKILIKI ST — **N/A**
KAHULUI, HI 96732

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A13
NNW
1/2-1
0.647 mi.
3415 ft.

Relative:
Lower

MECO SUBSTATION 2 TRANSFORMER NO. 13702 — **SHWS** — **S126282977**
DAIRY RD & HANA HWY — **N/A**
KAHULUI, HI 96732

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A14
NNW
1/2-1
0.649 mi.
3426 ft.

Relative:
Lower

MECO STATION-CLASS TRANSFORMER NO. 6369 — **SHWS** — **S113230501**
DAIRY RD SE CORNER OF HANA HWY INTERSECTION — **SPILLS** — **N/A**
KAHULUI, HI 96732

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15
NNW
1/2-1
0.702 mi.
3709 ft.

Relative:
Lower

COSTCO #119 MAUI ADDITION LOT 21A — **SHWS** — **S111704705**
540 HALEAKALA HWY — **VCP** — **N/A**
KAHULUI, HI 96732

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16
NW
1/2-1
0.735 mi.
3880 ft.

Relative:
Lower

OPALA PARTNERS DIESEL RELEASE — **SHWS** — **S106818999**
221 LALO PL — **N/A**
KAHULUI, HI 96732

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17
WNW
1/2-1
0.746 mi.
3938 ft.

Relative:
Lower

MECO POLE-MOUNT TRANSFORMER NO. 6748
POLE E-9 AT AIAI ST
KAHULUI, HI 96732

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SHWS **S121406197**
N/A

18
North
1/2-1
0.766 mi.
4043 ft.

Relative:
Lower

HAWAII AIR NATIONAL GUARD - 292 CBCS (PMID OGG0061
75 KULEANA ST BLDG 502 TANK 502-1 502-2 502-3
KAHULUI, HI 96732

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SHWS **U003222266**
LUST **N/A**
UST
Financial Assurance

LUST
Facility Status Site Cleanup Completed (NFA)
Release ID 980058
Release ID 980057
Release ID 980054
Facility Id 9-502879

UST
Tank Status Permanently Out of Use
Date Closed 01/11/1996
Facility Id 9-502879

Financial Assurance
Alt Facility ID 9-502879
Tank Status Permanently Out of Use

19
NNW
1/2-1
0.809 mi.
4274 ft.

Relative:
Lower

KAHULUI AIRPORT, AIRCRAFT RESCUE AND FIREFIGHTING
1 KEOLANI PL
KAHULUI, HI 96732

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SHWS **S126282750**
PFAS **N/A**

20
WNW
1/2-1
0.826 mi.
4361 ft.

Relative:
Lower

A&B DUMP SITE
W PAPA AVE
KAHULUI, HI 96732

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SHWS **1006820345**
N/A

21
NW
1/2-1
0.854 mi.
4509 ft.

Relative:
Lower

ALII LINEN SERVICE (FKA SNOW WHITE LINEN)
312 ALAMAHA PL
KAHULUI, HI 96732

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SHWS
ENG CONTROLS
INST CONTROL

S106816121
N/A

22
NW
1/2-1
0.870 mi.
4591 ft.

Relative:
Lower

HAWAII WOOD PRESERVING CO. (OSMOSE)
356 HANAKAI ST
KAHULUI, HI 96732

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SHWS

1000146664
N/A

23
NNE
1/2-1
0.996 mi.
5258 ft.

Relative:
Lower

KAHULUI AIRPORT CONSOLIDATED CAR RENTAL (CONRAC) F
LANUI CIRCLE
KAHULUI, HI 96732

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SHWS

S126282749
N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
HI	AIRS	List of Permitted Facilities	Department of Health	06/28/2022	06/30/2022	09/14/2022
HI	BROWNFIELDS	Brownfields Sites	Department of Health	10/20/2022	12/02/2022	02/22/2023
HI	CDL	Clandestine Drug Lab Listing	Department of Health	08/04/2010	09/10/2010	10/22/2010
HI	DRYCLEANERS	Permitted Drycleaner Facility Listing	Department of Health	01/23/2023	02/23/2023	05/12/2023
HI	ENG CONTROLS	Engineering Control Sites	Department of Health	04/17/2019	05/21/2019	05/30/2019
HI	Financial Assurance	Financial Assurance Information Listing	Department of Health	12/02/2022	12/07/2022	02/28/2023
HI	INST CONTROL	Sites with Institutional Controls	Department of Health	04/17/2019	05/21/2019	05/30/2019
HI	LEAD	Lead Inspection Listing	Department of Health	12/06/2022	12/07/2022	03/01/2023
HI	LUST	Leaking Underground Storage Tank Database	Department of Health	11/21/2022	11/22/2022	02/07/2023
HI	PFAS	PFAS Contamination Site Listing	Department of Health	02/25/2022	02/28/2022	03/10/2022
HI	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Health		07/01/2013	01/08/2014
HI	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Health		07/01/2013	01/17/2014
HI	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Health		07/01/2013	01/03/2014
HI	SHWS	Sites List	Department of Health	10/20/2022	12/02/2022	02/22/2023
HI	SPILLS	Release Notifications	Department of Health	11/16/2022	11/16/2022	02/07/2023
HI	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	03/10/2012	01/03/2013	02/11/2013
HI	SWF/LF	Permitted Landfills in the State of Hawaii	Department of Health	09/14/2022	09/28/2022	10/12/2022
HI	SWRCY	SWRCY	Department of Health	09/14/2022	09/28/2022	10/05/2022
HI	UIC	Underground Injection Wells Listing	Department of Health	02/07/2013	02/12/2013	04/09/2013
HI	UST	Underground Storage Tank Database	Department of Health	11/21/2022	11/22/2022	02/07/2023
HI	VCP	Voluntary Response Program Sites	Department of Health	10/20/2022	12/02/2022	02/22/2023
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	12/20/2022	12/20/2022	03/10/2023
US	AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing	Environmental Protection Agency	04/27/2023	04/27/2023	05/02/2023
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2021	03/09/2023	03/20/2023
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2020	11/30/2021	02/22/2022
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2022	01/12/2023	04/07/2023
US	CORRACTS	Corrective Action Report	EPA	03/06/2023	03/09/2023	03/20/2023
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	Delisted NPL	National Priority List Deletions	EPA	01/25/2023	02/02/2023	02/28/2023
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	01/01/2023	01/04/2023	04/03/2023
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	12/12/2022	12/14/2022	12/19/2022
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	12/20/2022	12/21/2022	03/10/2023
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	10/14/2021	11/05/2021	02/01/2022
US	FINDS	Facility Index System/Facility Registry System	EPA	02/02/2023	02/28/2023	03/24/2023
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	02/01/2023	02/14/2023	05/02/2023

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	02/13/2023	02/14/2023	04/19/2023
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	07/26/2021	07/27/2021	10/22/2021
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/13/2022	12/14/2022	03/10/2023
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	10/19/2022	12/06/2022	03/03/2023
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	11/23/2022	12/06/2022	04/19/2023
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	11/26/2022	12/06/2022	03/03/2023
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	10/14/2022	12/06/2022	03/03/2023
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	11/23/2022	12/06/2022	03/03/2023
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	10/14/2022	12/06/2022	03/03/2023
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	11/23/2022	12/06/2022	03/03/2023
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	11/23/2022	12/06/2022	03/03/2023
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/19/2022	12/06/2022	03/03/2023
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	11/23/2022	12/06/2022	04/19/2023
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	11/23/2022	12/06/2022	03/03/2023
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	10/14/2022	12/06/2022	03/03/2023
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	11/23/2022	12/06/2022	03/03/2023
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	10/14/2022	12/06/2022	03/03/2023
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	11/23/2022	12/06/2022	03/03/2023
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	11/23/2022	12/06/2022	03/03/2023
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	01/25/2023	02/02/2023	02/28/2023
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	01/25/2023	02/02/2023	02/28/2023
US	LUCIS	Land Use Control Information System	Department of the Navy	02/08/2023	02/09/2023	05/02/2023
US	MINES MRDS	Mineral Resources Data System	USGS	08/23/2022	11/22/2022	02/28/2023
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	02/27/2023	03/01/2023	03/24/2023
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	10/26/2022	11/22/2022	12/05/2022
US	NPL	National Priority List	EPA	01/25/2023	02/03/2023	02/28/2023
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	11/03/2022	01/04/2023	04/03/2023
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	07/14/2011	08/05/2011	09/29/2011
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PFAS ATSDR	PFAS Contamination Site Location Listing	Department of Health & Human Services	06/24/2020	03/17/2021	11/08/2022
US	PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	03/30/2023	03/30/2023	04/03/2023
US	PFAS ECHO FIRE TRAINING	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	03/30/2023	03/30/2023	04/03/2023
US	PFAS FEDERAL SITES	Federal Sites PFAS Information	Environmental Protection Agency	03/30/2023	03/30/2023	04/07/2023
US	PFAS NPDES	Clean Water Act Discharge Monitoring Information	Environmental Protection Agency	03/30/2023	03/30/2023	04/07/2023
US	PFAS NPL	Superfund Sites with PFAS Detections Information	Environmental Protection Agency	02/23/2022	07/08/2022	11/08/2022

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	PFAS PART 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing	Environmental Protection Agency	03/30/2023	03/30/2023	04/03/2023
US	PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing	Environmental Protection Agency	03/30/2023	03/30/2023	05/02/2023
US	PFAS TRIS	List of PFAS Added to the TRI	Environmental Protection Agency	03/07/2023	03/07/2023	03/24/2023
US	PFAS TSCA	PFAS Manufacture and Imports Information	Environmental Protection Agency	01/03/2022	03/31/2022	11/08/2022
US	PFAS WQP	Ambient Environmental Sampling for PFAS	Environmental Protection Agency	03/30/2023	03/30/2023	05/02/2023
US	PRP	Potentially Responsible Parties	EPA	10/27/2022	11/01/2022	11/15/2022
US	Proposed NPL	Proposed National Priority List Sites	EPA	01/25/2023	02/02/2023	02/28/2023
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	03/06/2023	03/09/2023	03/20/2023
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	03/06/2023	03/09/2023	03/20/2023
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	03/06/2023	03/09/2023	03/20/2023
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	03/06/2023	03/09/2023	03/20/2023
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	03/06/2023	03/09/2023	03/20/2023
US	RMP	Risk Management Plans	Environmental Protection Agency	04/27/2022	05/04/2022	05/10/2022
US	ROD	Records Of Decision	EPA	01/25/2023	02/02/2023	02/28/2023
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	07/30/2021	02/03/2023	02/10/2023
US	SEMS	Superfund Enterprise Management System	EPA	01/25/2023	02/02/2023	02/28/2023
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	01/25/2023	02/02/2023	02/28/2023
US	SSTS	Section 7 Tracking Systems	EPA	01/17/2023	01/18/2023	04/19/2023
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2021	02/16/2023	05/02/2023
US	TSCA	Toxic Substances Control Act	EPA	12/31/2020	06/14/2022	03/24/2023
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	04/06/2023	04/13/2023	04/19/2023
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	01/06/2023	02/02/2023	02/10/2023
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	02/20/2023	02/21/2023	05/02/2023
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	12/13/2022	12/14/2022	03/10/2023
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	01/06/2023	02/02/2023	02/10/2023
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	02/20/2023	02/21/2023	05/02/2023
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	11/07/2022	11/17/2022	02/10/2023
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	11/09/2021	10/20/2022	01/10/2023

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
HI	State Wetlands	Wetlands Inventory	Office of Planning			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

MEO CONDOMINIUM UNIT 2C
21 HANSEN RD
KAHULUI, HI 96732

TARGET PROPERTY COORDINATES

Latitude (North):	20.873687 - 20˚ 52' 25.27''
Longitude (West):	156.446467 - 156˚ 26' 47.28''
Universal Tranverse Mercator:	Zone 4
UTM X (Meters):	765678.5
UTM Y (Meters):	2310142.2
Elevation:	62 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	9757761 PAIA, HI
Version Date:	2017
West Map:	9372279 WAILUKU, HI
Version Date:	2017

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

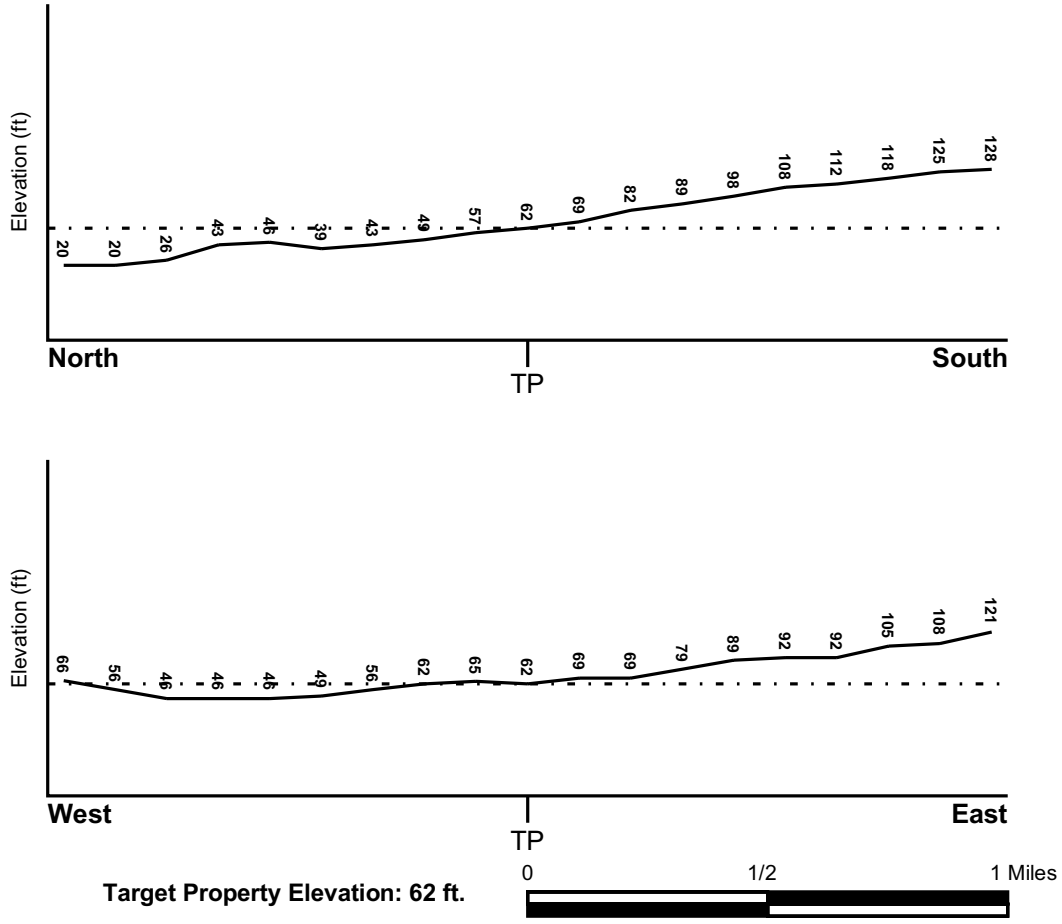
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NNW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 62 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
1500030411E	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
1500030392E	FEMA FIRM Flood data
1500030394F	FEMA FIRM Flood data
1500030413E	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
NOT AVAILABLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

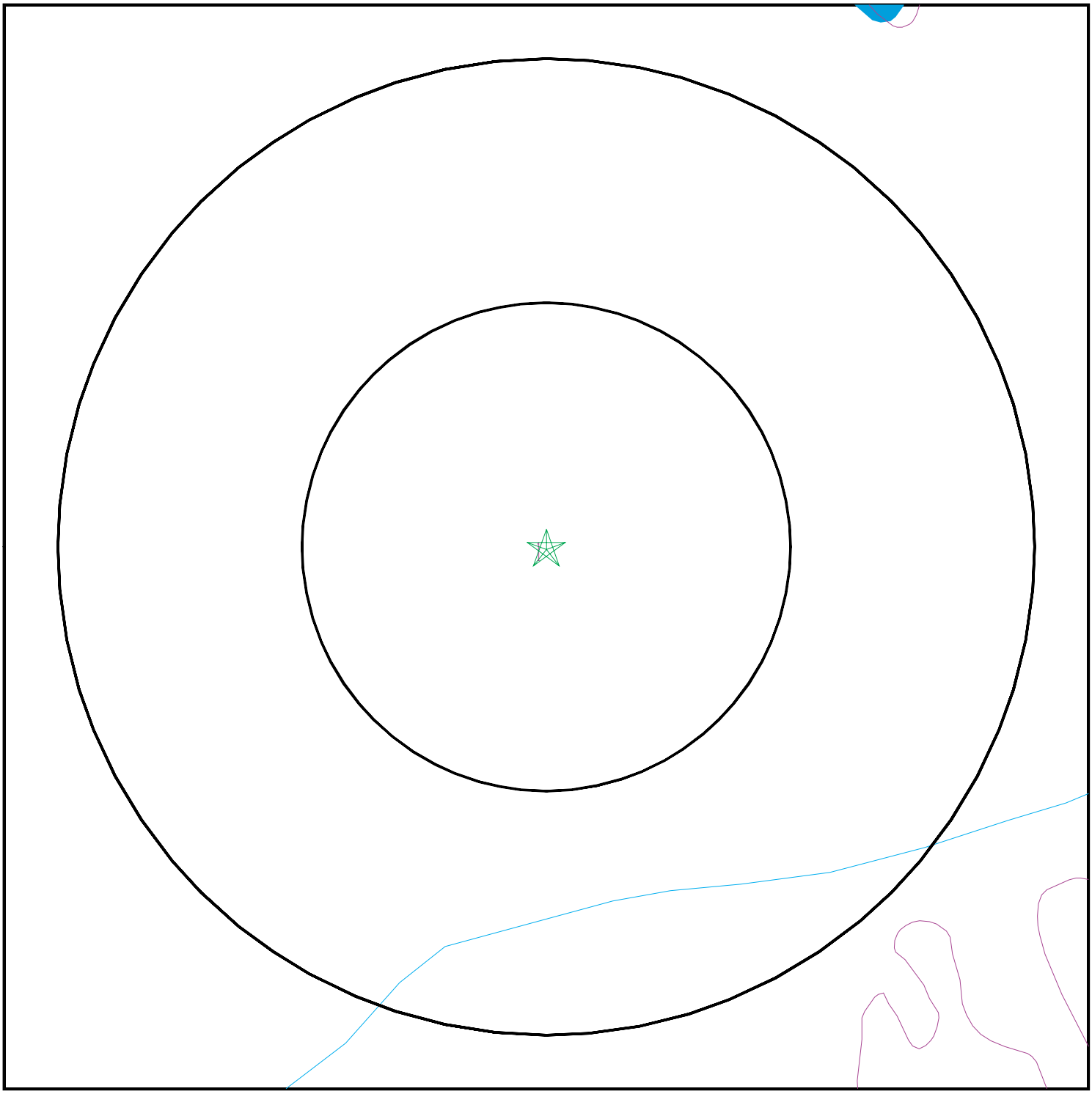
Era: -
System: -
Series: -
Code: N/A *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: -

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7336517.2s



SITE NAME:	MEO Condominium Unit 2C	CLIENT:	MEV, LLC
ADDRESS:	21 Hansen Rd Kahului HI 96732	CONTACT:	Jeffrey King
		INQUIRY #:	7336517.2s
LAT/LONG:	20.873687 / 156.446467	DATE:	May 15, 2023 12:29 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Ewa

Soil Surface Texture: silty clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	18 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	ML-K (proposed)	Max: 14 Min: 4.23	Max: 7.8 Min: 6.6
2	18 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	ML-K (proposed)	Max: 14 Min: 4.23	Max: 7.8 Min: 6.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A3	USGS40000269057	1/2 - 1 Mile SSW
5	USGS40000269130	1/2 - 1 Mile NNE
B9	USGS40000269088	1/2 - 1 Mile WNW
B11	USGS40000269083	1/2 - 1 Mile WNW
C15	USGS40000269073	1/2 - 1 Mile WNW
D17	USGS40000269084	1/2 - 1 Mile WNW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	HI1300000003471	1/4 - 1/2 Mile North
2	HI1300000003477	1/2 - 1 Mile SW
A4	HI1300000003476	1/2 - 1 Mile SW
6	HI1300000003480	1/2 - 1 Mile WNW
7	HI1300000003548	1/2 - 1 Mile NNW
B8	HI1300000003545	1/2 - 1 Mile WNW
B10	HI1300000003550	1/2 - 1 Mile WNW
B12	HI1300000003553	1/2 - 1 Mile WNW
13	HI1300000003549	1/2 - 1 Mile North
C14	HI1300000003474	1/2 - 1 Mile WNW
D16	HI1300000003544	1/2 - 1 Mile WNW

PHYSICAL SETTING SOURCE MAP - 7336517.2s



0 1/4 1/2 1 Miles

N

County Boundary
Major Roads
Contour Lines
Airports
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

Groundwater Flow Direction
GI Indeterminate Groundwater Flow at Location
GV Groundwater Flow Varies at Location

SITE NAME:	MEO Condominium Unit 2C	CLIENT:	MEV, LLC
ADDRESS:	21 Hansen Rd Kahului HI 96732	CONTACT:	Jeffrey King
		INQUIRY #:	7336517.2s
LAT/LONG:	20.873687 / 156.446467	DATE:	May 15, 2023 12:29 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
1 **North** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**HI WELLS**	**HI1300000003471**
2 **SW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**HI WELLS**	**HI1300000003477**
A3 **SSW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000269057**
A4 **SW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**HI WELLS**	**HI1300000003476**
5 **NNE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000269130**
6 **WNW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**HI WELLS**	**HI1300000003480**
7 **NNW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**HI WELLS**	**HI1300000003548**
B8 **WNW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**HI WELLS**	**HI1300000003545**
B9 **WNW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000269088**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
B10 **WNW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**HI WELLS**	**HI1300000003550**
B11 **WNW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000269083**
B12 **WNW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**HI WELLS**	**HI1300000003553**
13 **North** **1/2 - 1 Mile** **Lower**	Click here for full text details	**HI WELLS**	**HI1300000003549**
C14 **WNW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**HI WELLS**	**HI1300000003474**
C15 **WNW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000269073**
D16 **WNW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**HI WELLS**	**HI1300000003544**
D17 **WNW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000269084**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for MAUI County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 96732

Number of sites tested: 17

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	-0.271 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.200 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Office of Planning
Telephone: 808-587-2895

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Well Index Database
Source: Commission on Water Resource Management
Telephone: 808-587-0214
CWRM maintains a Well Index Database to track specific information pertaining to the construction and installation of production wells in Hawaii.

OTHER STATE DATABASE INFORMATION

RADON

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

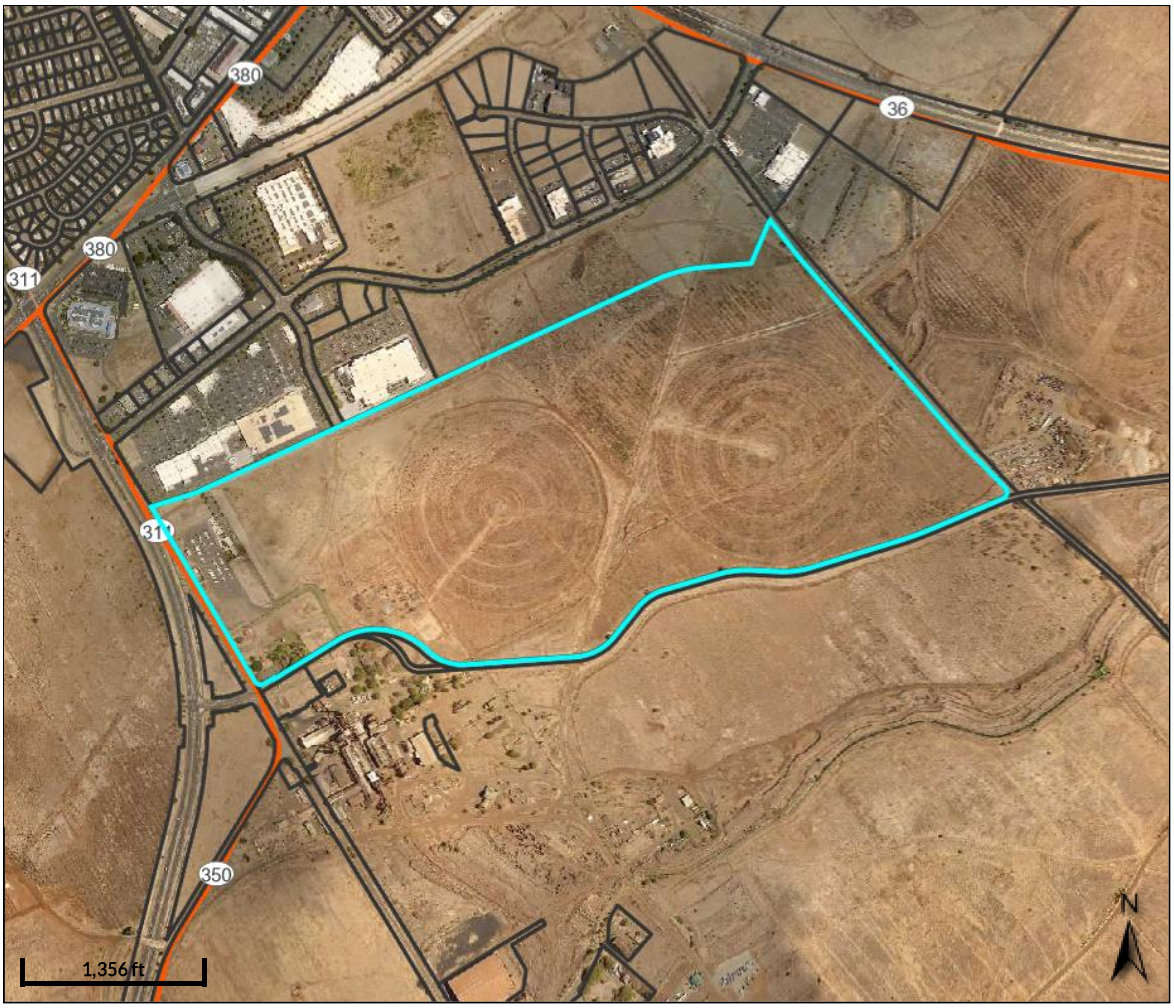
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Appendix E:

Regulatory File Review

COUNTY OF MAUI Hawaii



Overview



Legend

Parcels (2023)

Roads

Parcel ID	380060040000	**Situs/Physical Address**	21 HANSEN RD
Acreage	237.059	**Mailing Address**	MAUI ECONOMIC OPPORTUNITY
Class	AGRICULTURAL		CONDO- MASTER

Assd Land Value	$23,700
Assd Building Value	$0
Total Assd Value	$23,700
Exempt Value	$0
Taxable Value	$23,700

Last 2 Sales Date	**Price**	**Reason**	**Qual**
12/23/2021	0	n/a	U
6/7/2014	0	n/a	U

Brief Tax Description n/a

(Note: Not to be used on legal documents)

Date created: 5/14/2023
Last Data Uploaded: 5/14/2023 7:33:57 AM

Developed by Schneider GEOSPATIAL

MALAMA Environmental

May 17, 2023

Hawaii State Department of Health
2827 Waimano Home Road #130
Pearl City, Hawaii 96782
Attn: Clean Air Branch

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

We are requesting a search for any past or pending environmental permits, licenses, citations, releases, or other information pertaining to the site(s) described below.

SITE INFORMATION:

MEV Project #:	T23-011
TMK, Name, Address, and Current Owner:	**TMK: (2) 3-8-006:004 (Central & Eastern Portion, appr. 166 acres)** NAME: MEO Condominium Unit 2C ADDRESS: 21 Hansen Road, Kahului, HI 96732 CURRENT OWNER: Maui Economic Opportunity Condo-Master

Please email any information to:

Jeff King – Malama Environmental
Email: mev.llc.jeff@gmail.com
Phone: (808) 344-2871

Thank you for your assistance.

Sincerely yours,



Jeffrey R. King, CPG – Malama Environmental

REQUEST TO ACCESS A GOVERNMENT RECORD

DATE: 5/17/2023

TO: Clean Air Branch, Hawaii State Department of Health

FROM: Jeffrey R. King, Malama Environmental

Name or Alias Phone: (808) 344-2871

Contact Information Email: mev.llc.jeff@gmail.com

Although you are not required to provide any personal information, you should provide enough information to allow the agency to contact you about this request. The processing of this request may be stopped if the agency is unable to contact you. Therefore, please provide any information that will allow the agency to contact you (name or alias, telephone or fax number, mailing address, e-mail address, etc.).

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Describe the government record as specifically as possible so that it can be located. Try to provide a record name, subject matter, date, location, purpose, or names of persons to whom the record refers, or other information that could help the agency identify the record. A complete and accurate description of the government record you request will prevent delays in locating the record. Attach a second page if needed.

We are requesting a search for any past or pending environmental permits, licenses, citations, releases, or other information pertaining to the site described below:

TMK: (2) 3-8-006:004 (Portion) ADDRESS: 21 Hansen Rd., Kahului, HI 96732

*PLEASE SEE THE ATTACHED COVER LETTER AND TMK MAP.

I WOULD LIKE: (please check one or more of the options below)

☐ **To inspect the government record.**

☒ **A copy of the government record:** **(**Please check one of the options below.) See the back of this page for information about fees that you may be required to pay for agency services to process your record request. Note: Copying and transmission charges may also apply to certain options.

- ☐ Pick up at agency (**date and time**): _____
- ☐ Mail
- ☐ Fax (toll free and only if available)
- ☒ Other, if available (please specify): Email: mev.llc.jeff@gmail.com

☐ If the agency maintains the records in a form other than paper, please advise in which format you would prefer to have the record.

☒ Electronic ☐ Audio ☐ Other (please specify):_____

☐ Check this box if you are attaching a request for waiver of fees in the public interest (see waiver information on back).

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MALAMA Environmental

May 17, 2023

Hawaii State Department of Health
Hale Ola, Room 225
2827 Waimano Home Road
Pearl City, Hawaii 96782
Attn: Clean Water Branch

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

We are requesting a search for any past or pending environmental permits, licenses, citations, releases, or other information pertaining to the site(s) described below.

SITE INFORMATION:

MEV Project #:	T23-011
TMK, Name, Address, and Current Owner:	**TMK: (2) 3-8-006:004 (Central & Eastern Portion, appr. 166 acres)** NAME: MEO Condominium Unit 2C ADDRESS: 21 Hansen Road, Kahului, HI 96732 CURRENT OWNER: Maui Economic Opportunity Condo-Master

Please email any information to:

Jeff King – Malama Environmental
Email: mev.llc.jeff@gmail.com
Phone: (808) 344-2871

Thank you for your assistance.

Sincerely yours,

Jeffrey R. King, CPG – Malama Environmental

REQUEST TO ACCESS A GOVERNMENT RECORD

DATE: 5/17/2023

TO: Clean Water Branch, Environmental Management Division, Hawaii DOH

FROM: Jeff King, Malama Environmental

Name or Alias Phone: (808) 344-2871

Contact Information Email: mev.llc.jeff@gmail.com

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State of Hawaii
COMMISSION ON WATER RESOURCE MANAGEMENT
Department of Land and Natural Resources

WELL INFORMATION RELEASE REQUEST

Instructions: Please print in ink or type and send completed form with attachments to the Commission on Water Resource Management, via mail to P.O. Box 621, Honolulu, Hawaii 96809, via facsimile to (808) 587-0219, or via e-mail to dlnr.cwrm@hawaii.gov. For further information and updates to this application form, visit http://www.hawaii.gov/dlnr/cwrm.

For Official Use Only:

Well Info Request No.:

Please fill out this form to request a release of well information in the form of maps, database information, and/or file documents. Upon submission, Commission staff shall review the request, prior to delivery of the requested information. Copying charges may apply and must be paid prior to copies being made.

Name: Jeff King - Malama Environmental

Mailing Address, Phone Number, and E-mail:

Phone: (808) 344-2871
Email: mev.llc.jeff@gmail.com

Company Name: (If obtaining information for a business.) Malama Environmental

Company Phone Number, Fax, and Email: See above.

Location of Interest: (Please attach map if possible.)

MEO Condominium Unit 2C, 21 Hansen Rd., Kahului, HI 96732

Island: Maui

Tax Map Key(s): (2) 3-8-006:004 (Central & Eastern Portion)

Specific Information Desired:

Information about the location and use of wells on the subject property and in a 1-mile radius of the subject property.

For Official Use Only:

Information provided:

Staff providing information:

Date provided:

Total Copy Charges: (See attached, "Record of Copied Materials" form.) **$**

MALAMA Environmental

May 17, 2023

Maui County Fire Department
200 Dairy Road
Kahului, Hawaii 96732
Attn: Acting Officer

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

Malama Environmental is requesting any past or present information of environmental concern pertaining to the subject site(s) and adjacent sites from the Maui County Fire Department's database. This could include information on environmental releases (spills), permits, citations, inspections, fires, etc.

SITE INFORMATION:

MEV Project #:	T23-011
TMK, Name, Address, and Current Owner:	**TMK: (2) 3-8-006:004 (Central & Eastern Portion, appr. 166 acres)** NAME: MEO Condominium Unit 2C ADDRESS: 21 Hansen Road, Kahului, HI 96732 CURRENT OWNER: Maui Economic Opportunity Condo-Master

Please email any information to:

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Email: mev.llc.jeff@gmail.com
Phone: (808) 344-2871

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Sincerely yours,

Jeffrey R. King, CPG – Malama Environmental

MALAMA Environmental

May 17, 2023

Hawaii State Department of Health
2385 Waimano Home Rd. #100
Pearl City, Hawaii 96782
Attn: HEER Office

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

We are requesting a search for any past or pending environmental permits, licenses, citations, releases, or other information pertaining to the site(s) described below.

SITE INFORMATION:

MEV Project #:	T23-011
TMK, Name, Address, and Current Owner:	**TMK: (2) 3-8-006:004 (Central & Eastern Portion, appr. 166 acres)** NAME: MEO Condominium Unit 2C ADDRESS: 21 Hansen Road, Kahului, HI 96732 CURRENT OWNER: Maui Economic Opportunity Condo-Master

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Sincerely yours,

Jeffrey R. King, CPG – Malama Environmental

REQUEST TO ACCESS A GOVERNMENT RECORD

DATE: 5/17/2023

TO: Hazard Evaluation and Emergency Response Office, (Fax No. 586-7537)

FROM: Jeff King, Malama Environmental

Name or Alias Phone: (808) 344-2871

Contact Information Email: mev.llc.jeff@gmail.com

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Record Request HEER Office

version 1.5

(Submission #: HPT-Q76W-M2EZS, version 1)

Details

Submitted	5/17/2023 (0 days ago) by Jeffrey King
Submission ID	HPT-Q76W-M2EZS
Submission Reason	Survey/Other
Status	Submitted
Active Steps	Record Request Submitted

Form Input

1. Upload Record Request

Upload Record Request

HEER Office Letter T23-011.pdf - 05/17/2023 02:50 PM
MEO Tax Map.pdf - 05/17/2023 02:50 PM
HEER Office RAGR Form T23-011.pdf - 05/17/2023 02:50 PM

Comment

NONE PROVIDED

Attachments

Date	Attachment Name	Context	Confidential?	User
5/17/2023 2:50 PM	MEO Tax Map.pdf	Attachment	No	Jeffrey King
5/17/2023 2:50 PM	HEER Office RAGR Form T23-011.pdf	Attachment	No	Jeffrey King
5/17/2023 2:50 PM	HEER Office Letter T23-011.pdf	Attachment	No	Jeffrey King

Status History

	User	Processing Status
5/17/2023 2:49:23 PM	Jeffrey King	Draft
5/17/2023 2:50:43 PM	Jeffrey King	Submitting
5/17/2023 2:50:46 PM	Jeffrey King	Submitted

Processing Steps

Step Name	Assigned To/Completed By	Date Completed
Form Submitted	Jeffrey King	5/17/2023 2:50:46 PM
Record Request Submitted		

MALAMA Environmental

May 17, 2023

Hawaii State Department of Health
2385 Waimano Home Road, Suite 110
Uluakupu Building 4
Pearl City, Hawaii 96782-1400
Attn: Safe Drinking Water Branch

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

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SITE INFORMATION:

MEV Project #:	T23-011
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MALAMA Environmental

May 17, 2023

Hawaii State Department of Health
2827 Waimano Home Road #100
Pearl City, Hawaii 96782
Attn: Solid & Hazardous Waste Branch

Subject: REQUEST FOR PUBLIC RECORDS

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REQUEST TO ACCESS A GOVERNMENT RECORD

DATE: 5/17/2023

TO: Department of Health, Solid & Hazardous Waste Branch

FROM: Jeff King, Malama Environmental

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Contact Information Email: mev.llc.jeff@gmail.com

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MALAMA Environmental

May 17, 2023

Hawaii State Department of Health
2827 Waimano Home Rd. #207
Pearl City, Hawaii 96782-1487
Attn: Wastewater Branch

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

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RICHARD T. BISSEN, JR.
Mayor

KEKUHAUPIO R. AKANA
Acting Managing Director

BRADFORD K. VENTURA
Fire Chief

GAVIN L.M. FUJIOKA
Deputy Fire Chief

DEPARTMENT OF FIRE & PUBLIC SAFETY
FIRE PREVENTION BUREAU
COUNTY OF MAUI
313 MANEA PLACE
WAILUKU, MAUI, HAWAI'I 96793
www.mauicounty.gov

May 23, 2023

Via Email: mev.llc.jeff@gmail.com

Malama Environmental
Attn: Jeffrey R. King
P.O. Box 880487
Pukalani, HI 96788

SUBJECT: TMK: (2) 3-8-006:004 21 Hansen Road, Kahului

Dear Jeffrey,

In response to your email requesting for information on any past or present information of environmental concern pertaining to the subject site regarding spills, permits, citations, inspections, and fires for the abovementioned property – we have found the following:

(2) 3-8-006:004 21 Hansen Road

- 2/10/2020 – Permit No. FTNK 2020-0002; 8,000 gal. gasoline *attached.

If there are any questions or comments, please feel free to contact me at (808) 876-4690 or by email at fire.prevention@mauicounty.gov

Sincerely,

Parrish Purdy
Captain - Fire Prevention Bureau

PINK

Fire Prevention Bureau
County of Maui
313 Manea Place
Wailuku, Maui HI 96793
Phone: 808-876-4690
Fax: 808-244-1363

PERMIT NO: 2020-0002
DATE: 2/10/20
TMK: (2)3-8-006:004

Flammable/Combustible Liquid Tank Installation Permit Application

■ Aboveground ☐ Underground

Permit Applicant Information			
Installer:	Hawaii Petroleum, Inc.	Phone:	808.270.2844 or 808.250.4874
Contact Person:	Estefano Ferrari	Email:	eferrari@hawaiipetroleum.com
Fuel Distributor Information (If Not Same As Applicant)			
Company:		Phone:	
Contact Person:		Email:	
Tank Information			
Location:	21 Hansen Rd., Kahului, HI TMK (2) 3-8-006: 004		
User (Company):	Maui Economic Opportunity	Phone:	808.243.4300 or 808.870.1906
Contact Person:	Debbie Cabebe	Email:	debbie.cabebe@meoinc.org

	Tank #1	Tank #2	Tank #3	Fees (Per Tank)
Capacity	8,000 gal	n/a	n/a	Flammable/Combustible Liquids
Fuel Type	gasoline/ diesel			$100 – 61 to 4,999 gal. ____
UL/FM No. (Tank Type)	UL2085			$200 – 5, 000 gal. & up X
Distance From Building	232' +/-			Total Fee ____
Distance From Property Line	54' +/-			**Tank Use**
Distance Between Tanks	n/a			☐ Temporary
Pertinent Information	**Yes**	**No**	**NA**	■ Permanent
Is Tank In Flood Zone		XX		■ Dispensing
If Yes, **Special Flood Hazard Area Development Permit (SFHADP)** is Required				☐ Closed System
Vehicle Protection Required	X			☐ Dispensing/Closed System

FOR FPB USE ONLY	**Date**	**UNSAT**	**SAT**	**Remarks**
Final Inspection	3/5/21		X	Approved
Temporary Tank (Maximum 18mo from Issue Date)			Expiration Date: ____	

Permission is hereby granted to install and operate the tank(s) described above, and in accordance with the Fire Code of the County of Maui, provided that at any time, should the installation become, in the judgment of the Fire Chief or any of his assigns, dangerous to life, or surrounding property, the installation shall be repaired or removed immediately upon receipt of notice from the Fire Chief or his deputies. Any subsequent alterations to the above described installation shall have the written approval of the Fire Chief prior to such alteration.

FIRE INSPECTOR — 3/5/21 Date

ASSISTANT FIRE MARSHAL Date

Note: BEFORE, BACKFILLING TANKS AND PIPING WITH EARTH, NOTIFY THE FIRE PREVENTION BUREAU FOR INSPECTION (876-4690).

(Rev. 1/17)

COUNTY OF MAUI
DEPARTMENT OF PLANNING
One Main Plaza Building
2200 MAIN STREET, SUITE 315
WAILUKU, HAWAII 96793

Zoning Administration and Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634

LAND USE DESIGNATION FORM

AX MAP KEY 2380060040001

PROPERTY ADDRESS 21 HANSEN RD, KAHULUI, HI 96732

Yes ☑ No **Will this Land Use Designation Form be used with a Subdivision Application?**

IF YES, answer questions A and B below and comply with instructions 2 & 3 below:

A) Yes ☑ No **Will it be processed under a consistency exemption from** Section 18.04.030(B), MCC?
IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____

B) State the purpose of subdivision and the proposed land uses (ie 1-lot into 2-lots for all land uses allowed by law):
Environmental Site Assessment

INSTRUCTIONS:

1) **Please use a separate Land Use Designation Form for each Tax Map Key (TMK) number.**
2) **If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.**
3) **If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.**

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION:[1]

(SMA) Special Management Area

STATE DISTRICT: ☑ Urban Rural ☑ Agriculture Conservation

MAUI ISLAND PLAN
Growth Boundary:[2] ☑ Urban Small Town Rural Planned Growth Area ☑ Outside Growth Boundaries
Protected Area:[2] Preservation Park Greenbelt Greenway Sensitive Land ☑ Outside Protected Areas

COMMUNITY PLAN:[2] HEAVY INDUSTRIAL & LIGHT INDUSTRIAL & AGRICUTURE (Ord. 3709)

COUNTY ZONING: R-1 RESIDEN IAL & AGRICULTURE & M-1 LIGHT INDUSTRIAL & M-2 HEAVY INDUSTRIAL (Conditional) (Ord. 3710)

OTHER/COMMENTS: See Ordinance for conditions

(PD) Planned Development
(PH) Project District
See Additional Comments (Pg. 2)
See Attached LUD Map

FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is on that portion.

FLOOD HAZARD AREA ZONES[3] & BASE FLOOD ELEVATIONS: ZONE X

FEMA DESIGNATED FLOODWAY

For Flood Zone AO, FLOOD DEPTH:

SUBDIVISION LAND USE CONSISTENCY:

_____ (Signature)

Not Consistent, (LUDs appear to have NO permitted uses in common).

Not Applicable, (Due to processing under consistency exemption No. 1, 2, 3, 4, 5).

Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

Consistent, (LUDs appear to have ALL permitted uses in common).

Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.

Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg. 2).

NOTES:

1) **The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, ounty Change in Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land.**
2) **Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.**
3) **Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits; base flood elevations; drainage reserves,**
4) **Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code]**

REVIEWED & CONFIRMED BY:

Sheila Nakagawa

For: Planning Program Administrator

05/25/2023

Date

VALID FOR 2 YEARS FROM THE DATE ISSUED. DESIGNATIONS MAY CHANGE

mev.llc.jeff@gmail.com

From: Morikami, Lori <lori.morikami@doh.hawaii.gov>
Sent: Wednesday, May 17, 2023 3:44 PM
To: mev.llc.jeff@gmail.com
Subject: RE: [EXTERNAL] MEO Condominium Unit 2C Record Request



Happy Hump Day Wednesday May 17, 2023!
Helen Mirren – Morgana in Excalibur (1981) and Victoria in Red (2010). Awesome lady!

Good Afternoon Jeff,
Thank you for both the Tax Map Key (TMK) number & Address – helps confirm property's location.
Hope your day is going well!

For Wastewater Disposal Information Request at TMK (2) 3-8-006: 004 at 21 Hansen Road, MEO Cond. Unit 2C, Maui:
No Cesspool Card in our database.
No Septic Tank System in our database.
Appears to be connected to the County of Maui's Sewer System, (808) 270-7417 to confirm sewer connection.

We have searched our files and have not found any past or pending environmental permits, licenses, citations, releases or
other information pertaining to the site(s) described above.

Hope this helps! Have a good work day!
And, please continue emailing me directly with the TMK and/or Address. Mahalo!

Hoping for a HOPPY NEW (mo' betta with actual parties) YEAR!
Mahalo,
Lori M, WWB Oahu Office.
Masks are encouraged & appreciated! Please continue being safe! And Be Hawaii Strong!

Mahalo,
Lori Morikami, Planner
State Department of Health, Wastewater Branch, Oahu Office
Best to email - lori.morikami@doh.hawaii.gov

This is basic information and considered non-binding regarding the above subject matter.
All information given via email is subject to further discussion and/or approved by the
Department of Health's Wastewater Branch Engineering Staff.
Binding comments must be in writing and signed by the WW Branch Chief.

From: mev.llc.jeff@gmail.com <mev.llc.jeff@gmail.com>
Sent: Wednesday, May 17, 2023 3:21 PM
To: Morikami, Lori <lori.morikami@doh.hawaii.gov>
Subject: [EXTERNAL] MEO Condominium Unit 2C Record Request

Aloha Lori,
Please see attached request.
Mahalo,

Jeff King
Malama Environmental
(808) 876-0500 (O)
(808) 344-2871 (M)

Appendix F:

Qualifications

MALAMA Environmental

STATEMENT OF QUALIFICATIONS

for

Jeffrey R. King, Project Manager-Technical Services

Company Position:

Project Manager – Technical Services

Responsibilities and Duties:

- Phase I & II Environmental Site Assessments/Investigations
- Soil and Groundwater Investigation and Remediation Projects
- Underground Storage Tank (UST) Projects
- Asbestos, Lead-Based Paint, Hazardous Materials Inspections and Sampling
- Storm Water and Indoor Air Quality Investigations and Sampling
- Waste Management and Regulatory Compliance Projects
- Proposals, Contracts, Marketing

Experience:

- Soil and Groundwater Investigations/Remediation
- UST Investigations, Removal, and Closure
- Subsurface Investigations with Various Drill Rig Technologies
- Environmental Site Assessments, Property Condition Assessments
- Environmental Report Writing, Review, and Authorization
- Environmental Health and Safety
- Regulatory Compliance/Permitting
- Emergency Response

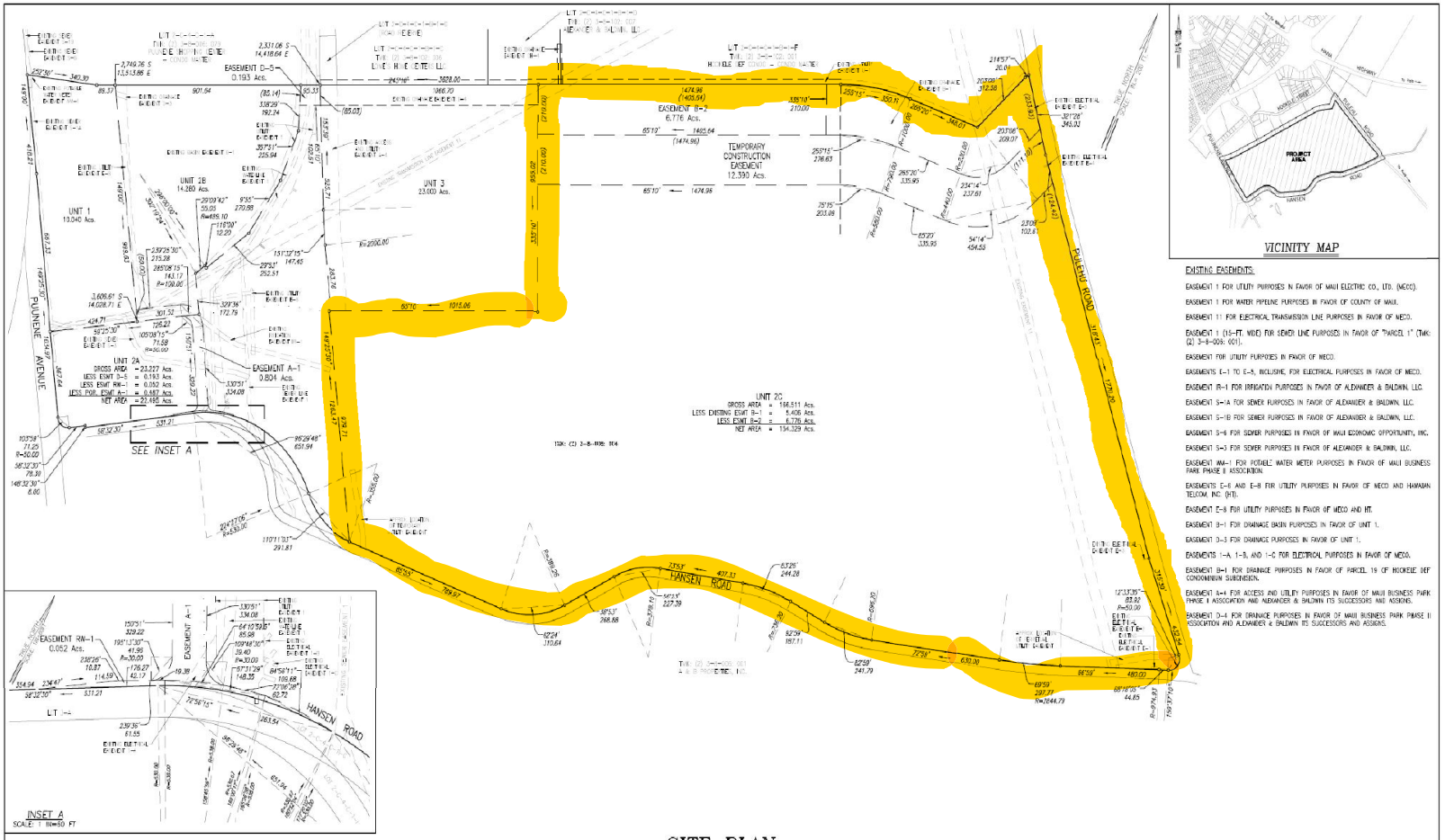
Training & Education:

- Bachelor of Science, Geology, University of California, Los Angeles, 1979
- Graduate Courses in Hazardous Materials Management, Wayne State University, Detroit, Michigan, 1988-89
- 40-hr OSHA HAZWOPER Course and current 8-hour refresher
- Certified Hazardous Materials Manager (CHMM) Overview Course, CHMM-Michigan
- Michigan Risk-Based Corrective Action (RBCA) Course
- Licensed Professional Geologist #1795, Indiana
- Certified Asbestos Inspector #HIASB-3545, Hawaii
- Certified Lead Risk Assessor #PB-0663, Hawaii

P.O. Box 880487 ♦ Pukalani, Hawaii 96788-0487 ♦ (808) 876-0500 Phone ♦ (808) 876-1900 Fax
Email: mauimalama@gmail.com ♦ Web: www.mauimalama.com

Appendix G:

Additional Documentation



INSET A
SCALE: 1 IN=50 FT

VICINITY MAP

EXISTING EASEMENTS:

EASEMENT 1 FOR UTILITY PURPOSES IN FAVOR OF MAUI ELECTRIC CO., LTD. (MECO).

EASEMENT 1 FOR WATER PIPELINE PURPOSES IN FAVOR OF COUNTY OF MAUI.

EASEMENT 11 FOR ELECTRICAL TRANSMISSION LINE PURPOSES IN FAVOR OF MECO.

EASEMENT 1 (15-FT. WIDE) FOR SEWER LINE PURPOSES IN FAVOR OF "PARCEL 1" (TMK: (2) 3-8-006: 001).

EASEMENT FOR UTILITY PURPOSES IN FAVOR OF MECO.

EASEMENTS E-1 TO E-5, INCLUSIVE, FOR ELECTRICAL PURPOSES IN FAVOR OF MECO.

EASEMENT R-1 FOR IRRIGATION PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.

EASEMENT S-1A FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.

EASEMENT S-1B FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.

EASEMENT S-6 FOR SEWER PURPOSES IN FAVOR OF MAUI ECONOMIC OPPORTUNITY, INC.

EASEMENT S-3 FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.

EASEMENT WM-1 FOR POTABLE WATER METER PURPOSES IN FAVOR OF MAUI BUSINESS PARK PHASE II ASSOCIATION.

EASEMENTS E-6 AND E-8 FOR UTILITY PURPOSES IN FAVOR OF MECO AND HAWAIIAN TELCOM, INC. (HT).

EASEMENT E-9 FOR UTILITY PURPOSES IN FAVOR OF MECO AND HT.

EASEMENT D-1 FOR DRAINAGE BASIN PURPOSES IN FAVOR OF UNIT 1.

EASEMENT D-3 FOR DRAINAGE PURPOSES IN FAVOR OF UNIT 1.

EASEMENTS 1-A, 1-B, AND 1-C FOR ELECTRICAL PURPOSES IN FAVOR OF MECO.

EASEMENT B-1 FOR DRAINAGE PURPOSES IN FAVOR OF PARCEL 19 OF HOOKELE DEF CONDOMINIUM SUBDIVISION.

EASEMENT 1-1 FOR ACCESS AND UTILITY PURPOSES IN FAVOR OF MAUI BUSINESS PARK PHASE I ASSOCIATION AND ALEXANDER & BALDWIN ITS SUCCESSORS AND ASSIGNS.

EASEMENT D-4 FOR DRAINAGE PURPOSES IN FAVOR OF MAUI BUSINESS PARK PHASE II ASSOCIATION AND ALEXANDER & BALDWIN ITS SUCCESSORS AND ASSIGNS.

NOTES:

1. AZIMUTHS AND COORDINATES REFERRED TO GOVERNMENT SURVEY TRIANGULATION STATION "LUKE" (A.
2. THE DASHED LINES DELINEATE THE AREA FOR EACH UNIT AND IS NOT INTENDED TO REPRESENT A LEGALLY SUBDIVIDED LOT.
3. OWNERS OF ADJOINING PARCELS TAKEN FROM RECORDS OF THE REAL PROPERTY MAPPING BRANCH.
4. EASEMENT A-1 (50-FT. WIDE) IS FOR ACCESS PURPOSES IN FAVOR OF UNIT 1, UNIT 2B, AND MAUI BUSINESS PARK PHASE II ASSOCIATION.
5. EASEMENT D-5 (85-FT. WIDE) IS FOR DRAINAGE AND ACCESS PURPOSES IN FAVOR OF UNIT 2A, UNIT 2B, MAUI BUSINESS PARK PHASE I ASSOCIATION AND ALEXANDER & BALDWIN, LLC, ITS SUCCESSORS AND ASSIGNS.
6. EASEMENT RW-1 IS FOR ACCESS PURPOSES IN FAVOR OF UNIT 1, UNIT 2B, AND MAUI BUSINESS PARK PHASE I ASSOCIATION.
7. EASEMENT B-2 FOR DRAINAGE PURPOSES IN FAVOR OF UNIT 2A, MAUI BUSINESS PARK PHASE I ASSOCIATION, AND ALEXANDER & BALDWIN, LLC, ITS SUCCESSORS AND ASSIGNS.
8. TEMPORARY CONSTRUCTION EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES IN FAVOR OF COUNTY OF MAUI, MAUI BUSINESS PARK PHASE II ASSOCIATION, AND ALEXANDER & BALDWIN, LLC, ITS SUCCESSORS AND ASSIGNS.
9. TEMPORARY UTILITY EASEMENT UP TO THREE (3) YEARS FOR ELECTRICAL AND ACCESS PURPOSES. THE EASEMENT WILL EXTEND 12.5 FT. TO EITHER SIDE OF THE EXISTING POWER LINE AND WILL INCLUDE AN ACCESS ROAD.
10. PERPETUAL UTILITY EASEMENT FOR ELECTRICAL AND ACCESS PURPOSES. THE EASEMENT WILL EXTEND 12.5 FT. TO EITHER SIDE OF THE EXISTING POWER LINE AND WILL INCLUDE AN ACCESS ROAD.

SITE PLAN
MAUI ECONOMIC OPPORTUNITY CONDOMINIUM
LOT 2-C-4-C-1-E OF THE FIRST ASSEMBLY OF GOD SUBDIVISION
TAX MAP KEY: (2) 3-8-006: 004
BEING A PORTION OF GRANT 3343 TO CLAUS SPRECKELS
AT PUUNENE, WAILUKU, MAUI, HAWAII

CONDOMINIUM MAP NO. _____

Owner: Alexander & Baldwin, LLC.

Address: P.O. Box 156
Kahului, HI 96733

GRAPHIC SCALE
0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

DANIEL S. KANESHIRO
LICENSED PROFESSIONAL LAND SURVEYOR
No. 9826
HAWAII, U.S.A.

AUSTIN, TSUTSUMI & ASSOCIATES INC.
501 SUMNER STREET, SUITE 521
HONOLULU, HI 96817

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.

LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 9826
EXP. 04/30

JANUARY 11, 2023
SHEET 1 OF 1

Y:\2022\22-530 Maui Business Park DEF Subdiv\SURVEY\DWG\AMENDED MEO CPR 2022-12-27.dwg

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

24" X 36" = 6.0 SQ. FT.

Parcel Information

Parcel Number	380060040000
Location Address	21 HANSEN RD KAHULUI HI 96732
Neighborhood Code	3855-5
Legal Information	
Land Area	237.059 Acres
Parcel Note	Non taxable

View Map

Owner Information

Owner Names
MAUI ECONOMIC OPPORTUNITY CONDO- MASTER Fee Owner

Mailing Address
MAUI ECONOMIC OPPORTUNITY CONDO- MASTER

Assessment Information

⊞ Show Historical Assessments

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2023	AGRICULTURAL	$23,700	$0	$23,700	$0	$23,700	$0	$23,700

How to calculate real property taxes

Sales Information

Sale Date	Price	Instrument Number	Instrument Type	Valid Sale or Other Reason	Document Type	Record Date	Land Court #	Land Court Cert
12/23/2021	$0	A80270365	Easements		Grant of easement	12/23/2021		
6/7/2014	$0		Route slip		Grant of easement	6/7/2014		
11/10/2013	$0		Route slip		Grant of easement	11/10/2013		
12/27/2012	$0	A47440534	Easements		Grant of easement	12/27/2012		
12/27/2012	$0	A47440535	Easements		Grant of easement	12/27/2012		
12/27/2012	$0	A47440538	Easements		Grant of easement	12/27/2012		
12/27/2012	$0	A47440539	Easements		Grant of easement	12/27/2012		
12/27/2012	$0	A47440541	Easements		Cancellation of easememt	12/27/2012		
12/27/2012	$0	A47440542	Recorded document		Declaration of/Restatement of CPR	12/27/2012		
10/4/2001	$0	02-172919	Fee conveyance		Warranty deed	9/30/2002		
1/1/1997	$0	9700007145				1/15/1997		
11/25/1996	$0	9600170196				12/2/1996		
1/5/1996	$0	0000000000						
12/7/1993	$0	9400002351				1/6/1994		
12/12/1990	$0	0000000000						
6/18/1990	$0	0000000000						
8/29/1988	$0	0000000000						
3/6/1987	$0	8800034793	Fee conveyance			3/14/1988		

Maui's Automated Planning & Permitting System

Click Here to View All Planning and Permitting Info Regarding This TMK

Permit Information

Maui's Automated Planning & Permitting System link

Date	Permit Number	Reason	Permit Amount
6/14/1990	B901649		$170,000
6/14/1990	B901648		$470,000
6/14/1990	B901647		$1,300,000

Recent Sales In Area

Sale date range:

From:

05/14/2020

To:

05/14/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

Generate Owner List by Radius

Distance:

100

Feet

Use Address From:

(•) **Owner** ( ) **Property**

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

[x] Show All Owners

[ ] Show Parcel ID on Label

Skip Labels

0

Download

No data available for the following modules: Assessment Notices, Agricultural Assessment Information, Current Tax Bill Information, Historical Tax Information, Appeal Information, Home Exemption Information, Improvement Information, Commercial Improvement Information, Accessory Information, Sketches.

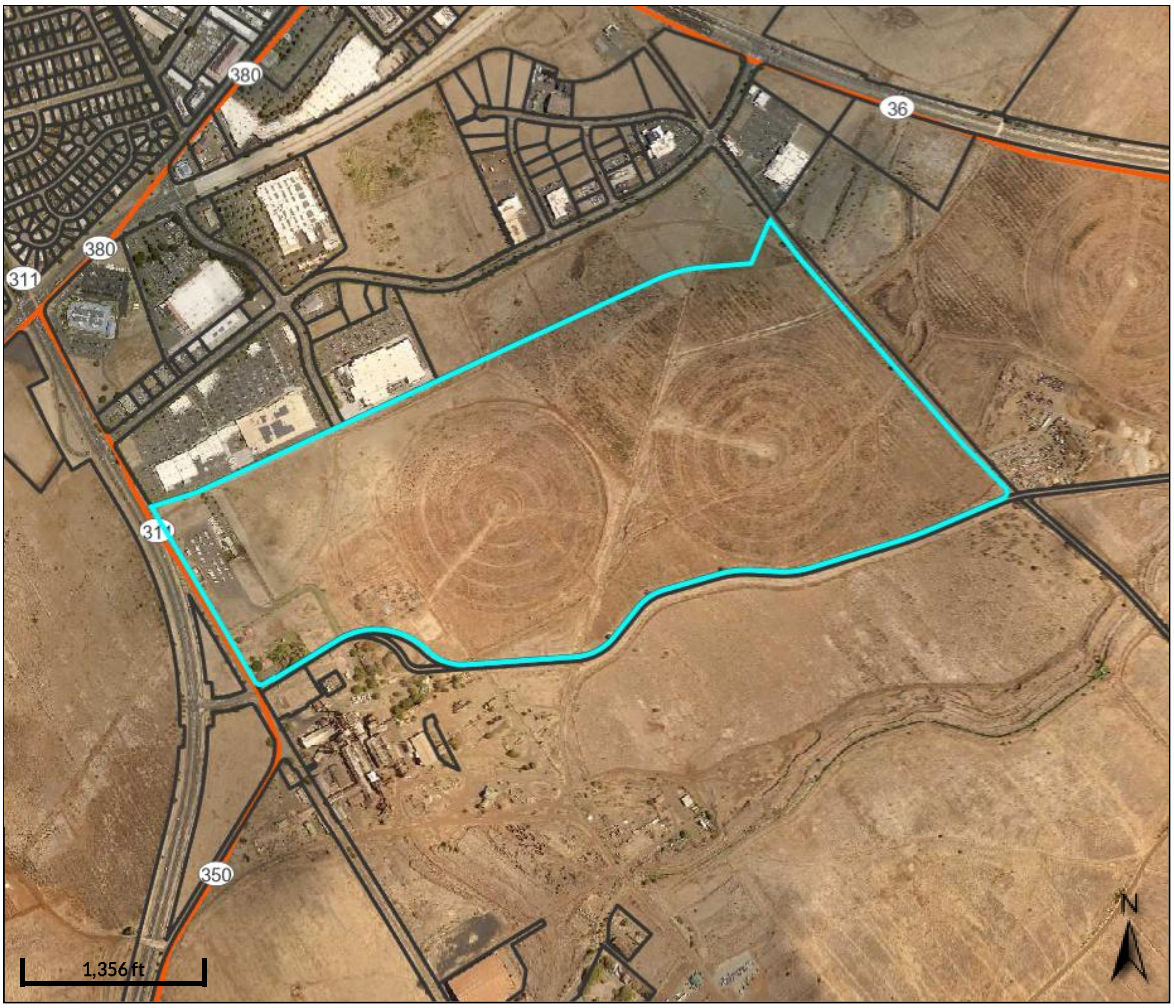
The Maui County Tax Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 5/14/2023, 1:33:57 AM

Version 3.1.8

COUNTY OF MAUI Hawaii



Overview



Legend

Parcels (2023)

Roads

Parcel ID	380060040000	**Situs/Physical Address**	21 HANSEN RD
Acreage	237.059	**Mailing Address**	MAUI ECONOMIC OPPORTUNITY
Class	AGRICULTURAL		CONDO- MASTER

Assd Land Value	$23,700
Assd Building Value	$0
Total Assd Value	$23,700
Exempt Value	$0
Taxable Value	$23,700

Last 2 Sales Date	**Price**	**Reason**	**Qual**
12/23/2021	0	n/a	U
6/7/2014	0	n/a	U

Brief Tax Description n/a

(Note: Not to be used on legal documents)

Date created: 5/14/2023
Last Data Uploaded: 5/14/2023 7:33:57 AM

Developed by Schneider GEOSPATIAL

TERRITORY OF HAWAII

FIELD BOOK LAND SHEET

DESCRIPTION — AGR-USE-VAL

Second DIVISION

ZONE	SEC.	PLAT.	PARCEL
3	8	06	04

OWNER	TITLE HISTORY	MAILING ADDRESS
H.C.&S.Co., Ltd.	Area 521.47 Ac.	
	10/2/46 T. H. 4.38 Ac Lds Pendens (517.09 Ac)	
	3/21/47 Bk 2027 P 175 Cons.$18,900. F/O Cond. area 517.45 Ac.	
	R/S 1/23/50 L-12/15/49 to Puu.Hawn.Church .15 Ac $1. yr.12/20/49 Bk2290/419	517.30 Ac
	E/D;4/17/57 to Maui Electric 52,043 ø 4/2/457 Bk 3253/33	516.11 Ac
	Lease HC&SCo. to Theo.H.Davies 5/29/58 40 yrs.$80.yr.for 1st 2 yrs.and $560.yr. 174,920 ø or4.015 Acfor 8 yrs.	
	.536 Ac dropped into road Hensen Rd	512.095 Ac
Alexander & Baldwin, Inc.	TMB 1191 '61 1/2/62 Change of Name 1/3/62 Bk 4191/481	511.532 Ac
	TMB 1445 11/8/66 3-8-06-19 .150 Ac dropped into 3-8-06-04	
	TMB 102'69 Former zoning U & Ag Zoning remains the same but areas are rev 511.682	511.689 Ac
	Total area: 511.682 A Urban: 27.416 A Ag 484.266 A; Source TMB 6/27/69	
	Rt of Entry: 1/7/70 fr A&B to St of Hi 2/12/70 ~~fxxxx~~ Bk 6890/386	
	Extn of Rt of Entry Agrmt 12/8/70 fr A&B to St of Hi fr 1/9/71 to 4/8/71 12/18/70 Bk 7318/255	
	D: 8/16/71 to State of Hawaii (2.066 A) dropped into Road 8/27/71 Bk 7762/50 From 3-8-006-005 (0.688 A) area & bdry changed	
	TMB 2303 74-75 Extn/Grant: 10/23/74 fr A&B to SH extn grant of esmt to 9/10/77 11/7/74 Bk 10229/250	510.304 A
	TMB M-224 74-75: 3/14/75 former zoning: A & U changed to: A & U - bdry changed. "A" - 484.304 A. "U" - 26.000 A. Total area = 510.304 A. NOTE: TMB M-102 '69, hereby cancelled. SOURCE: LUC M-5 12/20/74	510.304 A
	TMB 8763 1985 Grant of Esmt 9/3/85 fr A&B Inc to County of Maui, a non-exclusive esmt to construct, reconstruct, maintain, operate, repair & remove a waterline; Subj to wtrline Esmt "1"(1.348A) in favor of County of Maui Esmt "2" por of rd. 11/8/85 Bk 19066/747	

1975

YEAR	1959	1960	1961	1962	1963	1964	1965
AREA	512.095 Ac	512.095 Ac	512.095 Ac	511.532 Ac	511.532	511.532 Ac	
LAND	160,402.	199,990.	200,018.	199,945.	202499	219615 219615	
IMP.	183,115.	248,071.	217,212.	182,469.	177431	184550	
TOT.	343,517.	448,061.	417,230.	382,414.	379930	404165 404165	
EX.	1,003. H	1,009. H	1,035.	1,035.	1035	1035 1035	1106
NET	342,514.	447,052.	416,195.	381,379.	378895	403130 403130	
TAX	5,675.46	6,084.38	5,664.41	5190.57			

OAMA

1973 1974

343788 192258 213882

MAUI COUNTY PARCEL HISTORY (TT102) FOR:

TMK: 3-8-006-004-0000

12/23/2021
INSTR-DESC: GRANT

INSTR_NO:A80270365

TRANS NO: 407659
INSTR-DATE: 12/23/2021
REC-DATE: 12/23/2021

AREA: 237.0590 ACRES
OTHER-TMKS: 3-8-006-004-0000 ETC.

FROM: COUNTY OF MAUI
TO: ALEXANDER & BALDWIN LLC ; & MAUI BUSINESS PARK PHASE II ASSOCIATION
-A&B IS DONATING UNIT 3 TO THE COUNTY. COUNTY HAS AGREED TO GRANT TO A&B AND THE ASSOCIATION (AS GRANTEE) ESMT A-4 & D-4
1. (A) A&B HEREBY RESERVES, AND THE COUNTY HEREBY GRANTS TO GRANTEE ACCESS AND UTILITY ESMT A-4 AFFECTING POR UNIT 3
2. (A) A&B HEREBY RESERVES, AND THE COUNTY HEREBY GRANTS TO GRANTEE DRAINAGE ESMT D-4 AFFECTING POR UNIT 3

ACCESS AND UTILITY ESMT A-4 POR LOT 2-C-4-C-1-E FIRST ASSEMBLY OF GOD SUBD POR GR 3343 1.758 AC DES

DRAINAGE ESMT D-4 POR LOT 2-C-4-C-1-E FIRST ASSEMBLY OF GOD SUBD POR GR 3343 2.079 AC DES

F/D: CONDO MASTER

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	MAUI ECONOMIC OPPORTUNITY CONDO- MASTER				CONDO MASTER

11/30/2021
INSTR-DESC: AMEND CPR

INSTR_NO:A80040488

TRANS NO: 407122
INSTR-DATE: 11/24/2021
REC-DATE: 11/30/2021

AREA: 237.0590 ACRES
OTHER-TMKS: 3-8-006-004-0000 ETC.

FROM: 3806-4-1 4.23% INT IN COMM ELEM
3806-4-2 95.77% INT IN COMM ELEM
TO: 3806-4-1 4.23% INT IN COMM ELEM
3806-4-2 86.06% INT IN COMM ELEM
3806-4-3 9.71% INT IN COMM ELEM

SECOND AMENDMENT TO THE DECL OF CPR OF MAUI ECONOMIC OPPORTUNITY CONDO CM 5149

AMEND DECLARATION AS FOLLOWS:
1. DESCRIPTION OF THE LAND EXH A-2. THE DESCRIPTION OF THE VERTICAL PERIMETER BDRY OF UNIT 2 IS HEREBY DELETED IN ITS ENTIRETY AND REPLACED WITH THE NEW EXH A-2 ATTACHED AS EXH A. EXH B BEING THE NEW DESCRIPTION OF THE VERTICAL PERIMETER BDRY OF THE NEW UNIT 3 BEING CREATED BY THIS DOCUMENT IS INSERTED INTO THE DECL AS NEW EXH A-3.
2. SEC 4.1 OF THE DECL (UNITS) IS AMENDED AS FOLLOWS: THREE (3) SEPARATE FREEHOLD ESTATES (UNITS 1, 2 & 3) ARE NOW ESTABLISHED...AS SHOWN ON THE CONDO MAP.
3. SEC 5 OF THE DECL (COMMON INT) IS AMENDED AS FOLLOWS:
UNIT 1 = 4.23% INT
UNIT 2 = 86.06% INT
UNIT 3 = 9.71% INT
4. CONDO MAP IS AMENDED TO DELETE SHEET 1 THEREIN AND REPLACE IT WITH SHEET 1 FILED CONCURRENTLY HEREWITH TOGETHER
5. ALL OTHER CHANGES SEE DOC

TMB NOTE: 1 NEW UNIT CREATED FROM 3806-4 (UNIT 3 TMK 3806-4-3)

F/D: AMEND CPR

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	MAUI ECONOMIC OPPORTUNITY CONDO- MASTER				CONDO MASTER

10/22/2021
INSTR-DESC: AMEND CPR
INSTR_NO:A79650643
TRANS NO: 405946
INSTR-DATE: 10/20/2021
REC-DATE: 10/22/2021

AREA: 237.0590 ACRES

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM PROPERTY REGIME OF MAUI ECONOMIC OPPORTUNITY CONDOMINIUM

ALEXANDER & BALDWIN LLC (A&B) & MAUI ECONOMIC OPPORTUNITY INC (MEO)

A&B AND MEO HEREBY AMEND DECL AS FOLLOWS:
1. DEFINITIONS (SEE DOC)
2. SEC 9.1.1 (SEE DOC)
3. SEC 9.1.2 (SEE DOC)
ALL OTHER CHANGES SEE DOC

F/D: KEYED ONLY - CONDO MASTER; AMD DECL

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	MAUI ECONOMIC OPPORTUNITY CONDO- MASTER				CONDO MASTER

01/01/2021
INSTR-DESC: MAPPING
TRANS NO: 398682
INSTR-DATE: 01/01/2021
REC-DATE: 01/01/2021

AREA: 237.0590 ACRES
OTHER-TMKS: 3-8-006-004-0000 ETC.

TO: 3806-93 ROAD WIDENING LOT 2-B 1,423 SF

ISSUE TMK FOR ROAD WIDENING LOT 2-B (FILE 3.1437 FIRST ASSEMBLY OF GOD SUBD) THAT IS CURRENTLY INCLUDED WITH LOT 2-C-4-C-1-E (FILE 3.2208 FIRST ASSEMBLY OF GOD SUBD) UNDER TMK 3806-4

TMB NOTES:
1. ROAD WIDENING LOT 2-B HAS BEEN A SUB-AREA OF TMK 3806-4 SINCE 1990, AND HAS BEEN EXCLUDED FROM ALL SUBDIVISIONS AND CONDO DECLARATIONS SINCE THAT TIME.
2. THE AREA OF ROAD WIDENING LOT 2-B (1,423 SF) WAS INADVERTANTLY REMOVED FROM TOTAL TMK AREA AT THE TIME SUBD FILE 3.2208 (AMD APPRVD 5/18/2012) WAS ENTERED.
3. TMK 3806-4 IS NOW 237.059 AC CONSISTING OF ONLY LOT 2-C-4-C-1-E.

F/D: BDRY; LOT 2-C-4-C-1-E

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC

2 0011 MAUI ECONOMIC OPPORTUNITY CONDO- MASTER CONDO MASTER

06/07/2014
INSTR-DESC: GRANT
TRANS NO: 346370
INSTR-DATE: 06/07/2014
REC-DATE: 06/07/2014

AREA: 237.0590 ACRES STATE-CONV-TAX: $ 0
OTHER-TMKS: 3-8-006-001-0000 ETC.

GRANT OF SEWER EASEMENT DOC# A47440545 REC 12/27/2012

FROM: ALEXANDER & BALDWIN LLC, FKA ALEXANDER & BALDWIN INC (AS GIVEN)
TO: MAUI ECONOMIC OPPORTUNITY INC

GRANT NON-EXCL SEWER ESMT OVER POR LOT 2-C-4-C-1-A (TMK 3806-79)FOR THE BENEFIT OF UNITS 1 & 2, MAUI ECONOMIC OPPORTUNITY CONDO (3806-4 CPR 1 & 2), TMK 3806-1 AND TMK 3806-3

TMB NOTE: POR ESMT S-6 ALSO OVER LOT 2-C-4-C-1-E (TMK 3806-4)

ESMT S-6 OVER LOTS 2-C-4-C-1-A AND 2-C-4-C-1-E FIRST ASSEMBLY OF GOD SUBD
POR FR 3344 0.424 AC DES

F/D: SUBJ/ESMT S-6 (DES); TOG/ESMT S-6 (DES)

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	MAUI ECONOMIC OPPORTUNITY CONDO- MASTER				CONDO MASTER

11/10/2013
INSTR-DESC: GRANT
TRANS NO: 346361
INSTR-DATE: 11/10/2013
REC-DATE: 11/10/2013

AREA: 237.0590 ACRES STATE-CONV-TAX: $ 0
OTHER-TMKS: 3-8-006-004-0000 ETC.

DOCUMENT OUT OF ORDER

GRANT OF EASMENTS DOC# A47440540 REC 12/27/2012

FROM: ALEXANDER & BALDWIN LLC FKA ALEXANDER & BALDWIN INC (AS GIVEN)
TO: MAUI BUSINESS PARK PHASE II ASSOCIATION INC

GRANT NON-EXCL WATER METER FACILITIES ESMT WM-1

ESMT WM-1 OVER LOT 2-C-4-C-1-E FIRST ASSEMBLY OF GOD SUBD
POR GR 3343 499 SF DES

SUBJ/ESMT WM-1 DES

LOT 2-C-4-C-1-E FIRST ASSEMBLY OF GOD SUBD
POR GR 3343 237.059 AC DES

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	MAUI ECONOMIC OPPORTUNITY CONDO- MASTER				CONDO MASTER

12/27/2012

INSTR-DESC: DECL/REST CPR
INSTR_NO:A47440542
TRANS NO: 330289
INSTR-DATE: 12/27/2012
REC-DATE: 12/27/2012

AREA: 237.0590 ACRES
OTHER-TMKS: 3-8-006-004-0000 ETC.

ALEXANDER & BALDWIN LLC "DECLARANT"

SUBMIT THE FOLLOWING TO CONDO PROPERTY REGIME
LOT 2-C-4-C-1-E FIRST ASSEMBLY OF GOD SUBD POR GR 3343
237.059 AC DES SUBJ/ESMTS 1, 11, E-1, E-2, E-3, E-4, E-5, IR-1, S-1A,
S-1B, S-3, S-6 & WM-1

PROJECT: MAUI ECONOMIC OPPORTUNITY CONDOMINIUM CONDO MAP 5149

F/D: STATUS- CONDO; 2 UNITS

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	MAUI ECONOMIC OPPORTUNITY CONDO- MASTER				CONDO MASTER

12/27/2012
INSTR-DESC: CANCEL ESMT
INSTR_NO:A47440541
TRANS NO: 330288
INSTR-DATE: 12/27/2012
REC-DATE: 12/27/2012

AREA: 237.0590 ACRES
OTHER-TMKS: 3-8-006-004-0000 ETC.

CANCELLATION OF GRANT OF ESMT MADE BY ALEXANDER & BALDWIN LLC
FOR SEWER ESMT S-1

F/D: SUBJ/CANCELLATION OF ESMT S-1

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN LLC				

12/27/2012
INSTR-DESC: GRANT
INSTR_NO:A47440539
TRANS NO: 330286
INSTR-DATE: 12/27/2012
REC-DATE: 12/27/2012

AREA: 237.0590 ACRES
OTHER-TMKS: 3-8-006-079-0000 ETC.

FROM: ALEXANDER & BALDWIN LLC
TO: ALEXANDER & BALDWIN LLC
ESMT MW-1 0.250 AC DES

F/D: TOG/IRRIGATION ESMT MW-1

LOT 2-C-4-C-1-E FIRST ASSEMBLY OF GOD SUBD 237.059 AC
DES

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN LLC				

12/27/2012
INSTR-DESC: GRANT
INSTR_NO:A47440538
TRANS NO: 330285
INSTR-DATE: 12/27/2012

AREA: 237.0590 ACRES REC-DATE: 12/27/2012

FROM: ALEXANDER & BALDWIN LLC
TO: ALEXANDER & BALDWIN LLC
ESMT S-3 0.492 AC DES

F/D: SUBJ/SEWER ESMT S-3

LOT 2-C-4-C-1-E FIRST ASSEMBLY OF GOD SUBD 237.059 AC
DES

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN LLC				

12/27/2012
INSTR-DESC: GRANT
INSTR_NO:A47440535
TRANS NO: 330258
INSTR-DATE: 12/27/2012
REC-DATE: 12/27/2012

AREA: 237.0590 ACRES
OTHER-TMKS: 3-8-006-004-0000 ETC.

FROM: ALEXANDER & BALDWIN LLC
TO: ALEXANDER & BALDWIN LLC
ESMT S1-A 0.401 AC DES

F/D: SUBJ/SEWERLINE ESMT S1-A

LOT 2-C-4-C-1-E FIRST ASSEMBLY OF GOD SUBD 237.059 AC
DES

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN LLC				

12/27/2012
INSTR-DESC: GRANT
INSTR_NO:A47440534
TRANS NO: 330256
INSTR-DATE: 12/27/2012
REC-DATE: 12/27/2012

AREA: 237.0590 ACRES

FROM: ALEXANDER & BALDWIN LLC
TO: ALEXANDER & BALDWIN LLC
ESMT IR-1 0.653 AC DES

F/D: SUBJ/IRRIGATION ESMT IR-1

LOT 2-C-4-C-1-E FIRST ASSEMBLY OF GOD SUBD 237.059 AC
DES

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN LLC				

08/20/2012
INSTR-DESC: ROUTE SLIP
TRANS NO: 329873
INSTR-DATE: 08/20/2012
REC-DATE: 08/20/2012

AREA: 237.0590 ACRES
OTHER-TMKS: 2-4-001-004-0000 ETC.

EFFECTIVE 6/7/2012, ALEXANDER & BALDWIN INC WAS CONVERTED
TO ALEXANDER & BALDWIN LLC AS EVIDENCED BY CERT OF CONVERSION
ISSUED BY THE DEPT OF COMMERCE AND CONSUMER AFFAIRS

REF:
1) CERT OF CONVERSION REC 6/19/2012 AS DOC A45531116 AND
2) LAND COURT ORDER REGARDING CONVERSION REC 8/20/2012
AS DOC T8267279 FOR L D CASE NO 12-1-2623

TMB NOTE: A & B- HAWAII, INC MERGED WITH & INTO ALEXANDER & BALDWIN, INC ON 12/31/1999 PER DCCA

F/D: OWNERSHIP, NAME CHANGE

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN LLC				

05/18/2012
INSTR-DESC: Corrected Subd

TRANS NO: 326833
INSTR-DATE: 05/18/2012
REC-DATE: 05/18/2012

AREA: 237.0590 ACRES
OTHER-TMKS: 3-8-006-004-0000 ETC.

CORRECTED FINAL PLAT - FIRST ASSEMBLY OF GOD SUB'D - FILE 3.2208
-
SUBDIVISION OF LOT 2-C-4-C-1 INTO LOTS 2-C-4-C-1-A TO 2-C-4-C-1-H, INCL;
DESIG ESMTS PER PLAN BY KEN T. NOMURA APPROVED 5/31/11,
CORRECTED FINAL PLAT APPROVED 5/18/12

TMK ASSIGNMENTS AND LOT NUMBERS - NO CHANGE

THE FOLLOWING HAVE AREA CHANGES:
3806-76 LOT 2-C-4-C-1-B 52.832 ACS
3806-77 LOT 2-C-4-C-1-C 38.023 ACS

F/D: LOT 2-C-4-C-1-E CORRECTED FINAL PLAT

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN INC				

05/31/2011
INSTR-DESC: LUCA

TRANS NO: 319646
INSTR-DATE: 05/31/2011
REC-DATE: 05/31/2011

AREA: 237.0590 ACRES
OTHER-TMKS: 3-8-006-004-0000 ETC.

FIRST ASSEMBLY OF GOD SUBDIVISION - FILE 3.2208
-
AREA REVISED TO 389.987 ACS
SUBDIVISION OF LOT 2-C-4-C-1 INTO LOTS 2-C-4-C-1-A TO 2-C-4-C-1-H
INCLUSIVE; TOG/ESMTS PER PLAN BY KEN T NOMURA APPROVED
5/31/11

LOT 2-C-4-C-1-A TO NEW PARCEL 3806-79
LOTS 2-C-4-C-1-B TO 2-C-4-C-1-D TO NEW PARCELS 3806-76 TO 78
RESPECTIVELY
LOTS 2-C-4-C-1-F TO 2-C-4-C-1-H TO NEW PARCELS 3806-80 TO 82 RESPECTIVELY

TMB NOTES:
1) GRANT OF EASEMENT REC 3/17/10 AS DOC 2010-036020 FROM ALEXANDER & BALDWIN INC AND A&B PROPERTIES INC TO ALEXANDER & BALDWIN INC ESMT "S-1" FOR SEWER LINE (27,457 SF OR 0.630 AC)

2) UTILITY EASEMENT REC 4/1/11 AS DOC 2011-053742 FROM A & B PROPERTIES INC AND ALEXANDER & BALDWIN INC TO MAUI ELECTRIC COMPANY LIMITED AND HAWAIIAN TELCOM INC
AN EASEMENT ABOVE & UNDERGROUND ESM'T FOR ELECTRICITY & COMMUNICATION; TOG W/RIGHT OF ENTRY OVER LOTS 2-C-4-C-1-B TO 2-C-4-C-1-H
F/D: AREA, BDRY, NEW LOT 2-C-4-C-1-E

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN INC				

09/30/2002
INSTR-DESC: WARNT DEED
INSTR_NO:02-172919
TRANS NO: 252080
INSTR-DATE: 10/04/2001
REC-DATE: 09/30/2002

AREA: 387.4050 ACRES STATE-CONV-TAX: $ 0
OTHER-TMKS: 3-8-006-004-0000 ETC.

FROM: 3806-74 1.78 AC LOT 2-C-3 & POR LOT 2-C-2

TMB NOTE: NO RECORD OF ASSOCIATION BETWEEN A & B PROPERTIES, INC & ALEXANDER & BALDWIN, INC.; A & B PROPERTIES, INC; CHANGED NAME FROM KAHULUI DEVELOPMENT CO., INC., ON 6/20/75 PER DCCA; A & B PROPERTIES, INC. & ALEXANDER & BALDWIN, INC., HAVE SAME CORPORATE OFFICERS - MAP PASSED FOR ASSESSMENT PURPOSES ONLY - SUBJECT TO CLARIFICATION; MAP BY A & B PROPERTIES, INC. (LUCA #3.1861) APPROVED 6/22/2001 ON FILE

F/D: AREA REVISED, BDRY; LOTS 2-B & 2-C-4-C-1

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN INC				

01/15/1997
INSTR-DESC: FIRE HYDRANT EASEMENT
INSTR_NO:9700007145
TRANS NO: 62727
INSTR-DATE: 01/01/1997
REC-DATE: 01/15/1997
ACK/EFF DATE: 01/15/1997

AREA: 385.5920 ACRES

ACK DTE 1/7/97
FROM: COUNTY OF MAUI
TO: BOARD OF WATER SUPPLY
GRANTOR GRANT UNTO GRANTEE A NONEXCLUSIVE ESMT OVER, UNDER, ACROSS & THROUGH POR OF TMK 3-8-06:072, DESC IN EXH "A", TO RECONSTRUCT, MAINTAIN & OPERATE A FIRE HYDRANT & APPURTENANCES. THE FOREGOING INCLUDES THE RIGHT TO INGRESS & EGRESS.
ESMT F FIRE HYDRANT POR GR 3343 200 SF DES
F/D: SUBJ TO POR OF FIRE HYDRANT TSMT "F" IN FAVOR OF BD OF WATER SUPPLY-COUNTY OF MAUI

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN INC				

12/02/1996
INSTR-DESC: FINAL ORDER OF CONDEMNATION
INSTR_NO:9600170196
TRANS NO: 62724
INSTR-DATE: 11/25/1996
REC-DATE: 12/02/1996
ACK/EFF DATE: 12/02/1996

AREA: 385.5920 ACRES

FROM: A&B-HAWAII INC & ALEXANDER & BALDWIN INC "DEFEDANTS"
TO: MAUI ELECTRIC COMPANY LIMITED "PLAINTIFF"
2ND CIR CT, CIVIL CASE NO. 96-0929(3); ORDERED & ADJUDGED:
LOT A-1, A-2, BEING A POR OF GR 3343, DESC IN EXH "A", & ESMTS 5, 6, 7,
8, 9, 10 & 11 FOR ELECTRICAL PURPOSES, OVER & THROUGH
GR 3343, DESC IN EXH "B"; AREA CONDEMNED FOR A POWER GENERATION
FACILITY & RELATED POWER LINES & TITLE IS VESTED IN MAUI
ELECTRIC COMPANY LIMITED.

ESMT 11 ELECTRICAL TRANS LINE PURPOSES POG GR 3343 339,564 SF OR
7.795 AC DES
F/D: SUBJ TO ELEC TRANS LINE ESMT "11" IN FAVOR OF MAUI ELEC CO LTD

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN INC				

11/13/1995
INSTR-DESC: SUBDIVISION
INSTR_NO:0000000000
TRANS NO: 62721
INSTR-DATE: 01/05/1996
ACK/EFF DATE: 11/13/1995

AREA: 385.5920 ACRES

FIRST ASSEMBLY OF GOD SUB'D FILE 3.1610
SUBD LOT 2-C-4 INTO LOTS 2-C-4-A, 2-C-4-B & 2-C-4-C
PER PLAN BY KEN T NOMURA APPROVED 11/13/95
LOT 2-C-4-A & 2-C-4-B TO NEW PLAT & PARCELS 3880-1 & 2 RESP
TMB NOTE: POR LOT 2-C-4-C DROPPED INTO RD PER F/O/C
F/D: AREA, BDRY; POR LOT 2-C-4-C

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN INC				

11/13/1995
INSTR-DESC: SUBDIVISION
INSTR_NO:0000000000
TRANS NO: 62726
INSTR-DATE: 01/05/1996
ACK/EFF DATE: 11/13/1995

AREA: 427.5990 ACRES

FIRST ASSEMBLY OF GOD SUB'D - LUCA FILE 3.1597
SUBD LOT 2-C INTO LOTS 2-C-1 THRU 2-C-4 PER PLAN BY KEN T NOMURA
APPROVED 11/13/95

LOT 2-C-1 TO NEW PARCEL 3806-73
LOTS 2-C-2 & 2-C-3 TO NEW PARCEL 3806-74
TMB NOTE: POR LOT 2-C-4 DROPPED INTO RD, PER F/O/C, INST 94-2351 29.234 AC

F/D: AREA, BDRY; POR LOT 2-C-4

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN INC				

01/06/1994
INSTR-DESC: FINAL ORDER OF CONDEMNATION
INSTR_NO:9400002351
TRANS NO: 62725
INSTR-DATE: 12/07/1993
REC-DATE: 01/06/1994
ACK/EFF DATE: 01/06/1994

AREA: 466.2430 ACRES STATE-CONV-TAX: $ 0.00

(29.234 AC; LOT 2-C-4) DROPPED INTO RD
FROM: ALEXANDER AND BALDWIN INC & A&B-HAWAII INC "DEFENDANTS"
TO: STATE OF HAWAII "PLAINTIFF"
2ND CIR CT, CIVIL NO. 92-0885(2); ORDERED, ADJUDGED & DECREED:
LOT 2-C-4 (29.234 AC), PARCEL 2-B (1.872 AC), LOT 16-B (0.279 AC),
LOT 16-C (0.033 AC), LOT 17-B (56.822 AC), PARCEL 135-B (7.656 AC),
PARCEL 5-B (0.463 AC), LOT 1-B (0.020 AC), LOT 2-B (0.192 AC), ARE
CONDEMNED FOR THE CONSTRUCTION, PRESERVATION & PROTECTION OF A
PUBLIC ROAD, TO WIT: KAHULUI AIRPORT ACCESS RD, HANA HWY, & KEOLANI PL
WIDENING, KAHULUI AIRPORT, STATE PROJECT NO. AM1021-03 & TITLE IS VESTED
IN THE STATE OF HAWAII.

LOT 2-C-4 PORS LOT 2-C & GR 3343 ASSEMBLY OF GOD SUBD
1,273,449 SF OR 29.234 AC DES
SUBJ/ESMT 1 ELECTRICAL & WATERLINE 11,670 SF 150 SF 2,521 SF DES

TMB NOTE: MAP FOR KAHULUI AIRORT ACCESS RD & HANA HWY SUBD ON FILE.
SUBD WITHDRAWN BEFORE FINAL APPROVAL.

F/D: AREA, BDRY

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN INC				

06/19/1990
INSTR-DESC: MAP R/S (SUBD)
INSTR_NO:0000000000
TRANS NO: 62719
INSTR-DATE: 12/12/1990
ACK/EFF DATE: 06/19/1990

AREA: 495.4770 ACRES

FIRST ASSEMBLY OF GOD SUB'D FILE 3.1437
LOT 2 SUBD INTO LOTS 2-A THRU 2-C PER MICHIO M. OKUDA APPROVED 6/4/90

NOTE: WATERLINE ESMT "1" SHOWN PER M-116'85; ELEC ESMT "1" SHOWN

PER GR/ESMT BK 16383 P 392.
TO 3806-72 (NEW) 2.00 AC. LOT 2-A
F/D: AREA, BDRY, ESMT, LOT 2-B & 2-C

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN INC				

06/18/1990
INSTR-DESC: LUC MAP R/S
INSTR_NO:0000000000
TRANS NO: 62720
INSTR-DATE: 06/18/1990
ACK/EFF DATE: 06/18/1990

AREA: 497.4770 ACRES

MAUI COUNTY PARCEL HISTORY (TT102) FOR:

TMK: 3-8-006-004-0000

FORMER ZONING: A & U
CHANGED TO: A & U
A: 394.071 AC.
U: (27.4 AC)(44.1 AC)(1.2 AC)(30.706 AC)
TOTAL: 497.477 AC.
- CANCEL M89-249
SOURCE: LUC BDRY AMD 88-634 5/17/90

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN INC				

08/29/1988

INSTR-DESC: MAP R/S (SUBD & ESMT) INSTR_NO:0000000000 TRANS NO: 62723
INSTR-DATE: 08/29/1988
ACK/EFF DATE: 08/29/1988

AREA: 497.4770 ACRES

FIRST ASSEMBLY OF GOD SUB'D FILE 3.1335
FROM 3806-7 1.205 AC
CONS & RESUBD INTO LOTS 1 & 2 & DESIG
ELEC ESMT "1" (17,954 SF) PER SURVEY APPROVED 1/27/88
TO 3806-7 LOT 1 14.000 AC
F/D: AREA, BDRY & DES LOT 2; & ESMT

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN INC				

03/14/1988

INSTR-DESC: DEED
LIBER/PAGE: 21721/231 INSTR_NO:8800034793
TRANS NO: 62722
INSTR-DATE: 03/06/1987
REC-DATE: 03/14/1988
ACK/EFF DATE: 03/14/1988

AREA: 510.2720 ACRES

(1399 SF OR 0.032 AC) RD LOT 1 - DROPPED INTO ROAD (MAP ON FILE)
FROM: ALEXANDER & BALDWIN, INC
TO: COUNTY OF MAUI
LOT 1 HANSEN ROAD SUBD POR GR 3343 - 1,399 SF DES
F/D: AREA, BDRY; LOT 2

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN INC				

10/07/1987

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN INC				

----------SEE HISTORY SHEET FOR MORE INFORMATION----------

MALAMA Environmental

PRELIMINARY INFORMATION
FOR ENVIRONMENTAL INVESTIGATION

According to ASTM Standard E1527-21, the user's (or client's) responsibility in this investigation is to help identify the possibility of recognized environmental conditions in connection with the property. In order to qualify for one of the Land Owner Liability Protections (LLPs) offered by the small Business Liability Relief and Brownfields Revitalization Act of 2001 (*the "Brownfields Amendments"*), the user must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete. Please assist us by responding to the following request for ASTM required data and other MEV requested information you may have, or of which you may have some specialized knowledge. This questionnaire will be included in the Appendices of the final report as an indication of user assistance.

Property Name/Location: MEO Condominium Unit 2C, 21 Hansen Road, Puunene, HI
MEV Project No: T23-011

Please supply as many of the following documents as possible:

A. ☐ Tax Map Key Number/Tax Code Number: (2) 3-8-006:004 (Portion)

B. ☐ Title Information (*current, and any previous ownership*)
C. ☐ Property Legal Description (*if Title information is not available*)
D. ☐ Tax Map and/or Site Development Drawing/Plat
E. ☐ Special Property Information (*well development data, endangered species listings, historical registration or environmental deed restrictions*)
F. ☐ Real Estate Appraisal Report
G. ☐ Special Management Area Permit Report (SMA)

Please provide the following information to the best of your ability:

1. **Environmental clean-up liens that are filed or recorded against the site (40 CFR 312.25).**
   Are you aware of any environmental clean up liens against the property that are filed or recorded under federal, tribal, state or local law? If yes, please supply details.
   Not to my knowledge

2. **Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).**
   Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law? If yes, please supply details.
   Not to my knowledge

3. **Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).**
   As the User of this ESA, do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

   No

4. **Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).**
   Does the purchase price being paid for this *property* reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

   Price is of fair market value.

5. **Commonly known or reasonably ascertainable information about the *property* if it were not contaminated (40 CFR 312.30).**
   Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as the *User* of this ESA,

a. Do you know the past uses of the *property*? Please supply details.

   Agriculture producing as cane.

b. Do you know of specific chemicals that are present or once were present at the *property*? Please supply details.

   NO

c. Do you know of spills or other chemical releases that have taken place at the *property*? Please supply details.

   No

d. Do you know of any environmental cleanups that have taken place at the *property*? Please supply details.

   NO

6. **The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**
   Based on your knowledge and experience related to the *property*, are there any obvious indicators that point to the presence or likely presence of contamination at the *property*? If yes, please supply details.

   Am aware that the mill was directing water from the washing plant to locations on this parcel.

Additional Information Request:

1. Name of Current Owner and their contact information:

   Alexander & Baldwin (Maui Office)
   Jason Koga (808) 872-4310

2. Name of Former Owner and their contact information:

   same

3. Environmental Site Assessments (ESA): Are you aware of any previous assessments (Phase I/II ESAs, *Cleanup Closure Reports, Permit Characterization Reports*, etc.) conducted on the subject *property* or within the immediate area? If yes, please supply details.

   Not to my knowledge

4. Local-State-Federal Inspections: Are you aware of any environmental inspections *conducted by any regulatory agency*, i.e., Hawaii Dept. of Health (Environmental Health Services), OSHA, U.S. Army Corps of Engineers, Department of Land & Natural Resources, Fish & Wildlife Services, HUD, EPA, or County Wastewater or Solid Waste Division of the Public Works/Waste Management Department etc.? If yes, please supply details.

   Not to my knowledge

5. Structures/Buildings: Are there any as-built or other construction drawings available for review? Contact name and Telephone Number:

   No

6. Site Improvements? (*Renovation Date & Extent*)

   None

7. Proceedings against the Property: Are you aware of any administrative or legal proceedings against the property for environmental concerns, i.e., Compliance Orders, Notices of Violation? If yes, please supply details.

   No

8. Specialized Historic Information: Are you aware of any previous owner, neighbor, business affiliate, or other individual who might have knowledge of any special or unusual historic use of, and/or previous operations conducted on the subject property? *Contact Name and Telephone Number:*

   No

9. Manufacturing or Processing: If there are manufacturing or processing activities conducted on-site, is there an operation flow chart, diagram, or procedures manual available for review? *Contact Name and Telephone Number*.

   None

This Phase I ESA Report is being prepared for:

Attention:	Howard Kihune Jr
Organization:	Aina Lani Pacific LLC
Address:	360 Papa Place, #203, Kahului, HI 96732
Phone No.:	808-357-0514
Fax No.:	
Email:	

Please List Other Organizations (Lenders) Who Will Require a Listing as "Also Prepared For" on the Phase I ESA report cover and signature page.

(1)	**Attention:**	None
	Organization:	
	Address:	

(2)	**Attention:**	
	Organization:	
	Address:	

We will submit a color PDF report for each project. If hard copies are required, an additional fee will be charged for processing per the Professional Services Agreement.

Who prepared this Starter Package Information?

Name:	Howard Kihune Jr.	**Title:**	
Company:	Aina Lani Pacific LLC		
Address:	360 Papa Place, #203, Kahului, HI 96732		
Tel. No.:	808-357-0514	**Fax No.:**	
Email:			
Signature:		**Date:**	

SOILS INVESTIGATION
MAUI BUSINESS PARK, PHASE II
KAHULUI, MAUI, HAWAII
PORTIONS OF TMK: 3-8-01, 3-8-06, & 3-8-79

for

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

HIRATA & ASSOCIATES, INC.
W.O. 06-4381
February 20, 2009

Hirata & Associates
Geotechnical Engineering
Hirata & Associates, Inc.
99-1433 Koaha Pl
Aiea, HI 96701
tel 808.486.0787
fax 808.486.0870

February 20, 2009
W.O. 06-4381

Ms. Trang Nguyen
Austin Tsutsumi & Associates, Inc.
1871 Wili Pa Loop, Suite A
Wailuku, Hawaii 96793

Dear Ms. Nguyen:

Our report, "Soils Investigation, Maui Business Park, Phase II, Kahului, Maui, Hawaii, Portions of TMK: 3-8-01, 3-8-06, & 3-8-79," dated February 20, 2009, our Work Order 06-4381 is enclosed. This investigation was conducted in general conformance with the scope of services presented in our proposal dated June 16, 2006.

The surface soils throughout most of the North and South Project Areas were classified as reddish brown to brown clayey silt. The clayey silt was in a stiff condition, with occasional medium stiff sections and, with the exception of borings B23, B37, B45, B57, and B69, was underlain by weathered basalt at depths ranging from about 2.5 to 14.5 feet. The clayey silt in borings B23, B37, B45, B57, and B69 extended to the maximum depths drilled of about 14 to 19.5 feet. Laboratory testing on the surface clayey silt indicated a low expansion potential.

Underlying the clayey silt was highly to moderately weathered basalt extending to the maximum depths drilled. The highly weathered basalt was in a dense to medium hard to hard condition, while the moderately weathered basalt was in a medium hard to hard condition.

With the exception of boring B71, drilled in the existing retention basin, neither groundwater nor seepage was encountered in our borings.

From a geotechnical viewpoint, it is our opinion that the project site can generally be developed as planned. Geotechnical recommendations for development of the project site are presented in this report, including recommendations for site grading, flexible pavement for roadways, retaining walls, utility line support, trench excavation, and backfill.

We appreciate this opportunity to be of service. Should you have any questions concerning this report, please feel free to call on us.

Very truly yours,

HIRATA & ASSOCIATES, INC.

Paul S. Morimoto

Paul S. Morimoto Vice President

PSM:RIKY:ph

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SOILS INVESTIGATION
MAUI BUSINESS PARK, PHASE II
KAHULUI, MAUI, HAWAII
PORTIONS OF TMK: 3-8-01, 3-8-06, & 3-8-79

INTRODUCTION

This report presents the results of our soils investigation performed for the proposed Maui Business Park, Phase II, in Kahului, Maui, Hawaii. Our services for this study included the following:

- A visual reconnaissance of the site to observe existing conditions which may affect the project. The general location of the project site is shown on the enclosed Location Map, Plate A2.1.

- A review of available in-house soils information pertinent to the site and the proposed project.

- Drilling and sampling 71 exploratory test borings to depths ranging from about 12 to 20.5 feet. A description of our field investigation is summarized on Plates A1.1 and A1.2. The approximate exploratory boring locations are shown on the enclosed Boring Location Plans, Plates A2.2 and A2.3, and the soils encountered in the borings are described on the Boring Logs, Plates A4.1 through A4.71.

- Laboratory testing of selected soil samples. Testing procedures are presented in the Description of Laboratory Testing, Plates B1.1 through B1.3. Test results are presented in the Description of Laboratory Testing, on the Boring Logs (Plates A4.1 through A4.71), Consolidation Test reports (Plates B2.1 through B2.12), Direct Shear Test reports (Plates B3.1 through B3.15), Modified Proctor Test reports (Plates B4.1 through B4.7), and CBR Test reports (Plates B5.1 through B5.7).

- Engineering analyses of the field and laboratory data.

- Preparation of this report presenting geotechnical recommendations for the design of retaining walls, flexible pavement for new roads including the Ho`okele Street Extension, infrastructure including underground pipe support, trench excavation and backfill, and mass grading.

PROJECT CONSIDERATIONS

The proposed Maui Business Park, Phase II, encompasses about 179 aces of land. The South Project Area consists of about 141 acres while the North Project Area consists of about 38 acres. The development is planned for commercial and light industrial businesses.

The project is divided into three phases. Phase 1 includes the North Project Area and offsite improvements which includes the extension of Ho`okele Street, connecting the existing east end of Ho`okele Street with Hana Highway. Although part of the Phase 1 North Project area, the Ho`okele Street extension is located in the South Project Area. We understand that a Pavement Justification Report will not be required for the Ho`okele Street and Hana Highway intersection. Phase 2 consists of the western half of the South Project Area and includes the Pakaula Street Extension. Phase 3 consists of the eastern half of the South Project Area.

Our scope of services was generally limited to the proposed roads and infrastructure, as well as site grading of parcels, including retaining walls if necessary. This report will not address the design of building foundations as we assume that the owners of individual parcels will be responsible for a geotechnical report addressing site specific improvements.

SITE CONDITIONS

The proposed Maui Business Park, Phase II is located in the eastern area of Kahului, Maui. The North Project Area is located on the north side of Hana Highway, east of its intersection with Keolani Place, while the South Project Area is located between Hana Highway and Mokulele Highway, east of its intersections with Dairy Road.

Haleakala Highway borders the North Project Area on the north, while Costco and K-Mart borders the site on the west. The old Central Power Plant parcel is located in the northwest portion of the North Project Area, and a pineapple processing

facility is located in the northeastern area. The remainder of the area is vacant of structures and covered with light vegetation. Old cane haul roads extend throughout the site.

Maui Business Park, Phase I, borders the South Project Area on the north, with Home Depot, Walmart, and other commercial parcels bordering the site on the west and northwest. Sugar cane fields borders the site on the east and southeast. The site is generally vacant of structures and covered with light to moderate vegetation. Two existing retention basins are located in the central portion of the site. Cane haul roads extend throughout this area.

SOIL CONDITIONS

With the exception of boring B9, the surface soils in both the North and South Project Areas were classified as brown to reddish brown clayey silt. The clayey silt was in a stiff condition, with occasional medium stiff sections and, with the exception of borings B23, B37, B45, B57, and B69, was underlain by weathered basalt at depths ranging from about 2.5 to 14.5 feet. The clayey silt in borings B23, B37, B45, B57, and B69 extended to the maximum depths drilled of about 14 to 19.5 feet. Laboratory testing on the clayey silt indicated a low expansion potential. Boring B9 encountered surface soil classified as brown silty gravel in a medium dense to dense condition, extending to a depth of about 6 feet.

Underlying the clayey silt and silty gravel was highly to moderately weathered basalt extending to the maximum depths drilled. The highly weathered basalt was in a dense to medium hard to hard condition, while the moderately weathered basalt was in a medium hard to hard condition.

Except in boring B71, drilled at the bottom of existing Retention Basin #2, neither groundwater nor seepage water was encountered in our borings. Groundwater was encountered in boring B71 at a depth of about 12.5 feet below existing grade.

CONCLUSIONS AND RECOMMENDATIONS

Based on the results of our exploratory fieldwork and initial laboratory testing, it is our opinion that from a geotechnical viewpoint, the site can generally be developed as planned.

Site Grading

Groundwater - With exception of boring B71, neither groundwater nor seepage water was encountered in our exploratory borings. As a result, we believe that groundwater will not impact the proposed development. The need for subdrains in fill areas is not anticipated.

Site Preparation - The project site should be cleared of all vegetation, concrete footings and slabs-on-grade, debris, and other deleterious material. Prior to placement of fill, the exposed subgrade should be scarified to a minimum depth of 6 inches, moisture conditioned to about 2 percent above optimum moisture content, and compacted to a minimum 90 percent compaction as determined by ASTM D 1557.

Onsite Fill Materials - Laboratory testing on the onsite clayey silt indicate that the soil has a low expansion potential, as a result, the clayey silt will be acceptable for reuse in compacted fills. All rock fragments larger than 3 inches in maximum dimension should be removed prior to reuse.

Imported Fill Materials - Imported fill should be well-graded, non-expansive granular material. Specifications for imported granular structural fill should indicate a maximum particle size of 3 inches, and state that between 8 and 20 percent of soil by weight shall pass the #200 sieve. In addition, the plasticity index (P.I.) of that portion of the soil passing the #40 sieve shall not be greater than 10. Granular structural fill should also have a minimum CBR value of 12 and a CBR expansion value less than 1.0 percent when tested in accordance with ASTM D 1883.

Compaction - Backfill consisting of cohesive soils, such as the onsite clayey silt, should be placed in horizontal lifts restricted to eight inches in loose thickness, and compacted to at least 90 percent compaction as determined by ASTM D 1557.

Granular soils, such as imported granular fill, should also be placed in horizontal lifts restricted to eight inches in loose thickness, but should be compacted to a minimum 95 percent compaction as determined by ASTM D 1557.

Fill placed in areas which slope steeper than 5H:1V should be continually benched as the fill is brought up in lifts. Fill placed on slopes should be keyed and benched into the existing slope to provide stability for the new fill against sliding. Filling the slope with sliver fills should be avoided.

Rippability - Based on our exploratory borings, we believe that excavations into the onsite clayey silt can be accomplished using conventional earth moving equipment.

Slope Gradients - Cut and fill slopes may be designed for gradients of 2H:1V or flatter. Slopes should be planted as soon as practical upon completion of grading to reduce the effects of erosion and weathering.

Slopes exceeding 15 feet in height should include benches at least 8 feet in width. The benches should be constructed at vertical intervals not exceeding 15 feet in height.

Retaining Walls

Foundations - Finish grades were not available at the time of this report. However, we expect that mass grading for the project will consist of both cuts and fills, and that retaining walls may be required to accommodate grade changes. Foundation excavations for retaining walls are expected to expose both new compacted fill and

the onsite soils. Conventional spread footings bearing directly on either new compacted fill or stiff, undisturbed clayey silt may be used to support retaining walls.

Soft or loose soils exposed by structural excavations should be removed down to competent material, and recompacted to a minimum 90 percent compaction as determined by ASTM D 1557.

Foundations may be designed for an allowable bearing value of 3,000 pounds per square foot. The recommended allowable bearing value is for the total of dead and frequently applied live loads, and may be increased by one-third for short duration loading which includes the effect of wind and seismic forces.

Footings should be a minimum 16 inches in width and embedded at least 12 inches below finish adjacent grade. Footings located on, or near the top of slopes, should be embedded such that a minimum horizontal distance of 5 feet is maintained between the bottom edge of footing and slope face.

The bottom of all footing excavations should be thoroughly tamped and cleaned of loose material prior to placement of reinforcing steel and concrete.

Seismic Design - Based on the borings drilled as part of this study and our knowledge of the deep soil conditions in the area, the subsurface soils can be characterized as rock soil profile. Therefore, based on the 2003 International Building Code, Site Class B is recommended for this site.

Lateral Design - Resistance to lateral loading may be provided by friction acting at the base of foundations and by passive earth pressure acting on the buried portions of foundations.

A coefficient of friction of 0.4 may be used with the dead load forces. Passive earth pressure may be computed as an equivalent fluid having a density of 300 pounds per cubic foot with a maximum earth pressure of 3,000 pounds per square foot. Unless covered by pavement or concrete slabs, the upper 12 inches of soil should not be considered in computing lateral resistance.

For active earth pressure considerations, equivalent fluid pressures of 40 and 55 pounds per cubic foot may be used for freestanding and restrained conditions, respectively.

To prevent the buildup of hydrostatic pressures, retaining structures should be well-drained. The standard of practice consists of placing a minimum 12-inch thick layer of free-draining gravel at the back of the wall. The gravel should extend from the base of the wall, around subdrains and/or weepholes, and up to within 12 inches of finish grade. Alternatively, prefabricated drainage geocomposites, such as Miradrain or J-drain, may be used in lieu of the free-draining gravel. As with the free-draining gravel, the drainage geocomposites should be placed at the back of the wall, be connected with the weepholes and/or subdrains (in accordance with manufacturer's specifications), and extend to within 12 inches of finish grade.

For freestanding walls, the drainage system should be covered by at least 12 inches of low permeability soil, such as the onsite clayey silt. If the backfill is covered by interior or exterior concrete slabs, the gravel fill should extend to the bottom of slab cushion elevation.

Pavement Design

Only limited traffic data was available at the time of this report. However, based on the Traffic Impact Analysis Report for the Maui Business Park, Phase II and Ho'okele Street Extension, prepared by Phillip Rowell and Associates, a medium traffic level (average daily traffic between 3,000 and 10,000 vehicles, Pavement

Design Manual, HDOT) was assumed for the Ho`okele and Pakaula Street extensions, as well as for the new interior roads. The traffic volumes for the interior roads are expected to be less than for the Ho`okele and Pakaula Street extensions. We also assume that traffic will generally be limited to passenger vehicles, light trucks, and occasional tractor trailer type trucks. Flexible pavement may be based on the following sections.

Ho`okele and Pakaula Street Extensions

4.0"	Asphaltic concrete
8.0"	Aggregate base course (minimum CBR = 85)
12.0"	Select borrow (minimum CBR = 25)
24.0"	Total thickness

Interior Roads - North and South Sites

3.5"	Asphaltic concrete
6.0"	Aggregate base course (minimum CBR = 85)
8.0"	Select borrow (minimum CBR = 25)
17.5"	Total thickness

The pavement subgrade should be scarified to a minimum depth of 6 inches, moistened to about 2 percent above optimum moisture content, and compacted to a minimum 95 percent compaction as determined by ASTM D 1557. The base course and select borrow should also be compacted to a minimum 95 percent compaction as determined by ASTM D 1557.

A Pavement Justification Report is not be required for the Ho`okele Street extension and Hana Highway intersection. New pavement will be based on the minimum pavement section indicated on the Hawaii DOT Notes for Construction 5.c. Channelized Intersection and Utility Installations of Major Highways, or match existing, whichever is greater.

Pipe Support

Conventional crushed rock cradles may be used for the support of underground utility lines. The crushed rock material should also be placed along the sides of the pipes,

covering at least one-half the pipe diameter. The crushed rock material should conform to, and be placed in accordance with, the Standard Specifications for Public Works Construction and the Water System Standards, State of Hawaii.

Trench Excavation and Backfill

Trench excavations into the surface clayey silt can be accomplished using conventional excavating equipment. However, trench excavations extending into harder sections of weathered basalt may require pneumatic equipment.

Excavations into the clayey silt should stand at a 1H:1V gradient for temporary conditions. However, localized sloughing can be expected as the exposed soil dries out. Excavations into the weathered basalt should stand at a near vertical gradient for temporary conditions. It should be the Contractor's responsibility to conform to the OSHA safety standards for excavation.

The onsite clayey silt will be acceptable for backfill provided all rock fragments larger than three inches in maximum dimension are removed. Excavated basalt may also be used as backfill provided the material is processed or crushed to a well-graded consistency, with a maximum particle size of 3 inches. The materials should be moisture condition to about 2 percent above optimum moisture content prior to compaction.

If required, import borrow should conform to specifications in the Standard Specifications for Public Works Construction. All backfill should also be placed and compacted in accordance with specifications in the Standard Specifications for Public Works Construction and the Water System Standards, State of Hawaii.

Unless covered by concrete slabs or AC pavement, the upper 12 inches of trench backfill should consist of the onsite clayey silt compacted to a minimum 90 percent

compaction as determined by ASTM D 1557. The intent of this recommendation is to reduce the potential for surface water infiltration into the trench backfill material.

ADDITIONAL SERVICES

We recommend that we perform a general review of the final design plans and specifications. This will allow us to verify that the earthwork and geotechnical design recommendations have been properly interpreted and implemented in the design plans and construction specifications.

For continuity, we recommend that we be retained during construction to (1) observe mass grading and fill placement, and perform compaction testing, (2) review and/or perform laboratory testing on import borrow to determine its acceptability for use in compacted fills, (3) observe excavations for retaining wall footings prior to placement of reinforcing steel and concrete, and (4) provide geotechnical consultation as required.

Our services during construction will allow us to verify that our recommendations are properly interpreted and included in construction, and if necessary, to make modifications to those recommendations, thereby reducing construction delays in the event subsurface conditions differ from those anticipated.

LIMITATIONS

The boring logs indicate the approximate subsurface soil conditions encountered only at those times and locations where our borings were made, and may not represent conditions at other times and locations.

This report was prepared specifically for Austin Tsutsumi & Associates, Inc., and their sub-consultants for design of the proposed Maui Business Park, Phase II, in Kahului, Maui, Hawaii. The boring logs, laboratory test results, and recommendations presented in this report are for design purposes only, and are not

intended for use in developing cost estimates by the contractor. As previously stated, the opinions regarding probable foundation types and the estimated design parameters for new buildings are for planning and budgeting purposes only. Foundation investigations for development of individual lots and design of planned buildings, including exploratory borings, laboratory testing, and analyses, should be performed.

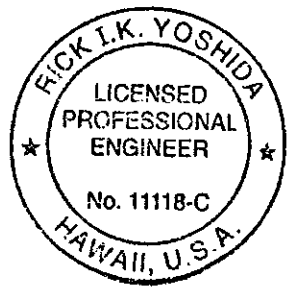
During construction, should subsurface conditions differ from those encountered in our borings, we should be advised immediately in order to re-evaluate our recommendations, and to revise or verify them in writing before proceeding with construction.

Our recommendations and conclusions are based upon the site materials observed, the preliminary design information made available, the data obtained from our site exploration, our engineering analyses, and our experience and engineering judgement. The conclusions and recommendations are professional opinions which we have strived to develop in a manner consistent with that level of care, skill, and competence ordinarily exercised by members of the profession in good standing, currently practicing under similar conditions. We will be responsible for those recommendations and conclusions, but will not be responsible for the interpretation by others of the information developed. No warranty is made regarding the services performed under this agreement, either express or implied.

Respectfully submitted,

HIRATA & ASSOCIATES, INC.

Rick Yoshida, Project Engineer



This work was prepared by
me or under my supervision
Expiration Date of License:
April 30, 2010

APPENDIX A

FIELD INVESTIGATION

DESCRIPTION OF FIELD INVESTIGATION

GENERAL

The site was explored from September 30 to October 2, and from October 13 to November 5, 2008, by performing a visual site reconnaissance and drilling 71 exploratory test borings to depths ranging from about 12 to 20.5 feet with a Mobile B-53 truck-mounted drill rig.

During drilling operations, the soils were continuously logged by our field engineer and classified by visual examination in accordance with the Unified Soil Classification System. The boring logs indicate the depths at which the soils or their characteristics change, although the change could actually be gradual. If the change occurred between sample locations, the depth was interpreted based on field observations. Classifications and sampling intervals are shown on the boring logs. A Boring Log Legend is presented on Plate A3.1. The Unified Soil Classification and Rock Weathering Classification Systems are shown on Plates A3.2 and A3.3, respectively. The soils encountered are logged on Plates A4.1 through A4.71.

Boring locations were located in the field by measuring/taping offsets from existing site features shown on the site plan. Ground surface elevations at boring locations were estimated using the Topographic Map provided by Austin Tsutusmi & Associates, Inc. However, topographic data was not available for borings B53, B56 through B62, B65, and B67. The accuracy of the boring locations shown on Plates A2.2 and A2.3, and the surface elevations shown on the boring logs are therefore approximate, in accordance with the field methods used.

SOIL SAMPLING

Representative and bulk soil samples, as well as cores samples of rock, were recovered from the borings for selected laboratory testing and analyses. Representative samples were recovered by driving a 3-inch O.D. split tube sampler

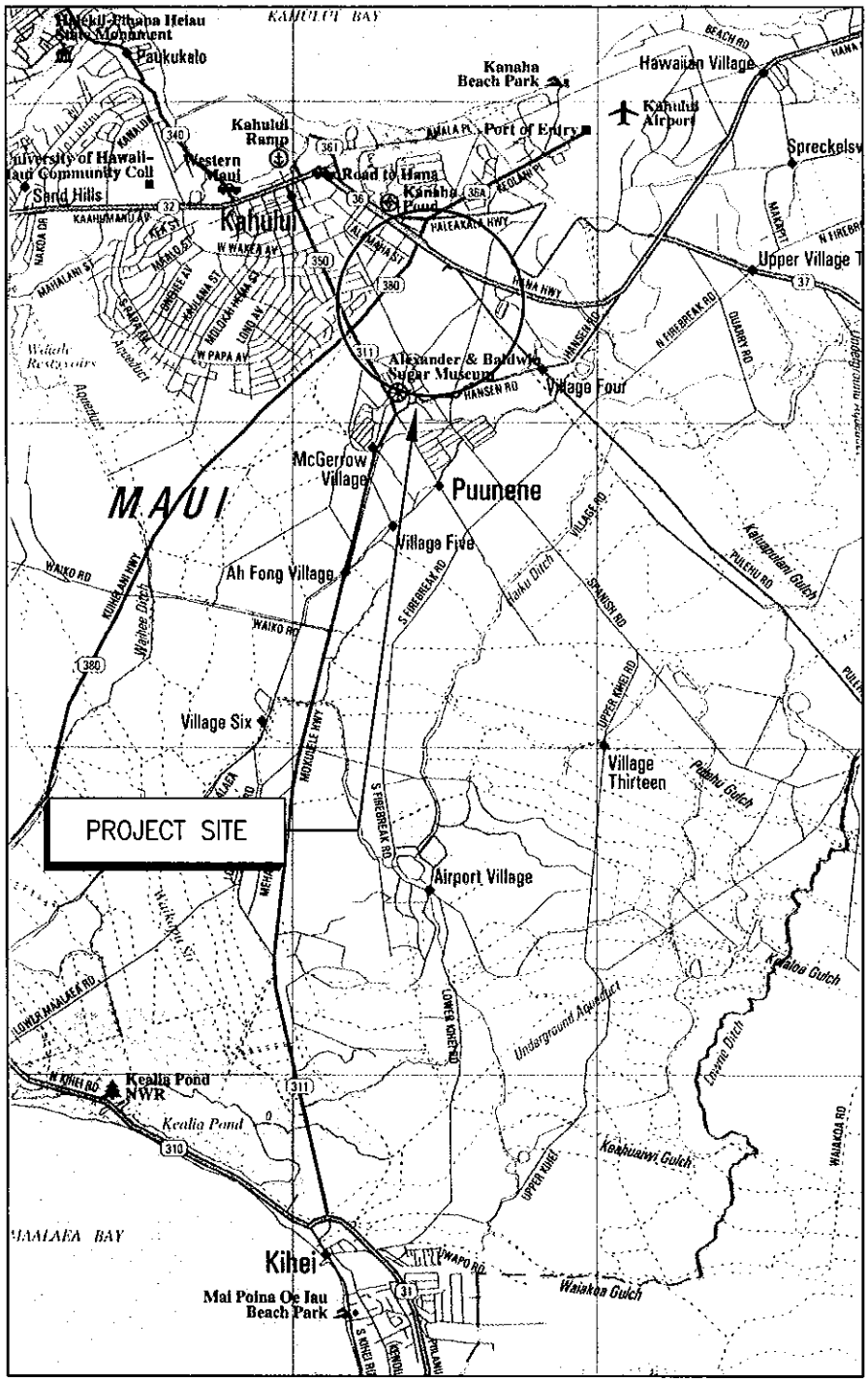
a total of 18 inches with a 140-pound hammer dropped from a height of 30 inches. The number of blows required to drive the sampler the final 12 inches are recorded at the appropriate depths on the boring logs, unless noted otherwise. Bulk soil samples were recovered from various locations throughout the site for selected laboratory testing that would aid in soil classification and pavement design.

Core samples were obtained by drilling with an NX core barrel having an inside diameter of 2.1 inches. Recovery percentages for each core run are shown on the enclosed Boring Log. The rock quality designation (RQD) for the core run is also shown on the Boring Log. This is a modified core recovery percentage which takes into account the number of fractures observed in the core samples. Only pieces of core 4 inches in length or longer, as measured along the centerline, were included in the determination of this modified core recovery percentage. Fractures caused by drilling or handling were ignored.

The following is a general correlation between RQD percentages and rock quality.

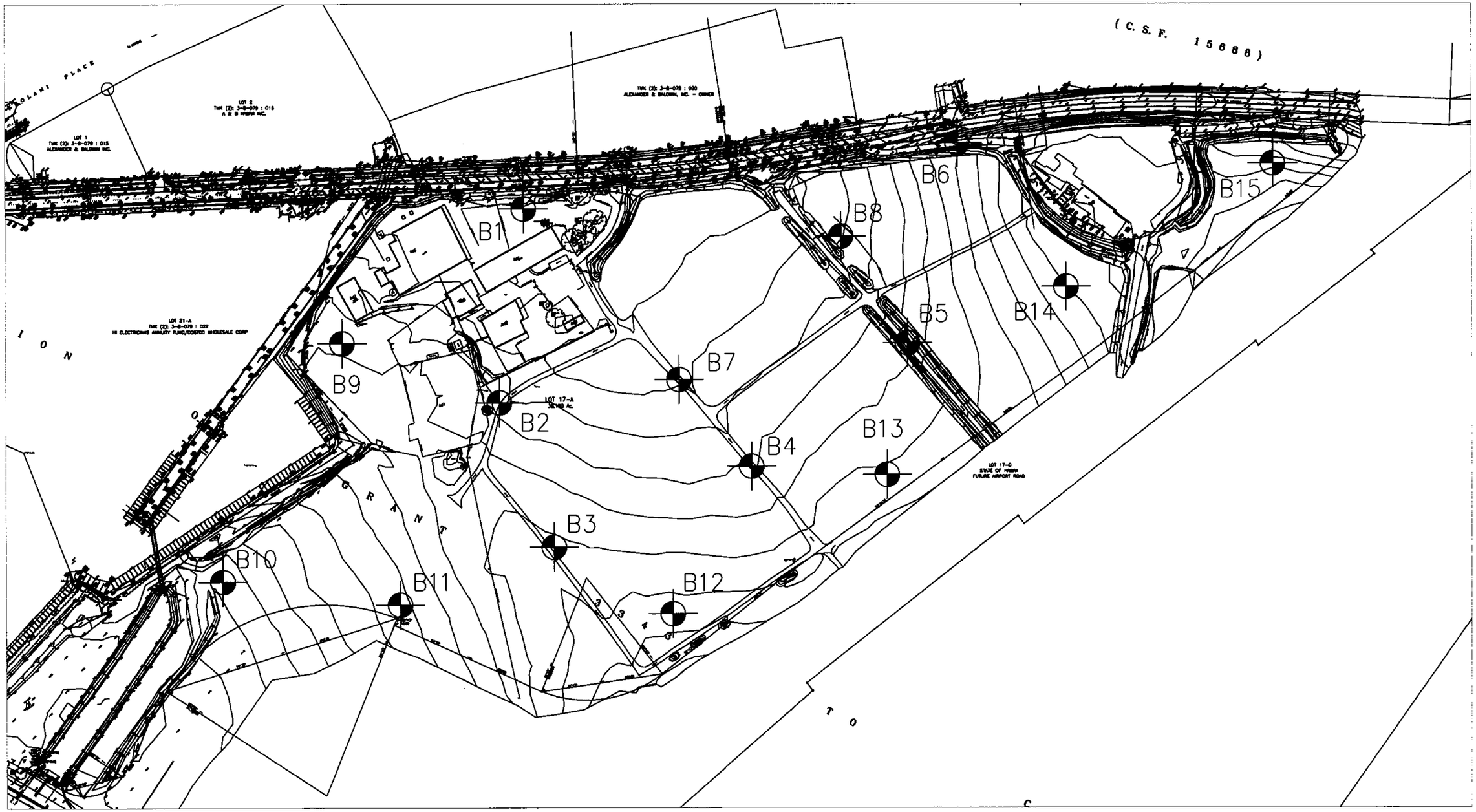
RQD (%)	Description of Rock Quality
0 - 25	Very Poor
25 - 50	Poor
50 - 75	Fair
75 - 90	Good
90 - 100	Excellent

Reference: Tunnel Engineering Handbook, Second Edition, edited by J.O. Bickel, T.R. Kuesel, and E.H. King, 1996.



Reference: Bryan's Sectional Maps, 2003 Edition
(Copyright J.R. Clere, used with permission)

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	LOCATION MAP Plate A2.1



LEGEND:

Approximate location of borings

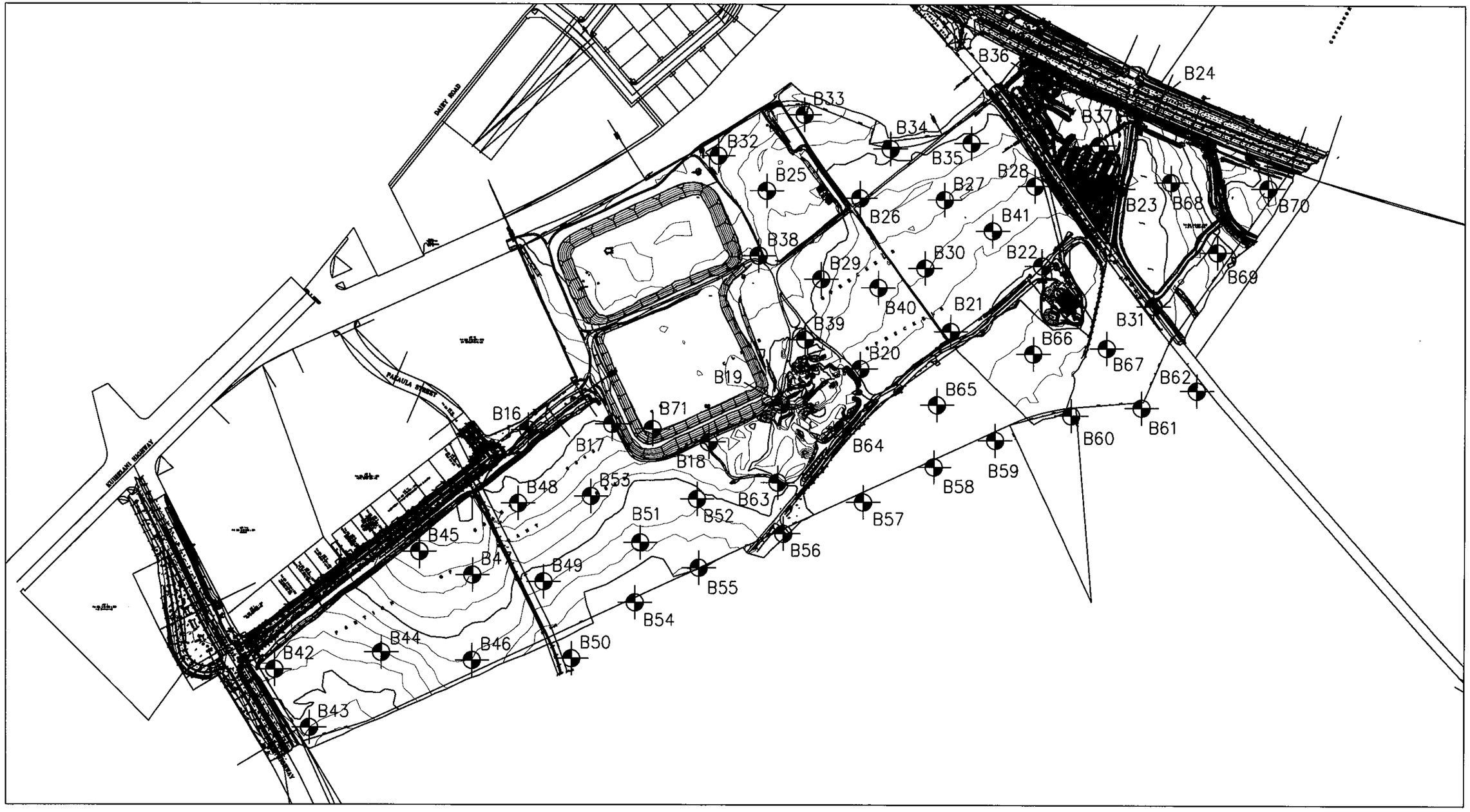
GRAPHIC SCALE:

0 100 200 400 FT.

1" = 200'

Reference: Topographic Survey provided by Austin Tsutsumi & Associates, Inc.

W.O. 06-4381	**Maui Business Park, Phase II**
Hirata & Associates, Inc.	BORING LOCATION PLAN Plate A2.2



LEGEND:

Approximate location of borings

GRAPHIC SCALE:

0 250 500 1000 FT.

1" = 500'

Reference: Topographic Survey provided by Austin Tsutsumi & Associates, Inc.

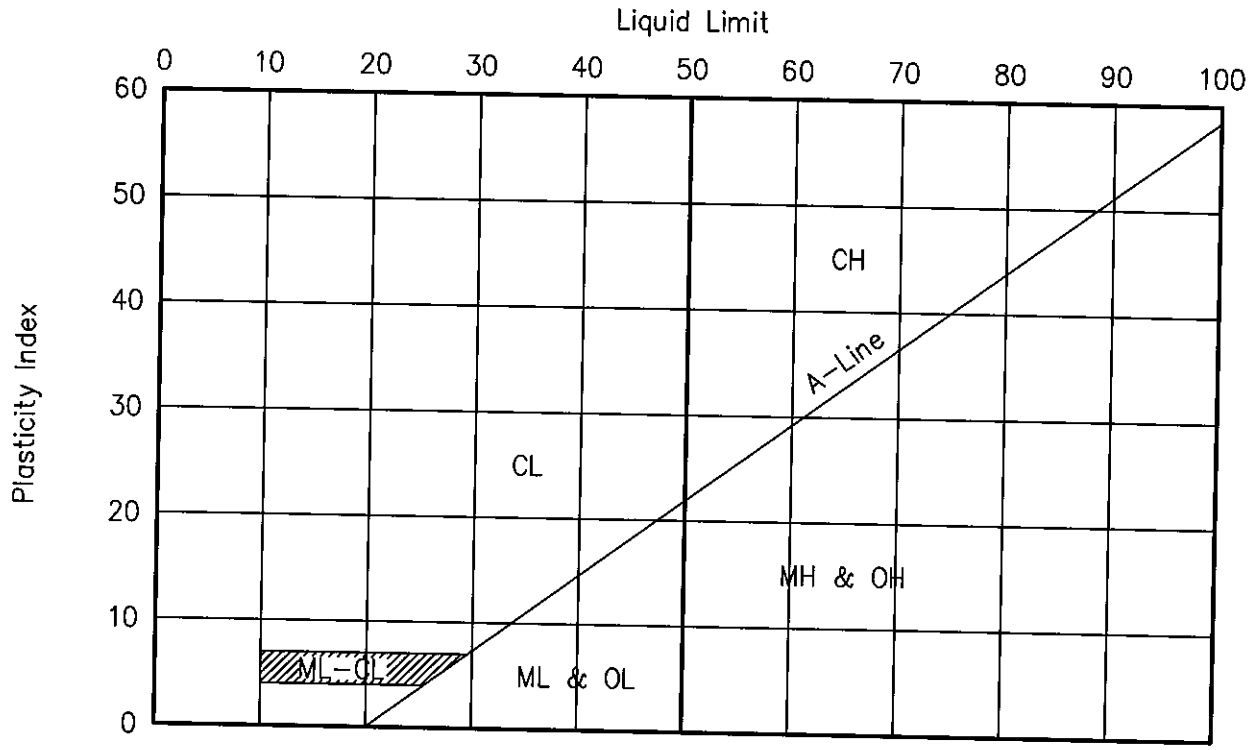
W.O. 06-4381	**Maui Business Park, Phase II**
Hirata & Associates, Inc.	**BORING LOCATION PLAN** Plate A2.3

MAJOR DIVISIONS			GROUP SYMBOLS		TYPICAL NAMES
COARSE GRAINED SOILS (More than 50% of the material is LARGER than No. 200 sieve size.)	GRAVELS (More than 50% of coarse fraction is LARGER than the No. 4 sieve size.)	CLEAN GRAVELS (Little or no fines.)		GW	Well graded gravels, gravel–sand mixtures, little or no fines.
				GP	Poorly graded gravels or gravel–sand mixtures, little or no fines.
		GRAVELS WITH FINES (Appreciable amt. of fines.)		GM	Silty gravels, gravel–sand–silt mixtures.
				GC	Clayey gravels, gravel–sand–clay mixtures.
	SANDS (More than 50% of coarse fraction is SMALLER than the No. 4 sieve size.)	CLEAN SANDS (Little or no fines.)		SW	Well graded sands, gravelly sands, little or no fines.
				SP	Poorly graded sands or gravelly sands, little or no fines.
		SANDS WITH FINES (Appreciable amt. of fines.)		SM	Silty sands, sand–silt mixtures.
				SC	Clayey sands, sand–clay mixtures.
FINE GRAINED SOILS (More than 50% of the material is SMALLER than No. 200 sieve size.)	SILTS AND CLAYS (Liquid limit LESS than 50.)			ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
				CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
				OL	Organic silts and organic silty clays of low plasticity.
	SILTS AND CLAYS (Liquid limit GREATER than 50.)			MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.
				CH	Inorganic clays of high plasticity, fat clays.
				OH	Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS				PT	Peat and other highly organic soils.
					FRESH TO MODERATELY WEATHERED BASALT
					VOLCANIC TUFF / HIGHLY TO COMPLETELY WEATHERED BASALT
					CORAL

SAMPLE DEFINITION		
2" O.D. Standard Split Spoon Sampler	Shelby Tube	RQD Rock Quality Designation
3" O.D. Split Tube Sampler	NX / 4" Coring	Water Level

W.O. 06–4381	**Maui Business Park, Phase II**
Hirata & Associates, Inc.	# BORING LOG LEGEND
	Plate A3.1

PLASTICITY CHART



GRADATION CHART

COMPONENT DEFINITIONS BY GRADATION	
COMPONENT	SIZE RANGE
Boulders	Above 12 in.
Cobbles	3 in. to 12 in.
Gravel Coarse gravel Fine gravel	3 in. to No. 4 (4.76 mm) 3 in. to 3/4 in. 3/4 in. to No. 4 (4.76 mm)
Sand Coarse sand Medium sand Fine sand	No. 4 (4.76 mm) to No. 200 (0.074 mm) No. 4 (4.76 mm) to No. 10 (2.0 mm) No. 10 (2.0 mm) to No. 40 (0.42 mm) No. 40 (0.42 mm) to No. 200 (0.074 mm)
Silt and clay	Smaller than No. 200 (0.074 mm)

W.O. 06-4381	**Maui Business Park , Phase II**
Hirata & Associates, Inc.	**UNIFIED SOIL CLASSIFICATION SYSTEM** Plate A3.2

Grade	Symbol	Description
Fresh	F	No visible signs of decomposition or discoloration. Rings under hammer impact.
Slightly Weathered	WS	Slight discoloration inwards from open fractures, otherwise similar to F.
Moderately Weathered	WM	Discoloration throughout. Weaker minerals such as feldspar decomposed. Strength somewhat less than fresh rock but cores cannot be broken by hand or scraped by knife. Texture preserved.
Highly Weathered	WH	Most minerals somewhat decomposed. Specimens can be broken by hand with effort or shaved with knife. Core stones present in rock mass. Texture becoming indistinct but fabric preserved.
Completely Weathered	WC	Minerals decomposed to soil but fabric and structure preserved (Saprolite). Specimens easily crumbled or penetrated.
Residual Soil	RS	Advanced state of decomposition resulting in plastic soils. Rock fabric and structure completely destroyed. Large volume change.

Reference: Soils Mechanics, NAVFAC DM-7.1, Department of the Navy, Naval Facilities Engineering Command, September, 1986.

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	ROCK WEATHERING CLASSIFICATION SYSTEM Plate A3.3

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B1 DRIVING WT. 140 lb. START DATE 11/3/08

SURFACE ELEV. 18±* DROP 30 in. END DATE 11/3/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, medium stiff. Covered by 1.5 inches of AC over 3 inches of base material.
			14	92	23	
5			12	92	24	
			13	85	34	Grayish brown color from 8 feet.
10						
			90	115	12	HIGHLY WEATHERED BASALT (WH) – Grayish brown, slightly moist, dense.
15						End boring at 14.5 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.1

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B2 DRIVING WT. 140 lb. START DATE 10/30/08

SURFACE ELEV. 24± DROP 30 in. END DATE 10/30/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			59	84	21	Grayish brown color with gravel from 2 feet.
5			49	78	21	
			50/3"	No Recovery		HIGHLY WEATHERED BASALT (WH) – Grayish brown, medium hard to hard.
10						
			54/6"	No Recovery		
15						
			50/5"	No Recovery		
20						End boring at 18.5 feet.
25						Neither groundwater nor seepage water encountered.
30						

Plate A4.2

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B3 DRIVING WT. 140 lb. START DATE 10/30/08

SURFACE ELEV. 28.5± DROP 30 in. END DATE 10/30/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			63	82	22	Grayish brown color with gravel from 1.5 feet.
5			37	84	25	
			50/3"		23	
10			80	109	9	HIGHLY WEATHERED BASALT (WH) – Grayish brown, slightly moist, medium hard.
15						End boring at 14.5 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.3

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B4 DRIVING WT. 140 lb. START DATE 10/30/08

SURFACE ELEV. 24± DROP 30 in. END DATE 10/30/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			63	77	24	Grayish brown color with gravel from 2 feet.
5			36	91	26	
			81/11"	98	28	
10			10/No Penetration			MODERATELY WEATHERED BASALT (WM) – Grayish brown, medium hard.
15						End boring at 13 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.4

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B5 DRIVING WT. 140 lb. START DATE 10/29/08

SURFACE ELEV. 26± DROP 30 in. END DATE 10/29/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			50	77	21	Grayish brown color from 1 foot.
			32	81	25	With gravel from 3 feet.
5			41	78	23	
			50/3"	No Recovery		
10						MODERATELY WEATHERED BASALT (WM) – Gray, slightly fractured, hard. Begin NX coring at 10.5 feet. 100% Recovery from 10.5 to 15.5 feet. RQD = 53%
15						100% Recovery from 15.5 to 20.5 Feet RQD = 100%
20						End boring at 20.5 feet.
25						Neither groundwater nor seepage water encountered.
30						

Plate A4.5

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B6 DRIVING WT. 140 lb. START DATE 11/05/08

SURFACE ELEV. 32± DROP 30 in. END DATE 11/05/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0			56	83	24	Clayey SILT (ML) – Reddish brown, moist, stiff. Covered by 2 inches of AC over 3 inches of base material.
			65	80	34	
5			38	91	26	Grayish brown color with gravel from 5 feet.
			50/5"	87	31	
10			10/No Penetration			MODERATELY WEATHERED BASALT (WM) – Gray, medium hard to hard.
15						End boring at 14 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.6

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B7 DRIVING WT. 140 lb. START DATE 10/30/08

SURFACE ELEV. 19.5± DROP 30 in. END DATE 10/30/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			65	73	23	
			83	78	25	Grayish brown color with gravel from 3 feet.
5			50	81	25	
10			60	94	28	
			10/No Penetration			MODERATELY WEATHERED BASALT (WM) – Gray, medium hard to hard.
15						End boring at 14 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.7

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B8 DRIVING WT. 140 lb. START DATE 10/29/08

SURFACE ELEV. 21.5± DROP 30 in. END DATE 10/20/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			51	71	21	
5			40	75	20	
						HIGHLY WEATHERED BASALT (WH) – Grayish brown, moist, dense to medium hard.
10			50/4"	81	14	
						MODERATELY WEATHERED BASALT (WM) – Gray, medium hard to hard.
			10/No Penetration			
						End boring at 13 feet.
15						
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.8

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B9 DRIVING WT. 140 lb. START DATE 11/03/08

SURFACE ELEV. 25.5± DROP 30 in. END DATE 11/03/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Silty GRAVEL (GM) – Brown, moist, medium dense.
			16	83	16	
5			29	75	16	
			50/5"	82	13	HIGHLY WEATHERED BASALT (WH) – Grayish brown, slightly moist, dense to medium hard.
10						
			81	116	7	
15						
			82	118	9	
20						End boring at 19.5 feet.
25						Neither groundwater nor seepage water encountered.
30						

Plate A4.9

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B10 DRIVING WT. 140 lb. START DATE 11/03/08

SURFACE ELEV. 13± DROP 30 in. END DATE 11/03/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, medium stiff.
			23	100	21	
5			16	74	44	
			24	80	43	
10						
			40/3"	86	14	
15			10/No Penetration			MODERATELY WEATHERED BASALT (WM) – Gray, vesicular, fractured, medium hard to hard. Begin NX coring at 15 feet. 87% Recovery from 15 to 20 feet. RQD = 57%
20						End boring at 20 feet.
25						Neither groundwater nor seepage water encountered.
30						

Plate A4.10

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B11 DRIVING WT. 140 lb. START DATE 11/03/08

SURFACE ELEV. 21.5± DROP 30 in. END DATE 11/03/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			31	80	17	
			49	75	21	With gravel from 3 feet.
5			63	83	21	Grayish brown color from 5 feet.
			10/No Penetration			MODERATELY WEATHERED BASALT (WM) – Gray, medium hard to hard.
10			10/No Penetration			
15						End boring at 14 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.11

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B12 DRIVING WT. 140 lb. START DATE 11/03/08

SURFACE ELEV. 31± DROP 30 in. END DATE 11/03/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			38	77	23	
			68	75	21	
5			53	74	20	Grayish brown color and with gravel from 4 feet.
10			53	94	27	HIGHLY WEATHERED BASALT (WH) – Grayish brown, moist, dense.
15						MODERATELY WEATHERED BASALT (WM) – Gray, slightly fractured, hard. Begin NX coring at 13 feet. 100% Recovery from 13 to 18 feet. RQD = 97%
20						End boring at 18 feet.
25						Neither groundwater nor seepage water encountered.
30						

Plate A4.12

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B13 DRIVING WT. 140 lb. START DATE 10/30/08

SURFACE ELEV. 28.5± DROP 30 in. END DATE 10/30/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			59	83	21	
			59	82	21	Grayish brown color with gravel from 2 feet.
5			40	89	22	
10						MODERATELY WEATHERED BASALT (WM) – Gray, slightly fractured, hard. Begin NX coring at 9 feet. 100% Recovery from 9 to 14 feet. RQD = 100%
15						100% Recovery from 14 to 19 feet. RQD = 62%
20						End boring at 19 feet.
25						Neither groundwater nor seepage water encountered.
30						

Plate A4.13

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B14 DRIVING WT. 140 lb. START DATE 10/29/08

SURFACE ELEV. 38± DROP 30 in. END DATE 10/29/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			65	75	19	
5			63	69	31	
			61	86	26	Grayish brown color with gravel from 8 feet.
10						
			50/4"	94	23	
15			10/No Penetration			MODERATELY WEATHERED BASALT (WM) – Gray, medium hard to hard.
20						End boring at 18 feet.
25						Neither groundwater nor seepage water encountered.
30						

Plate A4.14

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B15 DRIVING WT. 140 lb. START DATE 10/29/08

SURFACE ELEV. 39± DROP 30 in. END DATE 10/29/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0			37	76	18	Clayey SILT (ML) – Grayish brown, moist, stiff, with gravel.
5			63	59	14	HIGHLY WEATHERED BASALT (WH) – Grayish brown, moist, dense.
			60/6"	61	13	
10						MODERATELY WEATHERED BASALT (WM) – Gray, slightly fractured, hard. Begin NX coring at 7.5 feet. 87% Recovery from 7.5 to 12.5 feet. RQD = 40% Slightly fractured from 9 feet.
15						End boring at 12.5 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.15

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B16 DRIVING WT. 140 lb. START DATE 10/21/08

SURFACE ELEV. 30± DROP 30 in. END DATE 10/21/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						
			10/No Penetration			Clayey SILT (ML) – Reddish brown, moist, stiff.
						Boulder from 1.5 to 3 feet.
			69	79	23	
5			48	77	25	
						HIGHLY WEATHERED BASALT (WH) – Grayish brown, moist, dense to medium hard.
10			63	100	16	
						MODERATELY WEATHERED BASALT (WM) – Gray, medium hard to hard.
15			10/No Penetration			
						End boring at 15 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.16

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B17 DRIVING WT. 140 lb. START DATE 10/20/08

SURFACE ELEV. 30± DROP 30 in. END DATE 10/20/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			79	76	22	
			10/No Penetration			
5						Boulder from 4 to 5 feet.
			97/10"	90	26	
10						HIGHLY WEATHERED BASALT (WH) – Grayish brown, medium hard.
						MODERATELY WEATHERED BASALT (WM) – Gray, vesicular, slightly fractured, medium hard to hard. Begin NX coring at 13 feet. 83% Recovery from 13 to 18 feet. RQD = 76%
15						
						End boring at 18 feet.
20						
25						Neither groundwater nor seepage water encountered.
30						

Plate A4.17

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B18 DRIVING WT. 140 lb. START DATE 10/15/08

SURFACE ELEV. 35± DROP 30 in. END DATE 10/15/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff. Cobbles from 0.5 to 1.5 feet.
			58	81	22	
5			35	93	25	
						Cobble at 7 feet.
			22	83	28	
10						
			10/No Penetration			HIGHLY WEATHERED BASALT (WH) – Gray, slightly moist, dense to medium hard.
15			100	107	9	
			10/No Penetration			
20						End boring at 20 feet.
						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.18

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B19 DRIVING WT. 140 lb. START DATE 10/15/08

SURFACE ELEV. 36.5± DROP 30 in. END DATE 10/15/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						
			35	80	20	Clayey SILT (ML) – Reddish brown, moist, stiff.
			75	72	27	
5			57	72	23	
			50/6"	85	20	HIGHLY WEATHERED BASALT (WH) – Grayish brown, moist, dense to medium hard.
10						
			10/No Penetration			MODERATELY WEATHERED BASALT (WM) – Gray, medium hard to hard.
15						End boring at 14 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.19

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B20 DRIVING WT. 140 lb. START DATE 10/2/08

SURFACE ELEV. 38± DROP 30 in. END DATE 10/2/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			55	79	21	
			83	86	19	
5			87/11"	88	21	
			50/5"	90	28	
10						
			50/5"	82	27	
15						MODERATELY WEATHERED BASALT (WM) – Gray, medium hard to hard.
			10/No Penetration			
20						End boring at 20 feet.
						Neither groundwater nor seepage water encountered.
25						
30						Plate A4.20

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B21 DRIVING WT. 140 lb. START DATE 10/1/08

SURFACE ELEV. 39± DROP 30 in. END DATE 10/1/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			88	91	21	
5			70	86	24	
			62	82	29	
10						
						HIGHLY WEATHERED BASALT (WH) – Grayish brown, medium hard.
15						MODERATELY WEATHERED BASALT (WM) – Gray, vesicular, slightly fractured, hard. Begin NX coring at 15 feet. 94% Recovery from 15 to 20 feet. RQD = 88%
20						
						End boring at 20 feet.
25						Neither groundwater nor seepage water encountered.
30						

Plate A4.21

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B22 DRIVING WT. 140 lb. START DATE 10/01/08

SURFACE ELEV. 40± DROP 30 in. END DATE 10/01/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			42	60	13	
5			52/6"	81	23	
			45	85	34	
10						
			10/No Penetration			MODERATELY WEATHERED BASALT (WM) – Gray, medium hard to hard.
15						End boring at 13 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.22

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B23 DRIVING WT. 140 lb. START DATE 10/27/08

SURFACE ELEV. 41± DROP 30 in. END DATE 10/27/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, medium stiff. Covered by 1.5 inches of AC over 2 inches of base material.
			21	76	20	
5			26	81	23	
			41	98	24	
10						
			63	83	35	
15						
			21	76	38	Grayish brown color from 17 feet.
20						End boring at 19.5 feet.
25						Neither groundwater nor seepage water encountered.
30						

Plate A4.23

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B24 DRIVING WT. 140 lb. START DATE 10/23/08

SURFACE ELEV. 43± DROP 30 in. END DATE 10/23/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Brown, moist, stiff, with gravel.
			59	71	26	
			55	74	22	
5			50	81	31	
10			14/6"			
			38/6"	89	9	HIGHLY WEATHERED BASALT (WH) – Grayish brown, slightly moist, dense to medium hard.
			10/No penetration			
15						End boring at 14 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.24

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B25 DRIVING WT. 140 lb. START DATE 10/02/08

SURFACE ELEV. 26± DROP 30 in. END DATE 10/02/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0			53/6"	69	16	Clayey SILT (ML) – Reddish brown, moist, stiff, with gravel.
5			10/No Penetration			MODERATELY WEATHERED BASALT (WM) – Gray, slightly vesicular, hard. Begin NX coring at 5 feet. 100% Recovery from 5 to 10 feet. RQD = 100%
10						90% Recovery from 10 to 15 feet. RQD = 48% Slightly fractured from 10 feet.
15						End boring at 15 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.25

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B26 DRIVING WT. 140 lb. START DATE 10/14/08
SURFACE ELEV. 31.5± DROP 30 in. END DATE 10/14/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			52	74	19	
			98	91	20	
5			90	87	26	
						HIGHLY WEATHERED BASALT (WH) – Grayish brown, moist, dense to medium hard.
10			80/10"	95	13	
						MODERATELY WEATHERED BASALT (WM) – Gray, medium hard to hard.
			10/No Penetration			
15						End boring at 14 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.26

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B27 DRIVING WT. 140 lb. START DATE 10/1/08

SURFACE ELEV. 33.5± DROP 30 in. END DATE 10/1/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			80	83	21	
5			86/11"	79	27	
			47	70	25	Grayish brown color with gravel from 8 feet.
10						
			10/No Penetration			MODERATELY WEATHERED BASALT (WM) – Gray, medium hard to hard.
15						End boring at 13 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.27

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B28 DRIVING WT. 140 lb. START DATE 9/30/08
SURFACE ELEV. 37± DROP 30 in. END DATE 9/30/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Brown, moist, stiff.
			34	83	23	
			94	88	21	Reddish brown color from 2.5 feet.
5			92	77	25	
10			53	86	30	Grayish brown color with gravel at 9 feet.
						MODERATELY WEATHERED BASALT (WM) – Gray, medium hard to hard.
15						
						End boring at 15.5 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.28

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B29 DRIVING WT. 140 lb. START DATE 10/02/08
SURFACE ELEV. 30± DROP 30 in. END DATE 10/02/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0			56	86	19	Clayey SILT (ML) – Reddish brown, moist, stiff.
5			65 10/No Penetration	101	7	HIGHLY WEATHERED BASALT (WH) – Grayish brown, slightly moist, dense to medium hard.
10						MODERATELY WEATHERED BASALT (WM) – Gray, vesicular, hard. Fractured from 12 to 12.5 feet. Begin NX coring at 10 feet. 92% Recovery from 10 to 15 feet. RQD = 80%
15						100% Recovery from 15 to 20 feet. RQD = 93%
20						Fractured from 19.5 to 20 feet.
						End boring at 20 feet.
25						Neither groundwater nor seepage water encountered.
30						

Plate A4.29

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B30 DRIVING WT. 140 lb. START DATE 10/01/08

SURFACE ELEV. 36± DROP 30 in. END DATE 10/01/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			55	82	19	
			50/6"	83	19	
5			57	82	23	
10			10/No Penetration			MODERATELY WEATHERED BASALT (WM) – Gray, medium hard to hard.
15						End boring at 13 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						Plate A4.30

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B31 DRIVING WT. 140 lb. START DATE 10/28/08

SURFACE ELEV. 44.5± DROP 30 in. END DATE 10/28/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Brown, moist, stiff, with gravel.
			82	75	14	
5			61	78	19	Reddish brown color from 4.5 feet.
			92/9"	91	25	
10						MODERATELY WEATHERED BASALT (WM) – Gray, slightly fractured, hard.
						Begin NX coring at 10 feet.
						77% Recovery from 10 to 15 feet.
						RQD = 44%
15			29			HIGHLY WEATHERED BASALT (WH) – Grayish brown, moist, dense.
20						End boring at 17 feet.
						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.31

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B32 DRIVING WT. 140 lb. START DATE 10/03/08
SURFACE ELEV. 21± DROP 30 in. END DATE 10/03/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Brown, moist, medium stiff, with gravel.
			14	75	14	
5			43	78	19	Reddish brown color at 4 feet. Stiff from 4 feet.
						Grayish brown color from 6.5 feet.
			62/8"	91	25	
10			10/No Penetration			HIGHLY WEATHERED BASALT (WH) – Grayish brown, slightly moist, dense to medium hard.
			10/No Penetration			
15			27/9"	89	13	
			10/No Penetration			
			10/No Penetration			
20						End boring at 20 feet.
25						Neither groundwater nor seepage water encountered.
30						

Plate A4.32

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B33 DRIVING WT. 140 lb. START DATE 10/14/08
SURFACE ELEV. 25±* DROP 30 in. END DATE 10/14/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			72	70	23	
			36/8"	76	21	
5			10/No Penetration			HIGHLY WEATHERED BASALT (WH) – Grayish brown, moist, dense to medium hard.
			76/10"	81	22	
10						
			10/No Penetration			
						End boring at 13 feet.
15						
20						Neither groundwater nor seepage water encountered.
25						
30						Plate A4.33

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B34 DRIVING WT. 140 lb. START DATE 10/14/08
SURFACE ELEV. 29.5± DROP 30 in. END DATE 10/14/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			63	82	21	
5			73	82	22	
			10/No Penetration			MODERATELY WEATHERED BASALT (WM) – Gray, vesicular, fractured, hard.
10						Begin NX coring at 10 feet. 93% Recovery from 10 to 15 feet. RQD = 78%
15						90% Recovery from 15 to 20 feet. RQD = 45%
20						End boring at 20 feet.
25						Neither groundwater nor seepage water encountered.
30						Plate A4.34

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B35 DRIVING WT. 140 lb. START DATE 9/30/08
SURFACE ELEV. 31± DROP 30 in. END DATE 9/30/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			50	76	19	
5			85/11"	89	19	
						Cobbles from 5.5 to 10 feet.
10			48	77	42	
						MODERATELY WEATHERED BASALT (WM) – Gray, slightly vesicular, slightly fractured, hard.
15						Begin NX coring at 14 feet. 96% Recovery from 14 to 19 feet. RQD = 96%
20						End boring at 19 feet.
25						Neither groundwater nor seepage water encountered.
30						Plate A4.35

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B36 DRIVING WT. 140 lb. START DATE 10/23/08
SURFACE ELEV. 32± DROP 30 in. END DATE 10/23/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			67	74	18	
			80	85	19	
5			85/10"	86	21	
			50/5"	72	31	
10						
			68	88	31	Grayish brown color from 14 feet.
15						
			10/No Penetration			MODERATELY WEATHERED BASALT (WM) – Gray, medium hard to hard.
20						End boring at 19 feet.
						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.36

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B37 DRIVING WT. 140 lb. START DATE 10/23/08
SURFACE ELEV. 24.5± DROP 30 in. END DATE 10/23/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
		☐	71	86	19	
5		☐	85	92	19	
		▭	53/6"	80	20	
10		☐	65	76	17	Grayish brown color with gravel from 13 feet.
15						End boring at 14.5 feet.
20						
25						Neither groundwater nor seepage water encountered.
30						

Plate A4.37

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B38 DRIVING WT. 140 lb. START DATE 10/02/08
SURFACE ELEV. 31± DROP 30 in. END DATE 10/02/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			72/11"	84	20	
			93/10"	77	17	Grayish brown color with gravel from 3 feet.
5			50/4"	77	21	
			10/No Penetration			HIGHLY WEATHERED BASALT (WH) – Grayish brown, dense to medium hard.
10			10/No Penetration			MODERATELY WEATHERED BASALT (WM) – Gray, medium hard to hard.
						End boring at 12 feet.
15						
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.38

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B39 DRIVING WT. 140 lb. START DATE 10/15/08
SURFACE ELEV. 35± DROP 30 in. END DATE 10/15/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			56	83	17	
5			53/6"	83	21	
						MODERATELY WEATHERED BASALT (WM) – Gray, vesicular, slightly fractured, hard. Begin NX coring at 6.5 feet. 100% Recovery from 6.5 to 11.5 feet. RQD = 83%
10						
						99% Recovery from 11.5 to 16.5 feet. RQD = 83%
15						
						End boring at 16.5 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						Plate A4.39

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B40 DRIVING WT. 140 lb. START DATE 10/02/08
SURFACE ELEV. 37.5± DROP 30 in. END DATE 10/02/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			36	74	21	
			56/6"	78	23	
5			50/3"	82	28	
			14/6"	74	24	
10			50/5"			MODERATELY WEATHERED BASALT (WM) – Gray, medium hard to hard. Vesicular and fractured from 10 to 15 feet. Begin NX coring at 10 feet. 72% Recovery from 10 to 15 feet. RQD = 33%
15						Slightly vesicular from 14 feet. 100% Recovery from 15 to 20 feet. RQD = 100%
20						End boring at 20 feet.
25						Neither groundwater nor seepage water encountered.
30						

Plate A4.40

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B41 DRIVING WT. 140 lb. START DATE 10/01/08
SURFACE ELEV. 47± DROP 30 in. END DATE 10/01/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			57	79	21	
			90/11"	77	22	
5			56/6"	79	26	
			38/6"	67	30	
10			10/No Penetration			MODERATELY WEATHERED BASALT (WM) – Gray, vesicular, slightly fractured, hard. Begin NX coring at 10 feet. 95% Recovery from 10 to 15 feet. RQD = 72%
15						100% Recovery from 15 to 20 feet. RQD = 90%
20						End boring at 20 feet.
25						Neither groundwater nor seepage water encountered.
30						

Plate A4.41

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B42 DRIVING WT. 140 lb. START DATE 10/22/08
SURFACE ELEV. 52± DROP 30 in. END DATE 10/22/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
		□	52	77	18	
		□	87	85	19	
5						MODERATELY WEATHERED BASALT (WM) – Gray, vesicular, medium hard to hard. Begin NX coring at 5 feet. 100% Recovery from 5 to 10 feet. RQD = 100%
10						96% Recovery from 10 to 15 feet. RQD = 87%
15						End boring at 15 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.42

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B43 DRIVING WT. 140 lb. START DATE 10/21/08
SURFACE ELEV. 46± DROP 30 in. END DATE 10/21/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			55	71	20	Grayish brown color from 1.5 feet.
5			69	75	20	
			33	72	22	
10						HIGHLY WEATHERED BASALT (WH) – Grayish brown, moist, dense.
			65	84	21	
15						End boring at 14.5 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.43

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B44 DRIVING WT. 140 lb. START DATE 10/21/08
SURFACE ELEV. 33± DROP 30 in. END DATE 10/21/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Brown, moist, medium stiff.
			10/No Penetration			MODERATELY WEATHERED BASALT (WM) – Gray, vesicular, slightly fractured, hard. Begin NX coring at 2.5 feet. 76% Recovery from 2.5 to 7.5 feet. RQD = 43% Fractured from 4.5 to 7.5 feet.
5						100% Recovery from 7.5 to 12.5 feet. RQD = 80%
10						100% Recovery from 12.5 to 17.5 feet. RQD = 82%
15						
20						End boring at 17.5 feet. Neither groundwater nor seepage water encountered.
25						
30						Plate A4.44

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B45 DRIVING WT. 140 lb. START DATE 10/21/08
SURFACE ELEV. 42± DROP 30 in. END DATE 10/21/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			64	74	19	
5			73	81	20	
						Grayish brown color with gravel from 6.5 feet.
			52/6"	74	19	
10						
			54/6"	92	25	
15						End boring at 14 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.45

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B46 DRIVING WT. 140 lb. START DATE 10/21/08

SURFACE ELEV. 47± DROP 30 in. END DATE 10/21/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Brown, moist, stiff.
			43	88	22	
						Reddish brown color from 3 feet.
5			49	90	30	
			15	80	37	
10						
15			10/No Penetration			HIGHLY WEATHERED BASALT (WH) – Grayish brown, dense to medium hard.
			10/No Penetration			
20						End boring at 18 feet.
25						Neither groundwater nor seepage water encountered.
30						Plate A4.46

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B47 DRIVING WT. 140 lb. START DATE 10/17/08

SURFACE ELEV. 31.5± DROP 30 in. END DATE 10/17/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Brown, moist, stiff.
			39	74	18	
						Reddish brown from 2 feet.
			84	67	21	
5			57	74	17	
						HIGHLY WEATHERED BASALT (WH) – Grayish brown, dense to medium hard.
10			10/No Penetration			
						MODERATELY WEATHERED BASALT (WM) – Gray, medium hard to hard.
			10/No Penetration			
15						End boring at 14 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.47

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B48 DRIVING WT. 140 lb. START DATE 10/16/08
SURFACE ELEV. 41± DROP 30 in. END DATE 10/16/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			50	88	23	
5			96	79	32	
			61	85	25	
10						Grayish brown color with gravel from 9.5 feet.
						MODERATELY WEATHERED BASALT (WM) – Gray, vesicular, fractured, medium hard to hard. Begin NX coring at 13 feet. 82% Recovery from 13 to 18 feet. RQD = 55%
15						
						End boring at 18 feet.
20						
25						Neither groundwater nor seepage water encountered.
30						

Plate A4.48

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B49 DRIVING WT. 140 lb. START DATE 10/16/08

SURFACE ELEV. 50± DROP 30 in. END DATE 10/16/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			68	82	22	
			81	76	19	
5			22/6"	72	17	
			10/No Penetration			HIGHLY WEATHERED BASALT (WH) – Grayish brown, medium hard.
			10/No Penetration			
10						MODERATELY WEATHERED BASALT (WM) – Gray, medium hard to hard.
						End boring at 12 feet.
15						Neither groundwater nor seepage water encountered.
20						
25						
30						

Plate A4.49

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B50 DRIVING WT. 140 lb. START DATE 11/04/08
SURFACE ELEV. 43.5± DROP 30 in. END DATE 11/04/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Brown, moist, stiff.
			29	77	19	
						Reddish brown color from 2 feet.
			86/11"	79	22	
5			95	78	29	
10			46	81	26	Grayish brown color from 9 feet.
			10/No Penetration			MODERATELY WEATHERED BASALT (WM) – Gray, medium hard to hard.
15						End boring at 14 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						Plate A4.50

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B51 DRIVING WT. 140 lb. START DATE 10/16/08
SURFACE ELEV. 41± DROP 30 in. END DATE 10/16/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			78/10"	81	19	
			54/6"	81	19	
5			50/5"	78	21	
			92/11"	85	15	Grayish brown color from 9 feet.
10						
						MODERATELY WEATHERED BASALT (WM) – Gray, vesicular, fractured, medium hard to hard. Begin NX coring at 14.5 feet. 100% Recovery from 14.5 to 19.5 feet. RQD = 78%
15						
20						End boring at 19.5 feet.
						Neither groundwater nor seepage water encountered.
25						
30						Plate A4.51

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B52 DRIVING WT. 140 lb. START DATE 10/15/08
SURFACE ELEV. 36.5± DROP 30 in. END DATE 10/15/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			73	77	22	
5			71	68	28	
			53/6"	77	22	
10			10/No Penetration			MODERATELY WEATHERED BASALT (WM) – Gray, medium hard to hard.
15						End boring at 13 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						Plate A4.52

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B53 DRIVING WT. 140 lb. START DATE 10/16/08
SURFACE ELEV. NA DROP 30 in. END DATE 10/16/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			17/6"	61	20	
			10/No Penetration			
5			84	81	24	Grayish brown color from 5.5 feet.
10						MODERATELY WEATHERED BASALT (WM) – Gray, vesicular, fractured, medium hard to hard. Begin NX coring at 10 feet. 96% Recovery from 10 to 15 feet. RQD = 23%
15						96% Recovery from 15 to 20 feet. RQD = 69%
20						End boring at 20 feet.
25						Neither groundwater nor seepage water encountered.
30						Plate A4.53

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B54 DRIVING WT. 140 lb. START DATE 11/04/08
SURFACE ELEV. 45.5± DROP 30 in. END DATE 11/04/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Brown, moist, stiff.
			40	81	19	Reddish brown color from 2 feet.
5			72	88	19	
						Boulder from 7 to 8 feet.
			32	80	29	
10						Grayish brown color from 9.5 feet.
			50/4"	63	27	
15						MODERATELY WEATHERED BASALT (WM) – Gray, vesicular, fractured, hard. Begin NX coring at 14 feet. 87% Recovery from 14 to 19 feet. RQD = 66%
20						End boring at 19 feet.
25						Neither groundwater nor seepage water encountered.
30						

Plate A4.54

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B55 DRIVING WT. 140 lb. START DATE 11/04/08
SURFACE ELEV. 42.5± DROP 30 in. END DATE 11/04/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Brown, moist, stiff.
			71	77	20	Reddish brown color from 2 feet.
5			90	98	21	
			44	80	32	
10						HIGHLY WEATHERED BASALT (WH) – Grayish brown, dense to medium hard.
			10/No Penetration			MODERATELY WEATHERED BASALT (WM) – Gray, medium hard.
15						End boring at 13 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.55

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B56 DRIVING WT. 140 lb. START DATE 10/22/08
SURFACE ELEV. NA DROP 30 in. END DATE 10/22/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			54	86	20	
5			40	77	22	
			22	98	25	Grayish brown color and medium stiff from 8 feet.
10						
			50/5"	67	14	HIGHLY WEATHERED BASALT (WH) – Grayish brown, moist, dense.
15						End boring at 13.5 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.56

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B57 DRIVING WT. 140 lb. START DATE 11/04/08
SURFACE ELEV. NA DROP 30 in. END DATE 11/04/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Brown, moist, stiff.
		☐	42	93	22	Reddish brown color from 2 feet.
5		☐	23	100	25	
		☐	27	94	28	
10		☐	38	88	31	Grayish brown color at 14 feet.
15						End boring at 14.5 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						Plate A4.57

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B58 DRIVING WT. 140 lb. START DATE 11/04/08
SURFACE ELEV. NA DROP 30 in. END DATE 11/04/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Brown, moist, medium stiff.
			15	84	28	
			12	95	29	Reddish brown color from 3 feet.
5			18	87	31	
10			54	81	40	Stiff from 9 feet. Cobble at 10.5 feet.
15			52/5"	69	48	HIGHLY TO COMPLETELY WEATHERED BASALT (WH–WC) – Grayish brown, moist, dense to medium hard.
20			92/11"	75	41	
						End boring at 20.5 feet.
25						Neither groundwater nor seepage water encountered.
30						

Plate A4.58

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B59 DRIVING WT. 140 lb. START DATE 10/28/08
SURFACE ELEV. NA DROP 30 in. END DATE 10/28/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Brown, moist, stiff.
			31	90	30	
						Reddish brown color from 3 feet.
5			25	83	37	
			36	84	41	
10						
			56/6"	70	56	
						HIGHLY WEATHERED BASALT (WH) – Grayish brown, dense to medium hard.
15						
			10/No Penetration			
						End boring at 18 feet.
20						
25						Neither groundwater nor seepage water encountered.
30						

Plate A4.59

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B60 DRIVING WT. 140 lb. START DATE 10/28/08

SURFACE ELEV. NA DROP 30 in. END DATE 10/28/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Brown, moist, medium stiff.
			15	77	37	
						Reddish brown color from 2 feet.
			22	78	41	
5			24	85	34	
10			40	71	49	Stiff from 9 feet.
15			74/10"	90	34	HIGHLY TO COMPLETELY WEATHERED BASALT (WH-WC) – Grayish brown, moist, dense to medium hard.
						End boring at 15.5 feet.
20						
						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.60

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B61 DRIVING WT. 140 lb. START DATE 10/28/08

SURFACE ELEV. NA DROP 30 in. END DATE 10/28/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Brown, moist, medium stiff.
			17	81	39	
			19	75	45	
5			21	92	29	Reddish brown color from 5 feet.
10			63	88	34	Stiff from 9 feet.
15			50/6"	57	57	HIGHLY TO COMPLETELY WEATHERED BASALT (WH–WC) – Grayish brown, moist, dense to medium hard.
20			50/6"	88	19	
						End boring at 20 feet.
25						Neither groundwater nor seepage water encountered.
30						

Plate A4.61

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B62 DRIVING WT. 140 lb. START DATE 10/28/08
SURFACE ELEV. NA DROP 30 in. END DATE 10/28/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			49	92	25	
5			28	86	35	
			27	77	42	
10						
			38	64	52	COMPLETELY WEATHERED BASALT (WC) – Grayish brown, moist, dense.
15						End boring at 14.5 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.62

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B63 DRIVING WT. 140 lb. START DATE 10/15/08

SURFACE ELEV. 39.5± DROP 30 in. END DATE 10/15/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Brown, moist, stiff.
			66	83	19	Reddish brown color from 2 feet.
			96/11"	90	19	
5			50/5"	95	20	
			38/6"	97	12	
10			10/No Penetration			HIGHLY WEATHERED BASALT (WH) – Grayish brown, dense to medium hard.
			10/No Penetration			
15						End boring at 14 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.63

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B64 DRIVING WT. 140 lb. START DATE 10/22/08
SURFACE ELEV. 40.5 DROP 30 in. END DATE 10/22/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			54	68	28	
5			50	86	31	
			41	82	36	
10						HIGHLY WEATHERED BASALT (WH) – Grayish brown, moist, dense to medium hard.
			50/4"	60	26	
15						End boring at 13.5 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						Plate A4.64

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B65 DRIVING WT. 140 lb. START DATE 11/04/08

SURFACE ELEV. NA DROP 30 in. END DATE 11/04/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Brown, moist, medium stiff.
			19	89	31	Reddish brown color from 2 feet.
5			15	77	42	
			21	84	40	
10						
			54/8"	74	44	COMPLETELY WEATHERED BASALT (WC) – Grayish brown, moist, dense.
15						End boring at 14 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.65

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B66 DRIVING WT. 140 lb. START DATE 10/22/08
SURFACE ELEV. 43± DROP 30 in. END DATE 10/22/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Brown, moist, stiff.
			58	78	20	
			50/5"	83	24	
5						
			62	84	31	Reddish brown color from 8 feet.
10						MODERATELY WEATHERED BASALT (WM) – Gray, vesicular, fractured, medium hard to hard. Begin NX coring at 10.5 feet. 97% Recovery from 10.5 to 15.5 feet. RQD = 27%
15						85% Recovery from 15.5 to 20.5 feet. RQD = 42%
20						End boring at 20.5 feet.
25						Neither groundwater nor seepage water encountered.
30						Plate A4.66

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B67 DRIVING WT. 140 lb. START DATE 10/27/08
SURFACE ELEV. NA DROP 30 in. END DATE 10/27/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, stiff.
			60	69	25	
			49	79	24	
5			36	83	29	
10			25	73	40	COMPLETELY WEATHERED BASALT (WC) – Grayish brown, moist, dense.
15			96/10"	62	55	
						End boring at 15 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.67

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B68 DRIVING WT. 140 lb. START DATE 10/23/08

SURFACE ELEV. NA DROP 30 in. END DATE 10/23/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Reddish brown, moist, medium stiff.
			20	93	27	
5			29	94	29	
			39	75	45	
10						
			10/No Penetration			HIGHLY WEATHERED BASALT (WH) – Gray, dense to medium hard.
15						End boring at 15 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						

Plate A4.68

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B69 DRIVING WT. 140 lb. START DATE 10/23/08
SURFACE ELEV. 48± DROP 30 in. END DATE 10/23/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Brown, moist, stiff.
			68	77	22	Reddish brown color from 1.5 feet.
			97/11"	91	19	
5			94/11"	88	19	
			52/6"	95	23	
10						
			61	84	32	
15						End boring at 15.5 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						Plate A4.69

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B70 DRIVING WT. 140 lb. START DATE 10/23/08
SURFACE ELEV. 62± DROP 30 in. END DATE 10/23/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0			71/11"	101	14	Clayey SILT (ML) – Brown, moist, stiff, with gravel.
5			50/5"	98	8	HIGHLY WEATHERED BASALT (WH) – Grayish brown, slightly moist, dense to medium hard.
10			10/No Penetration			
			50/3"	102	6	
15						End boring at 13 feet.
20						Neither groundwater nor seepage water encountered.
25						
30						Plate A4.70

HIRATA & ASSOCIATES, INC.

BORING LOG

W.O. 06-4381

BORING NO. B71 DRIVING WT. 140 lb. START DATE 10/22/08
SURFACE ELEV. 12.5± DROP 30 in. END DATE 10/22/08

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0			50/5"	82	12	Clayey SILT (ML) – Reddish brown, moist, stiff.
			10/No Penetration			HIGHLY WEATHERED BASALT (WH) – Grayish brown, dense.
5						
						Completely weathered basalt from 8 to 12.5 feet.
10			13	65	22	
			10/No Penetration			
15						End boring at 15 feet.
						Neither groundwater nor seepage water encountered.
20						
25						
30						

Plate A4.71

APPENDIX B

LABORATORY TESTING

DESCRIPTION OF LABORATORY TESTING

CLASSIFICATION

Field classification was verified in the laboratory in accordance with the Unified Soil Classification System. Laboratory classification was determined by both visual examination and Atterberg Limit tests performed in general accordance with ASTM D 4318. Results of Atterberg Limit tests are presented in the table below. The final classifications are shown at the appropriate locations on the Boring Logs, Plates A4.1 through A4.71.

Location	Liquid Limit	Plasticity Index	Classification
B3 @ 1'	39	13	ML
B6 @ 2'	37	12	ML
B18 @ 1'	40	13	ML
B21 @ 1'	48	18	ML
B24 @ 1'	36	11	ML
B26 @ 1'	47	19	ML
B47 @ 2'	43	15	ML

MOISTURE-DENSITY

Representative samples were tested for field moisture content and dry unit weight. The dry unit weight was determined in pounds per cubic foot while the moisture content was determined as a percentage of dry weight. Samples were obtained using a 3-inch O.D. split tube sampler. Test results are shown at the appropriate depths on the Boring Logs, Plates A4.1 through A4.71.

CONSOLIDATION

Representative samples were tested for their consolidation characteristics. Test samples were 2.42 inches in diameter and 1 inch high. Porous stones were placed in

contact with the top and bottom of test samples to permit addition and release of pore fluid. Loads were then applied in several increments in a geometric progression, and the resulting deformations recorded at selected time intervals. Test results are plotted on the Consolidation Test Reports, Plates B2.1 through B2.12.

SHEAR TESTS

Shear tests were performed in the Direct Shear Machine which is of the strain control type. Each sample was sheared under varying confining loads in order to determine the Coulomb shear strength parameters, cohesion and angle of internal friction. Test results are presented on Plates B3.1 through B3.15.

SWELL TESTS

Swell tests were performed on representative soil samples by first placing a 90 psf surcharge load on one inch high specimens. The samples were inundated with water, and total expansion was recorded after a period of at least 24 hours. Swell test performed on near surface representative samples obtained from borings B8, B10, B32, B37, B40, B42, B58, B65, and B68 all resulted in no swell. The moisture content of these samples prior to testing ranged from about 14 to 31 percent. Swell tests performed on near surface representative samples obtained from borings B2, B19, B27, and B46 resulted in expansions ranging from 0.3 to 0.6 percent. Swell test results are indicated as a percentage of original height. The moisture content of these samples prior to testing ranged from about 20 to 22 percent.

PROCTOR TEST

Modified Proctor tests were performed on seven bulk samples in general accordance with ASTM D 1557. The test is used to determine the optimum moisture content at which the soil compacts to 100 percent density. Results are shown on Plates B4.1 through B4.7.

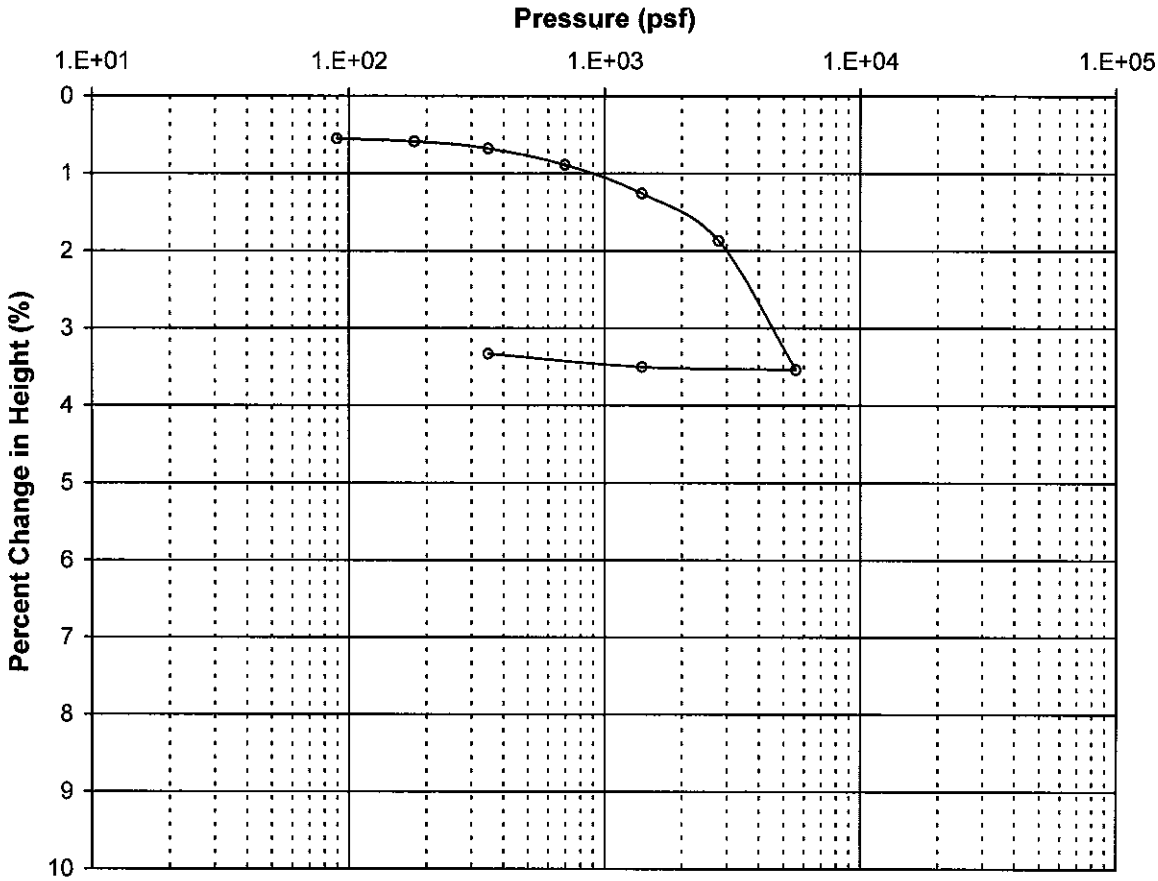
CALIFORNIA BEARING RATIO TEST

CBR tests were performed on seven bulk samples in general accordance with ASTM D 1883. The test is used to evaluate the relative quality of subgrade soils to be used in the design of flexible pavements. Results are shown on Plates B5.1 through B5.7.

EXPANSION INDEX TEST

Expansion index tests were performed in general accordance with ASTM D 4829. A surcharge load of 144 psf was placed on one-inch high by four-inch diameter specimens which were molded to about 50 percent saturation at the soil's approximate optimum moisture content. The samples were inundated with water, and total expansion recorded after volumetric equilibrium was reached. Expansion index tests performed on bulk samples obtained from borings B5, B14, B24, and B67 at depths ranging from between about 1 to 3 feet, resulted in expansion indices ranging from 11 to 24, which correspond to very low to low expansion potentials.

Consolidation Test Results



Sample Description

Boring No.: B1 Depth (ft): 4

Soil Description: Dark reddish brown clayey silt

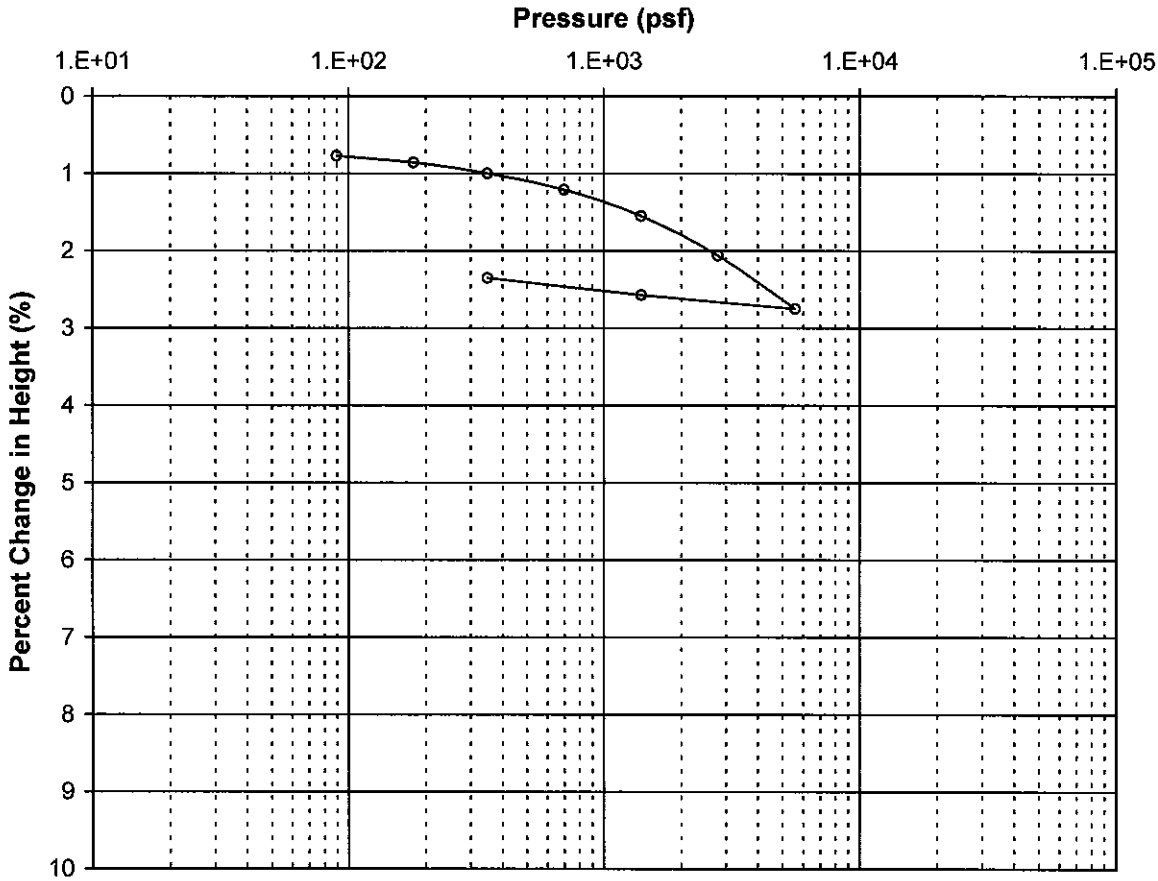
	Moisture Content (%)	Dry Density (pcf)
Initial	23.7	92.1
Final	22.9	95.3

Remark: 12/1/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**CONSOLIDATION TEST**

Plate B2.1

Consolidation Test Results



Sample Description

Boring No.: B4 Depth (ft): 8

Soil Description: Grayish brown clayey silt

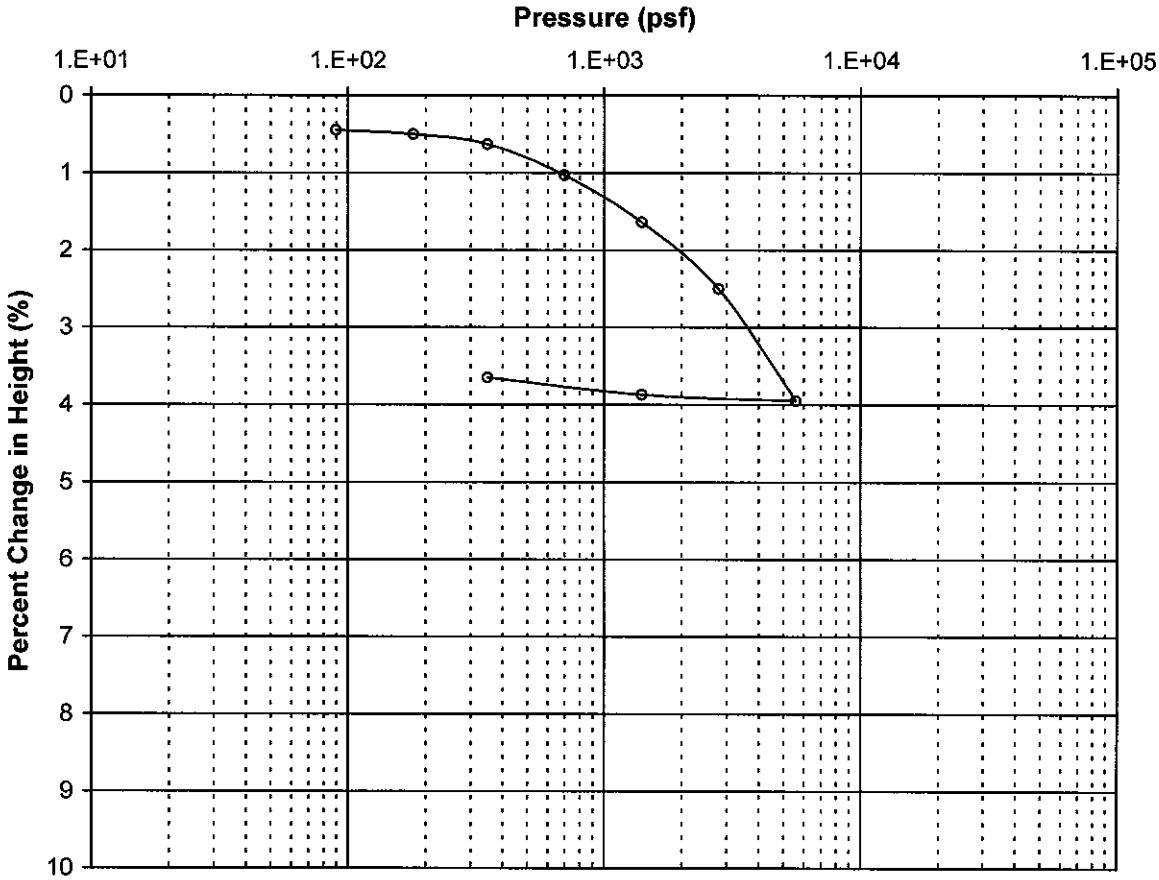
	Moisture Content (%)	Dry Density (pcf)
Initial	27.6	98.4
Final	26.9	100.8

Remark: 12/1/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**CONSOLIDATION TEST**

Plate B2.2

Consolidation Test Results



Sample Description

Boring No.: B7 Depth (ft): 5

Soil Description: Grayish brown clayey silt

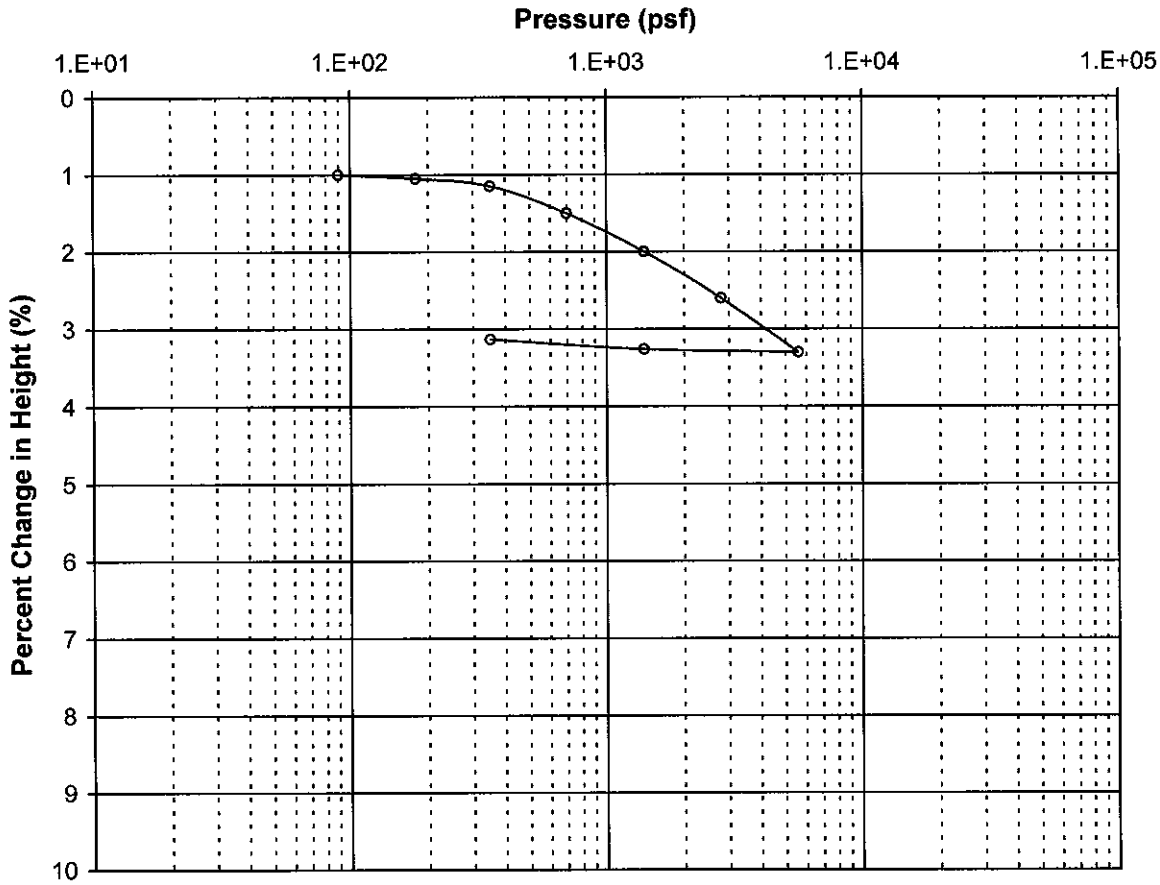
	Moisture Content (%)	Dry Density (pcf)
Initial	24.6	81.2
Final	23.8	84.3

Remark: 12/3/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**CONSOLIDATION TEST**

Plate B2.3

Consolidation Test Results



Sample Description

Boring No.: B20 Depth (ft): 3

Soil Description: Reddish brown clayey silt

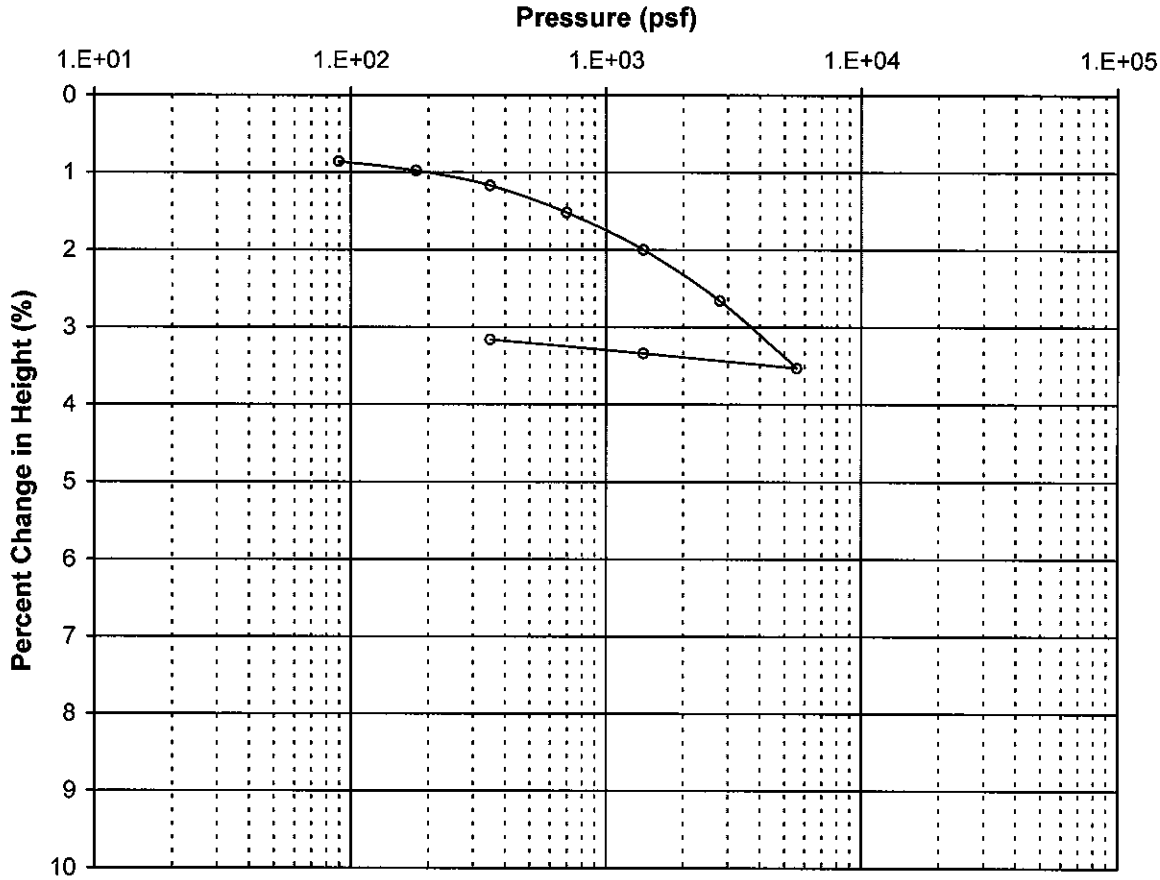
	Moisture Content (%)	Dry Density (pcf)
Initial	19.3	85.8
Final	17.9	88.6

Remark: 12/3/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**CONSOLIDATION TEST**

Plate B2.4

Consolidation Test Results



Sample Description

Boring No.: B28 Depth (ft): 5

Soil Description: Reddish brown clayey silt

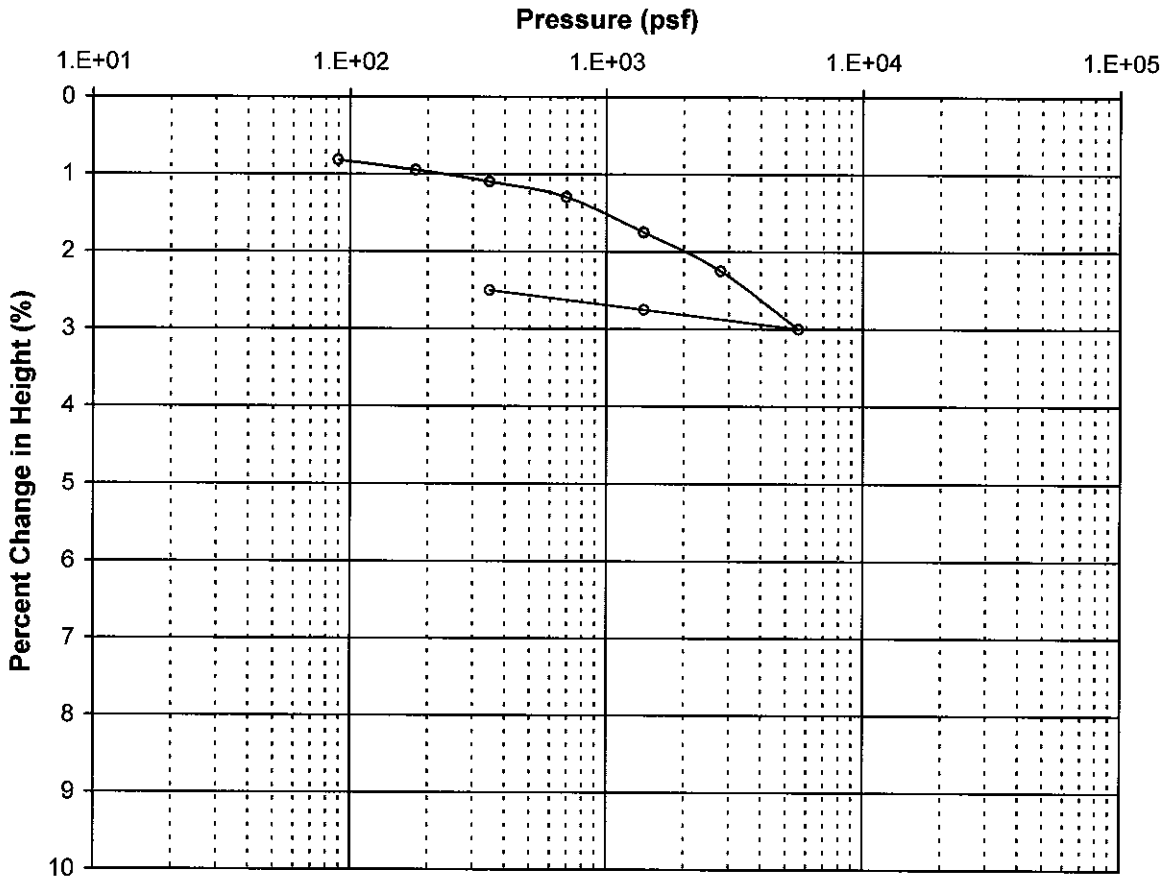
	Moisture Content (%)	Dry Density (pcf)
Initial	25.0	76.7
Final	23.7	79.2

Remark: 12/4/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**CONSOLIDATION TEST**

Plate B2.5

Consolidation Test Results



Sample Description

Boring No.: B34 Depth (ft): 4

Soil Description: Reddish brown clayey silt

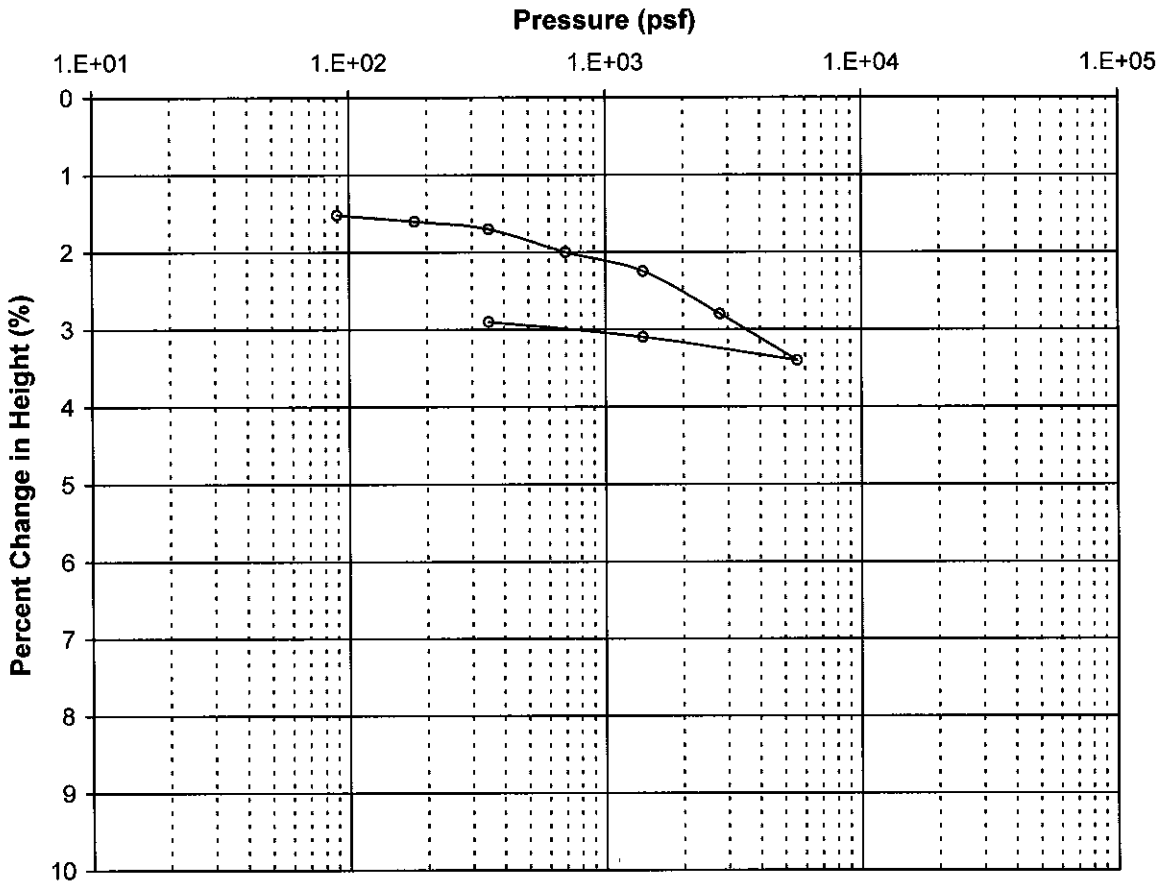
	Moisture Content (%)	Dry Density (pcf)
Initial	21.5	81.5
Final	18.2	83.6

Remark: 12/11/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	CONSOLIDATION TEST

Plate B2.6

Consolidation Test Results



Sample Description

Boring No.: B43 Depth (ft): 4

Soil Description: Grayish brown clayey silt

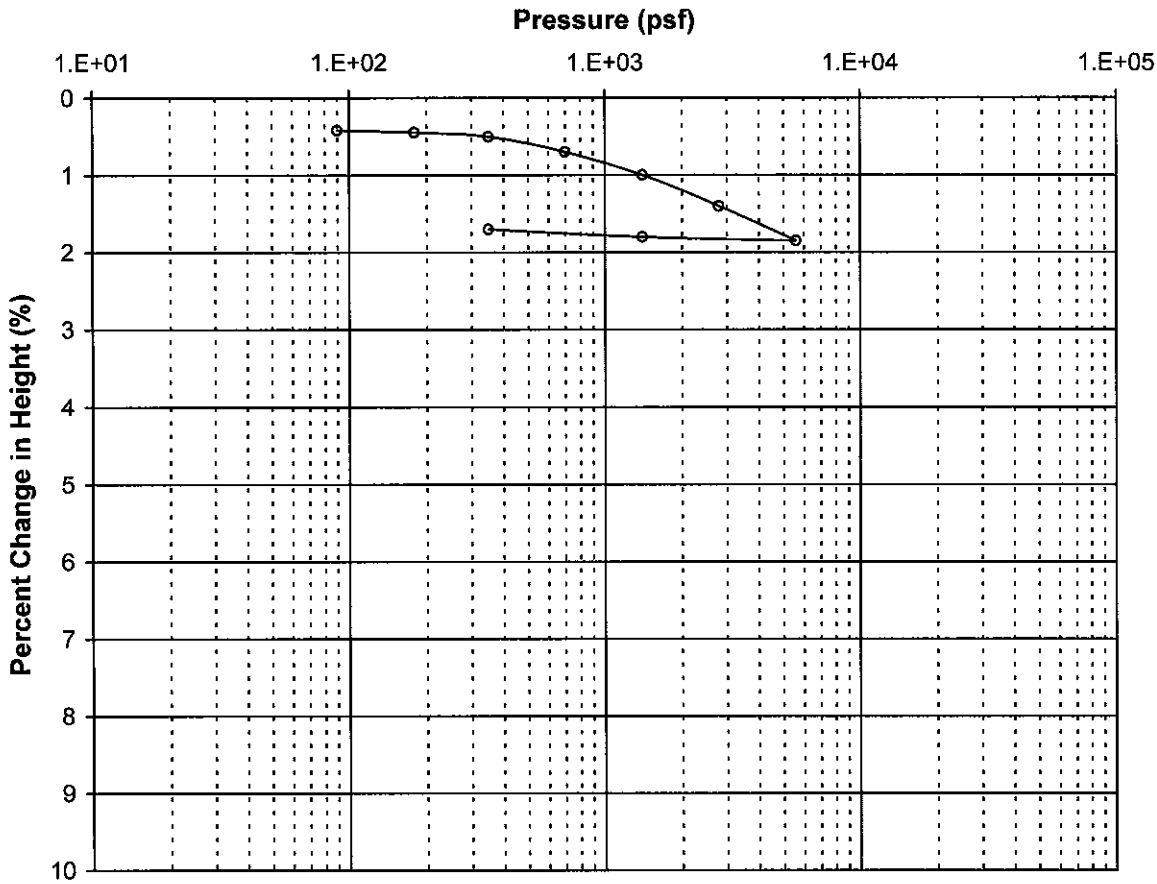
	Moisture Content (%)	Dry Density (pcf)
Initial	19.6	74.8
Final	16.9	77.0

Remark: 12/10/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**CONSOLIDATION TEST**

Plate B2.7

Consolidation Test Results



Sample Description

Boring No.: B52 Depth (ft): 4

Soil Description: Reddish brown clayey silt

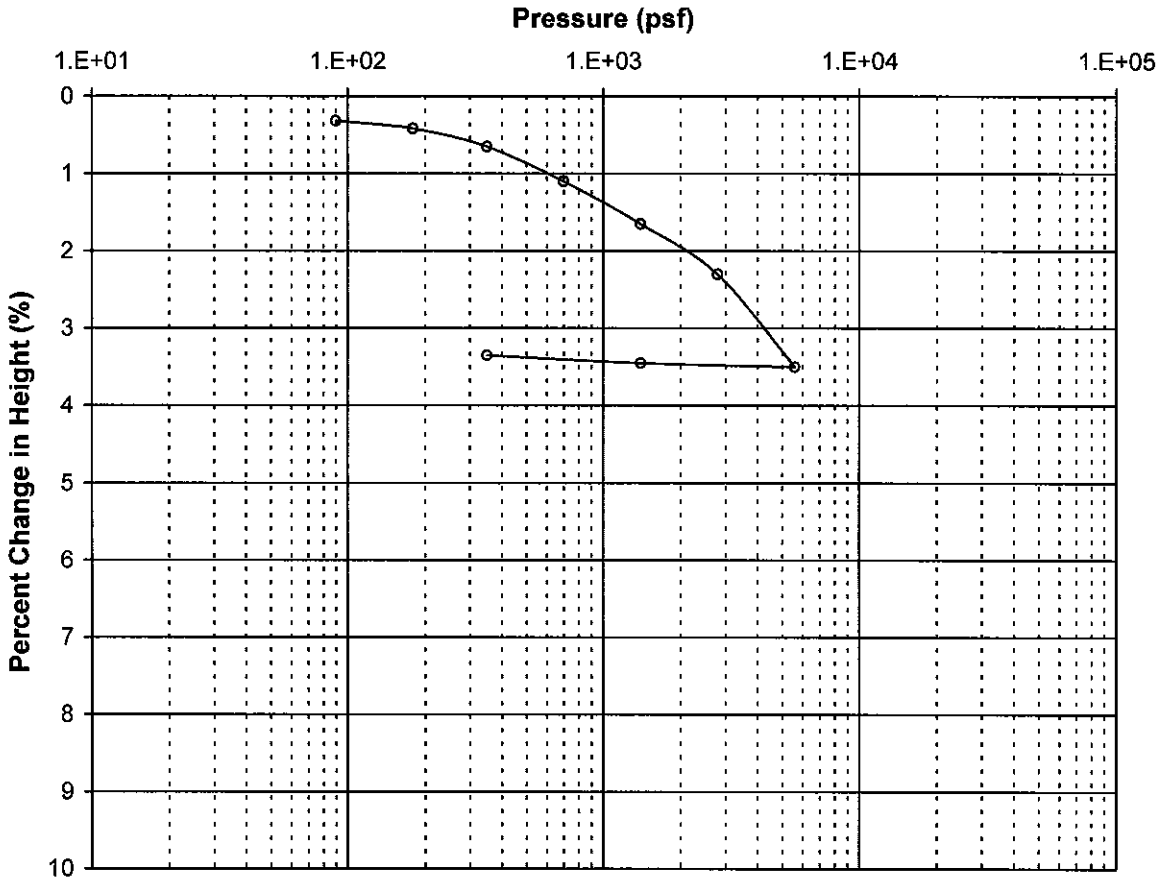
	Moisture Content (%)	Dry Density (pcf)
Initial	28.3	67.7
Final	27.8	68.9

Remark: 12/11/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**CONSOLIDATION TEST**

Plate B2.8

Consolidation Test Results



Sample Description

Boring No.: B59 Depth (ft): 4

Soil Description: Reddish brown clayey silt

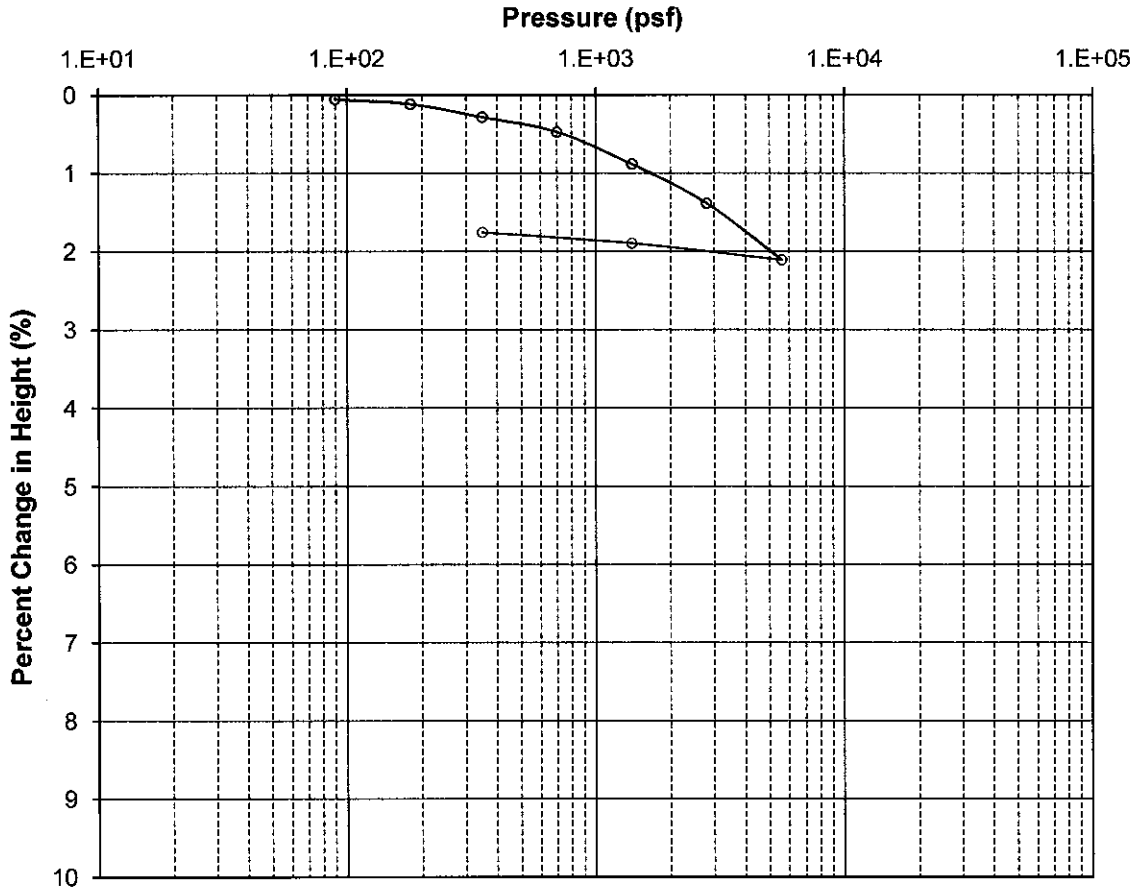
	Moisture Content (%)	Dry Density (pcf)
Initial	36.6	83.0
Final	36.2	85.9

Remark: 12/4/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**CONSOLIDATION TEST**

Plate B2.9

Consolidation Test Results



Sample Description

Boring No.: B63 Depth (ft) 5

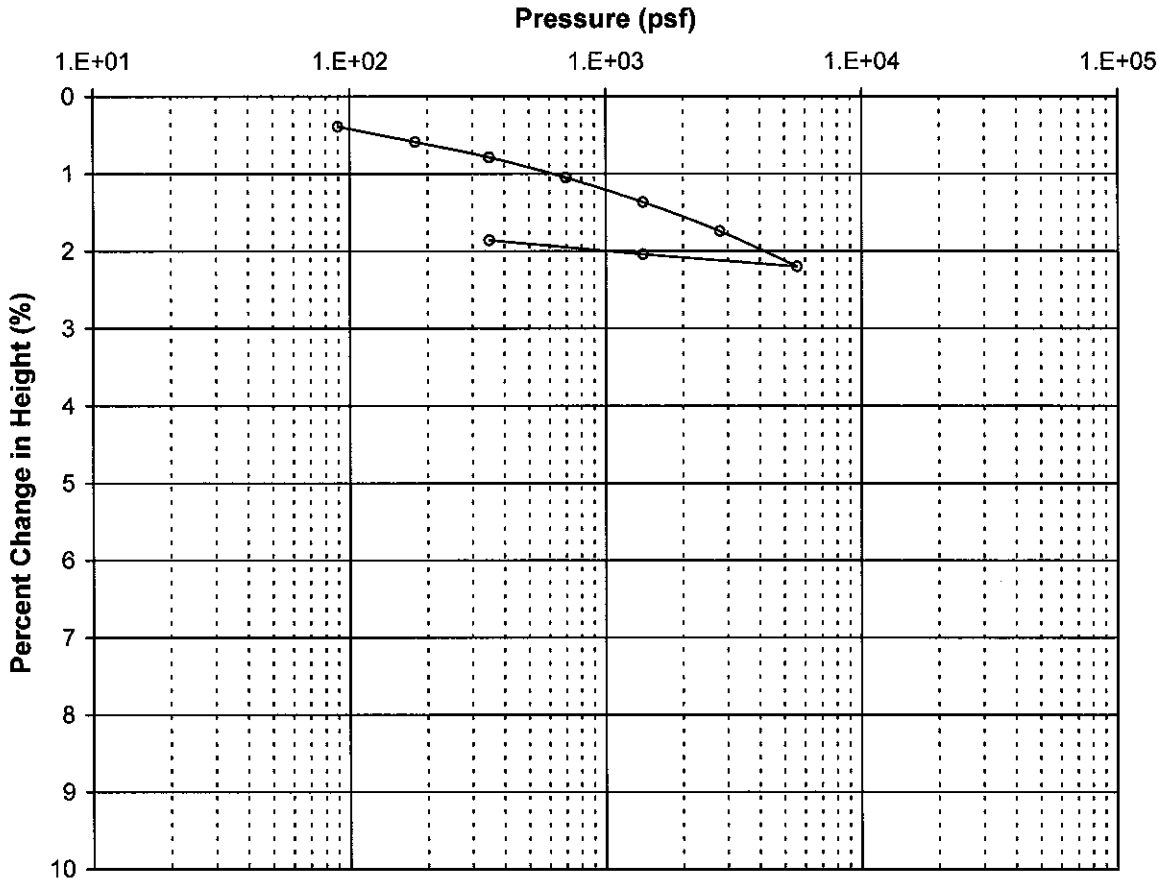
Soil Description: Reddish brown clayey silt

	Moisture Content (%)	Dry Density (pcf)
Initial	20.3	94.9
Final	19.2	96.6

Remark: 12/10/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**CONSOLIDATION TEST** Plate B2.10

Consolidation Test Results



Sample Description

Boring No.: B64 Depth (ft): 4

Soil Description: Reddish brown clayey silt

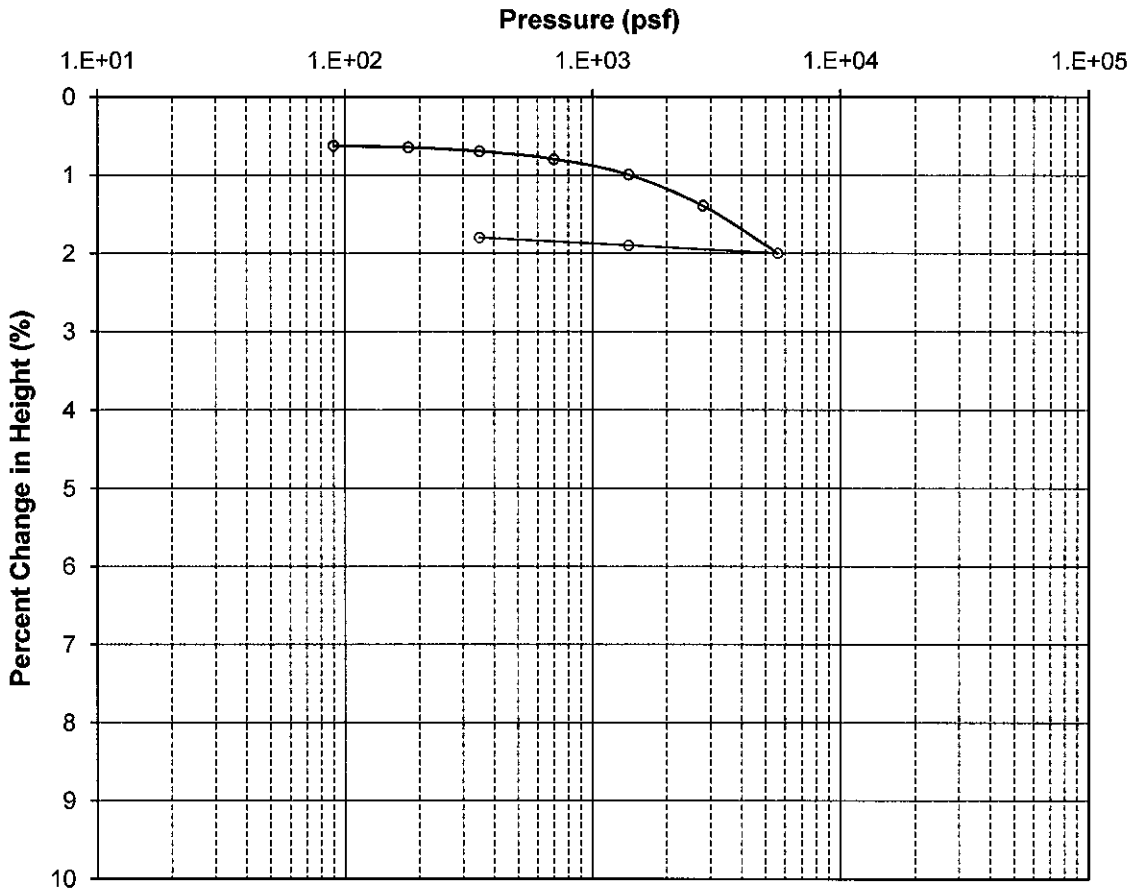
	Moisture Content (%)	Dry Density (pcf)
Initial	31.4	86.4
Final	30.2	88.0

Remark: 12/5/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**CONSOLIDATION TEST**

Plate B2.11

Consolidation Test Results



Sample Description

Boring No.: B66 Depth (ft) 4

Soil Description: Brown clayey silt

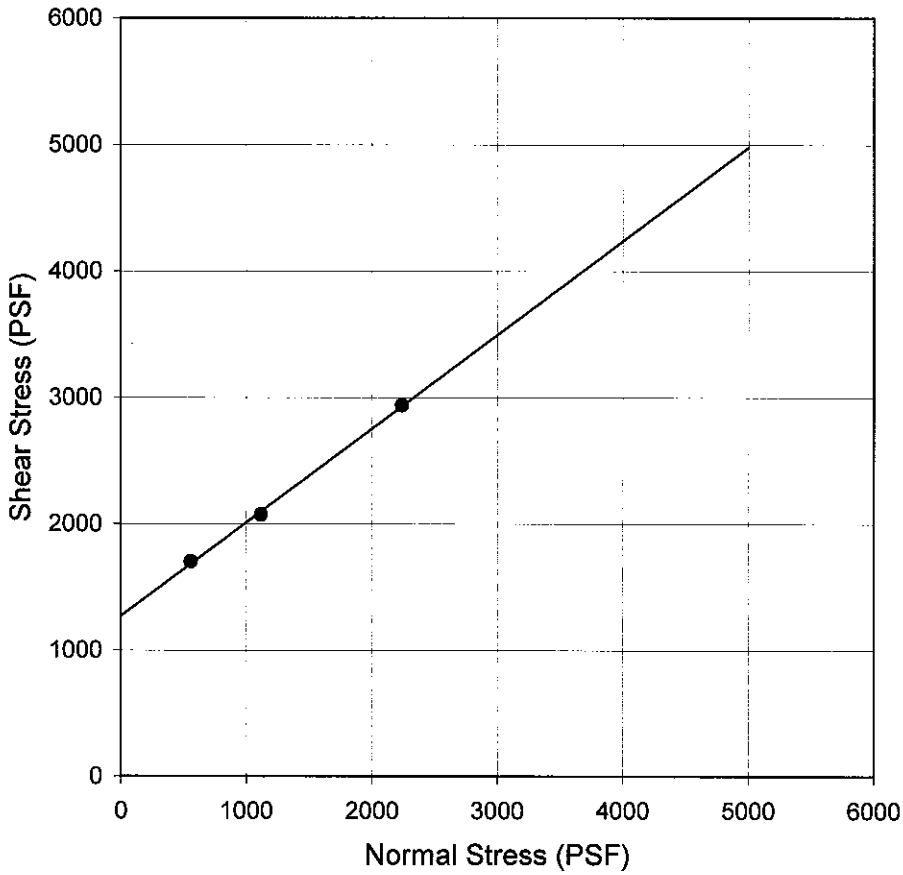
	Moisture Content (%)	Dry Density (pcf)
Initial	24.2	83.4
Final	23.8	84.9

Remark: 12/5/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**CONSOLIDATION TEST**

Plate B2.12

Direct Shear Test Results



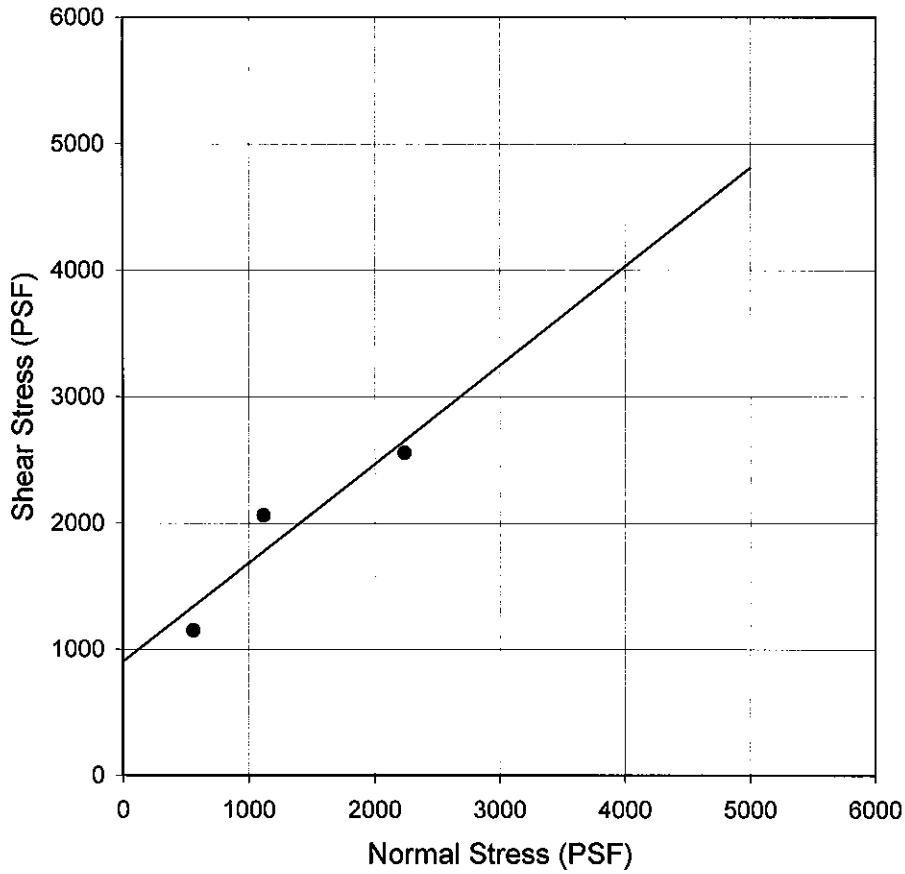
Sample Description

Boring No.: B3 Depth (ft): 4
Soil Description: Grayish brown clayey silt
Strength Intercept (C): 1266.6 PSF (Peak Strength)
Friction Angle (ϕ): 36.6 DEG (Peak Strength)

Remark: 11/2/2008

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**DIRECT SHEAR TEST** Plate B3.1

Direct Shear Test Results



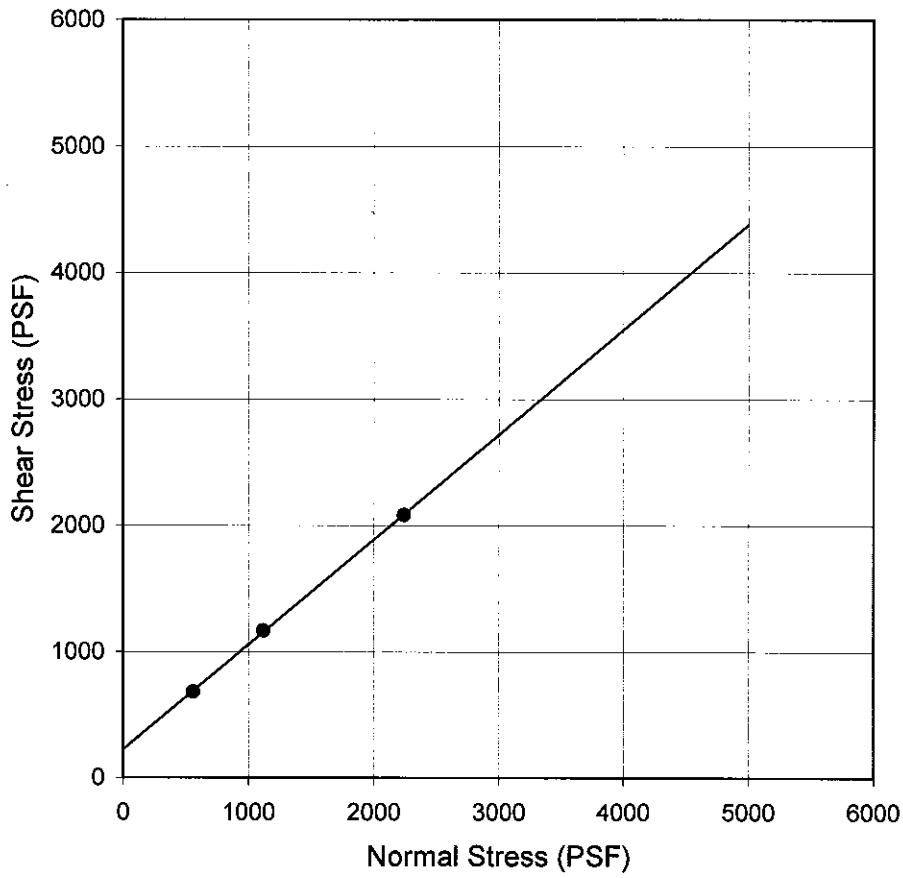
Sample Description

Boring No.: B5 Depth (ft): 5
Soil Description: Grayish brown clayey silt
Strength Intercept (C): 900.1 PSF (Peak Strength)
Friction Angle (ϕ): 38.0 DEG (Peak Strength)

Remark: 12/03/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	DIRECT SHEAR TEST Plate B3.2

Direct Shear Test Results



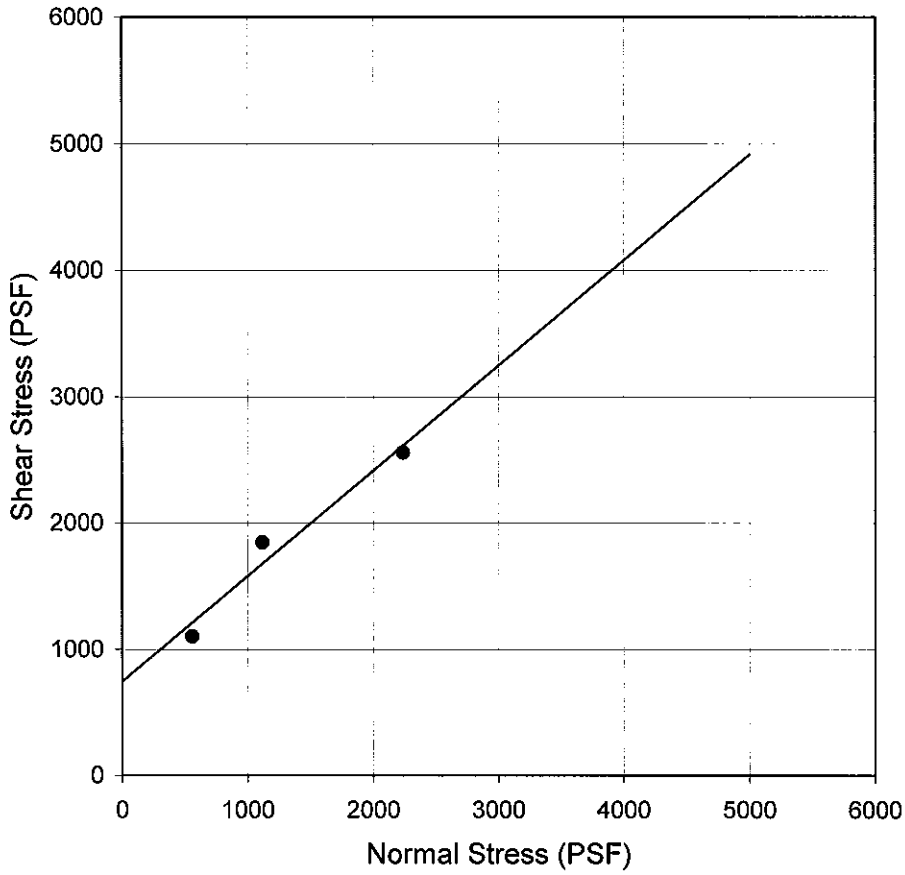
Sample Description

Boring No.: B12 Depth (ft): 3
Soil Description: Reddish brown clayey silt
Strength Intercept (C): 224.3 PSF (Peak Strength)
Friction Angle (ϕ): 39.7 DEG (Peak Strength)

Remark: 12/03/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**DIRECT SHEAR TEST** Plate B3.3

Direct Shear Test Results



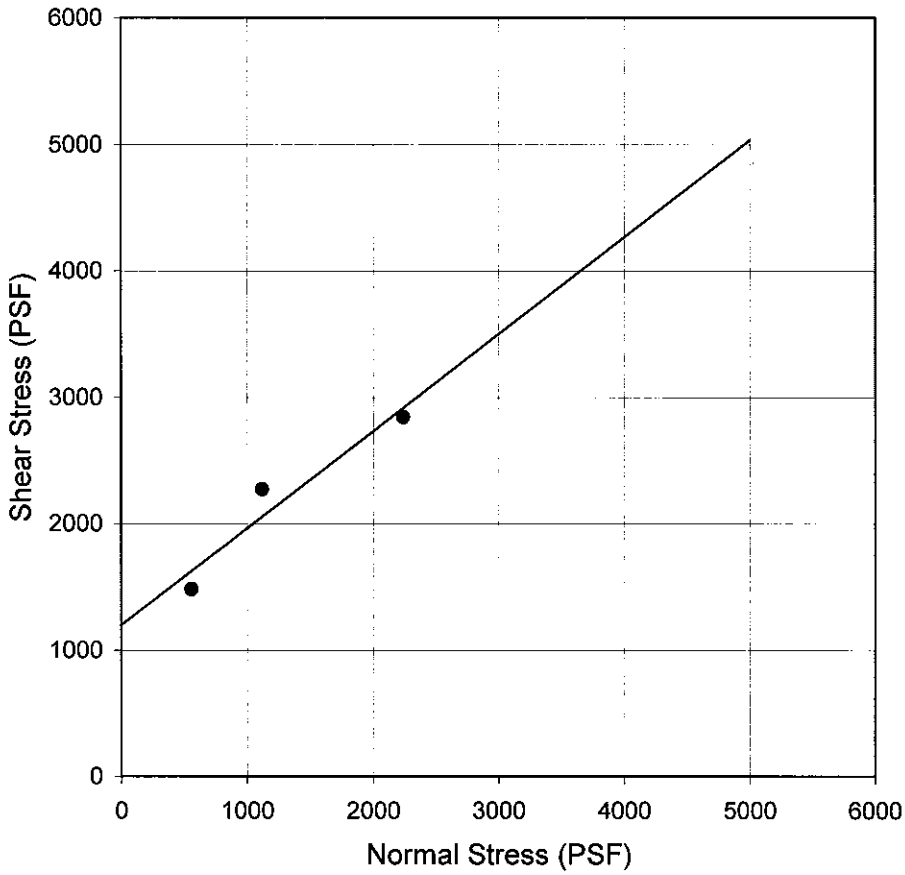
Sample Description

Boring No.:	B16	Depth (ft): 3	
Soil Description:	Reddish brown clayey silt		
Strength Intercept (C):		743.1 PSF	(Peak Strength)
Friction Angle (ϕ):		39.8 DEG	(Peak Strength)

Remark: 12/03/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**DIRECT SHEAR TEST**
	Plate B3.4

Direct Shear Test Results



Sample Description

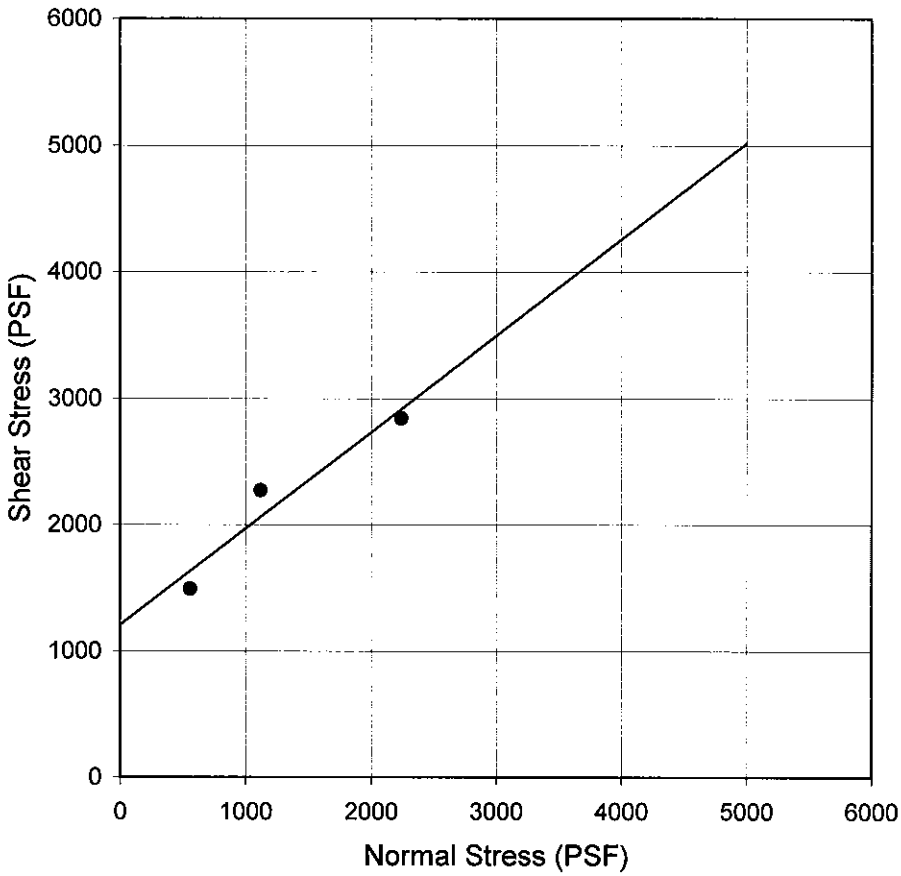
Boring No.: B18 Depth (ft): 2
Soil Description: Reddish brown clayey silt
Strength Intercept (C): 1195.2 PSF (Peak Strength)
Friction Angle (ϕ): 37.5 DEG (Peak Strength)

Remark: 12/03/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**DIRECT SHEAR TEST**

Plate B3.5

Direct Shear Test Results



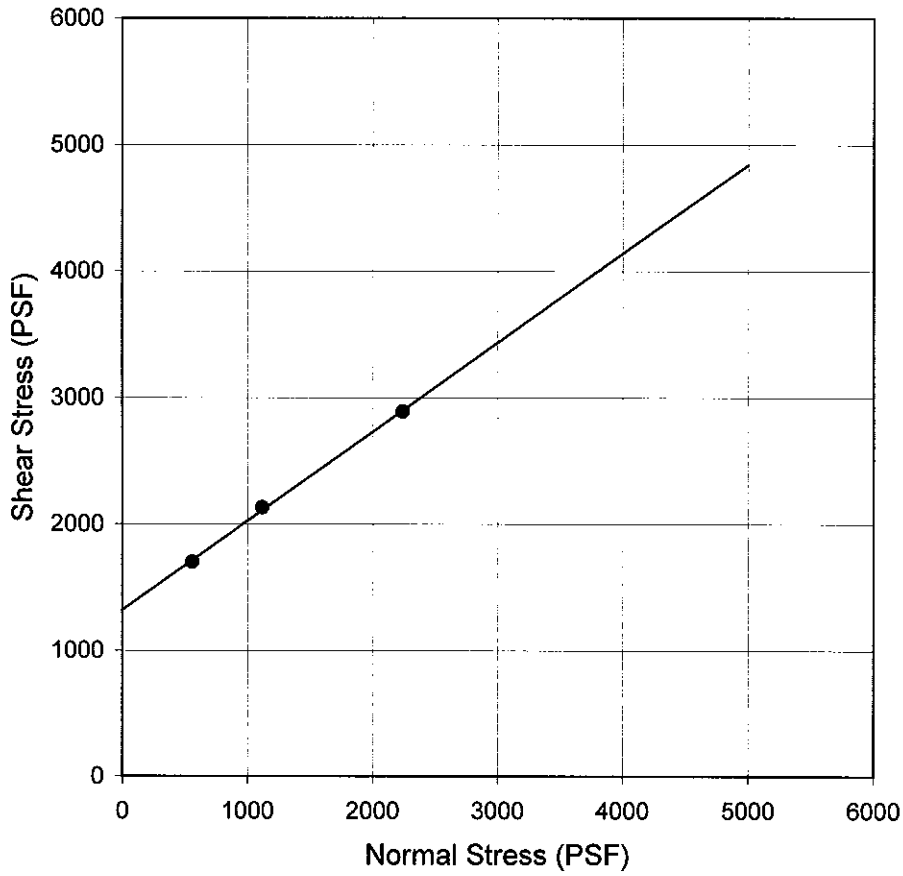
Sample Description

Boring No.: B21 Depth (ft): 4
Soil Description: Reddish brown clayey silt
Strength Intercept (C): 1204.7 PSF (Peak Strength)
Friction Angle (ϕ): 37.3 DEG (Peak Strength)

Remark: 12/03/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**DIRECT SHEAR TEST** Plate B3.6

Direct Shear Test Results



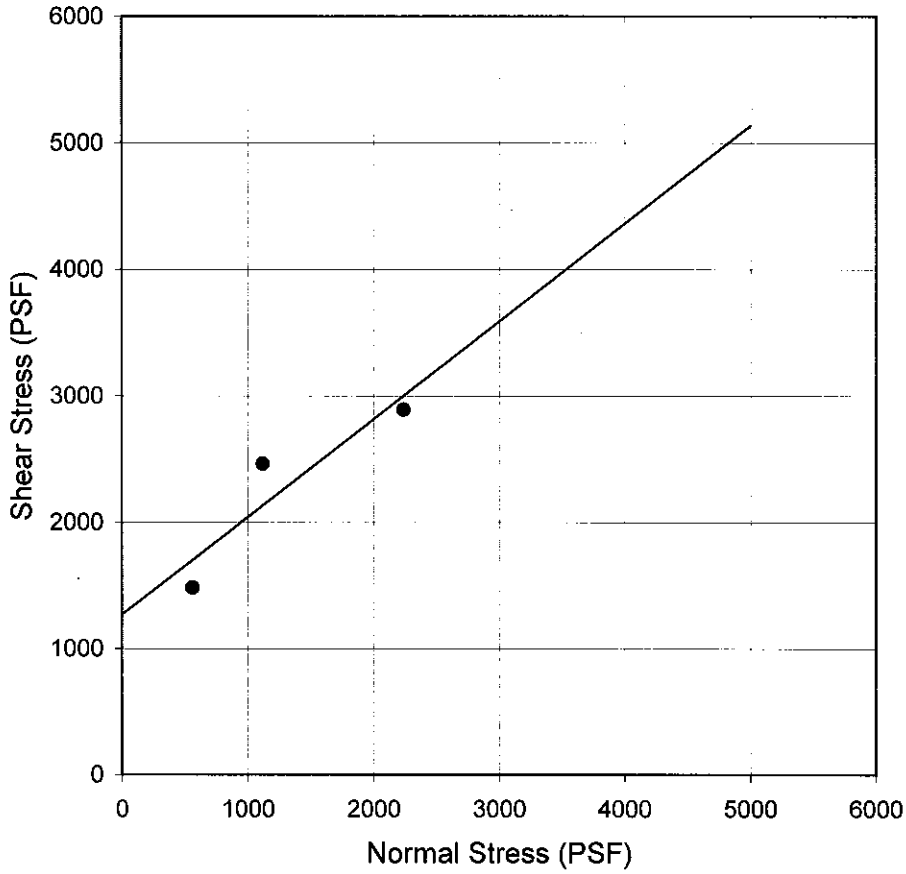
Sample Description

Boring No.: B23 Depth (ft): 8
Soil Description: Reddish brown clayey silt
Strength Intercept (C): 1318.9 PSF (Peak Strength)
Friction Angle (ϕ): 35.2 DEG (Peak Strength)

Remark: 12/05/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**DIRECT SHEAR TEST** Plate B3.7

Direct Shear Test Results



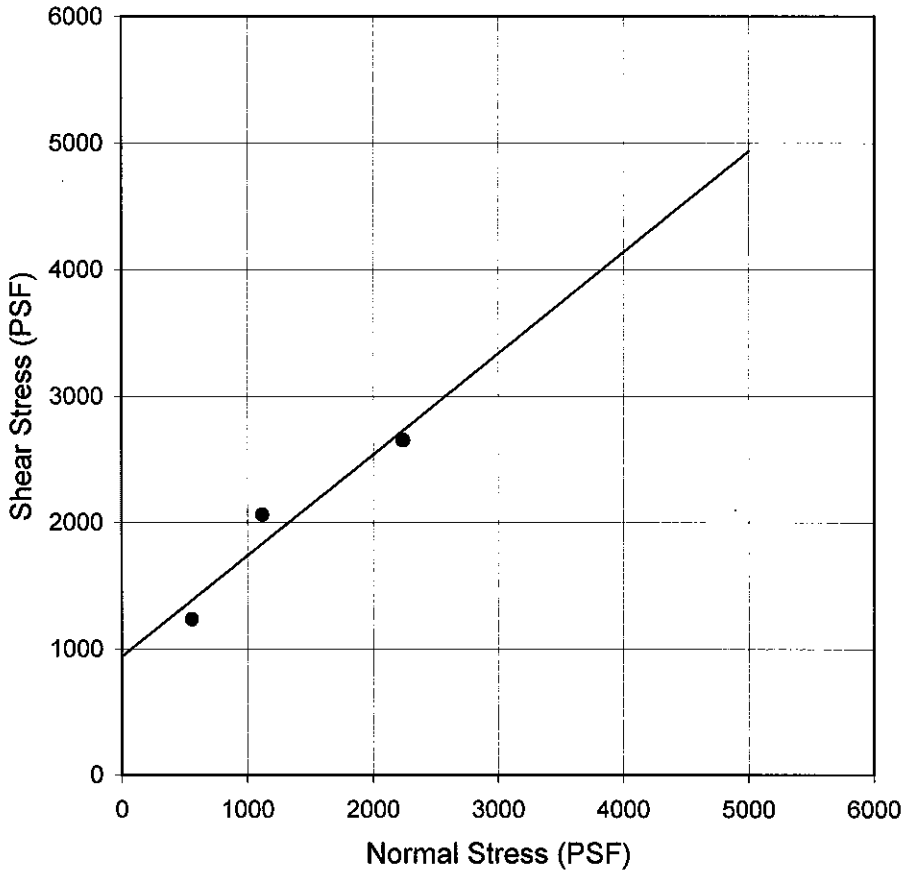
Sample Description

Boring No.: B24 Depth (ft): 5
Soil Description: Brown clayey silt
Strength Intercept (C): 1266.6 PSF (Peak Strength)
Friction Angle (ϕ): 37.7 DEG (Peak Strength)

Remark: 12/03/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**DIRECT SHEAR TEST** Plate B3.8

Direct Shear Test Results



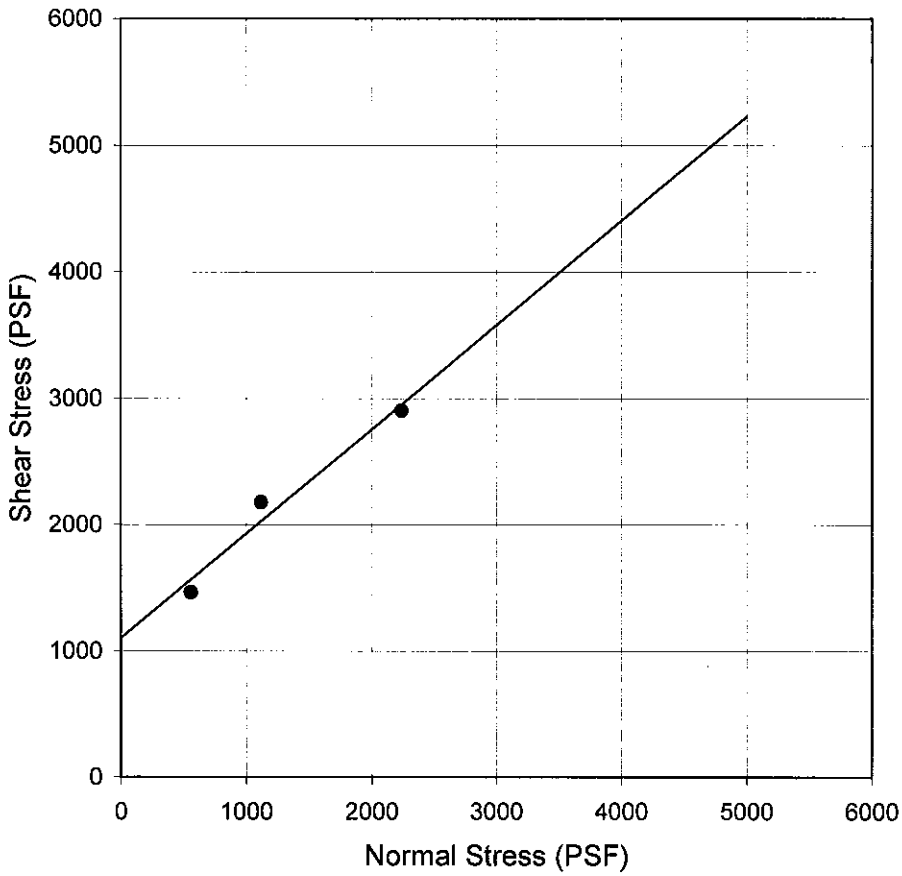
Sample Description

Boring No.: B26 Depth (ft): 3
Soil Description: Reddish brown clayey silt
Strength Intercept (C): 938.2 PSF (Peak Strength)
Friction Angle (ϕ): 38.6 DEG (Peak Strength)

Remark: 12/03/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**DIRECT SHEAR TEST** Plate B3.9

Direct Shear Test Results



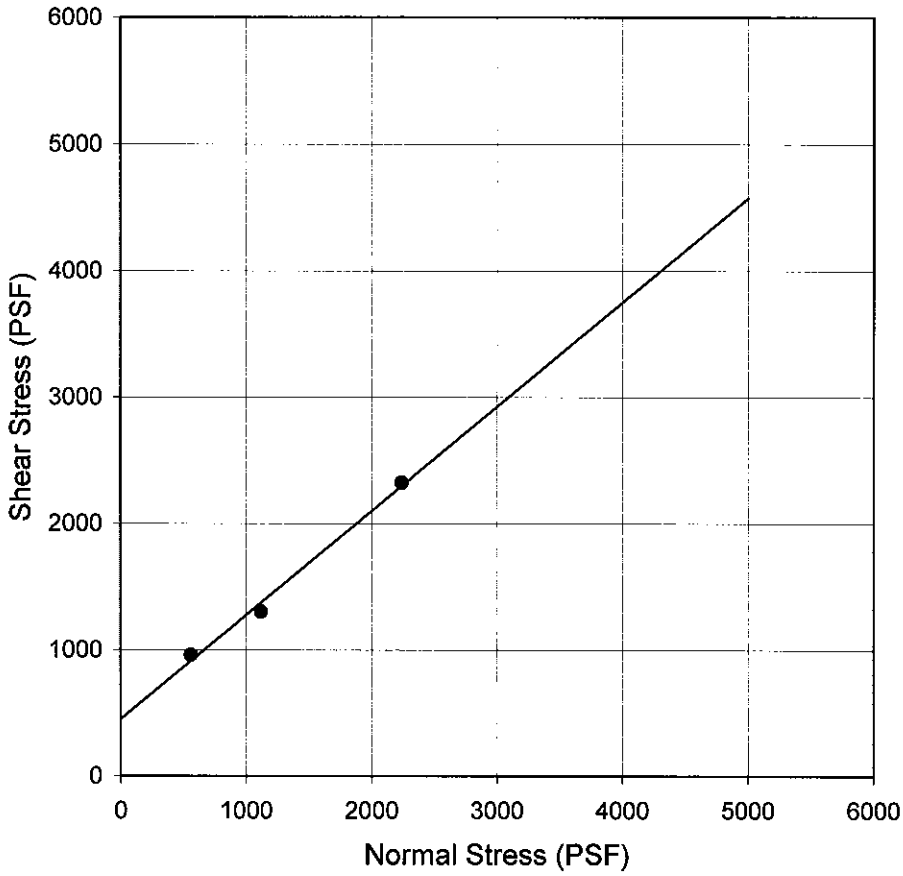
Sample Description

Boring No.: B31 Depth (ft): 4
Soil Description: Brown clayey silt
Strength Intercept (C): 1100.0 PSF (Peak Strength)
Friction Angle (ϕ): 39.5 DEG (Peak Strength)

Remark: 12/05/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**DIRECT SHEAR TEST** Plate B3.10

Direct Shear Test Results



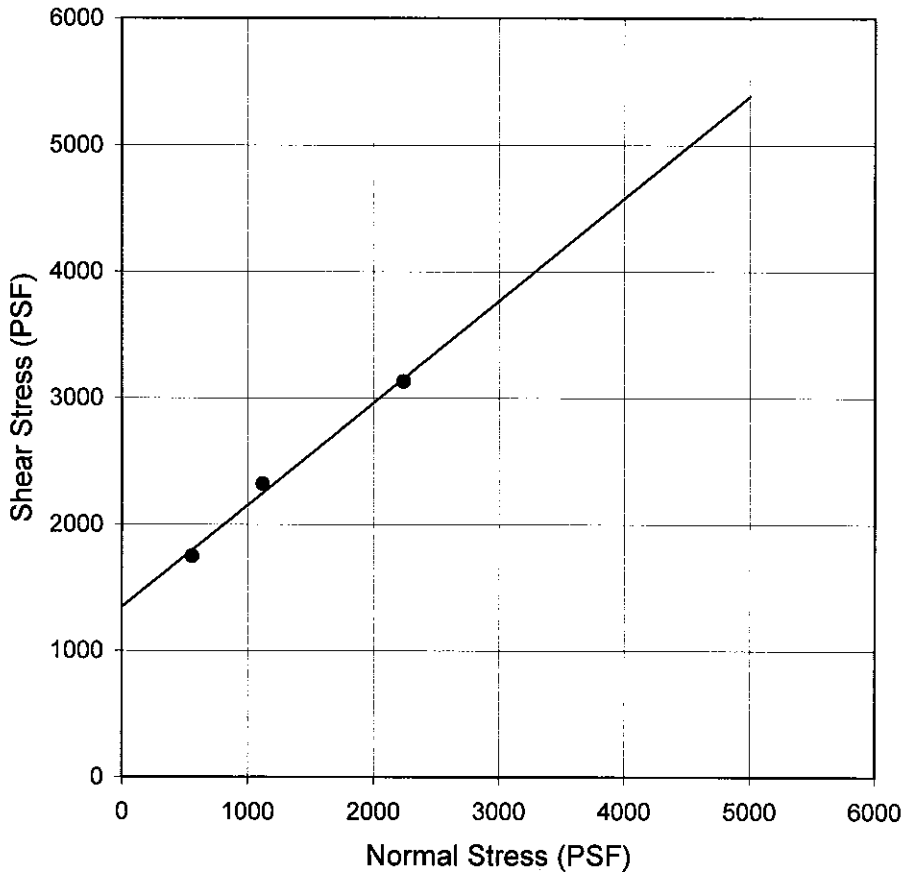
Sample Description

Boring No.: B49	Depth (ft): 5	
Soil Description:	Reddish brown clayey silt	
Strength Intercept (C):	448.0 PSF	(Peak Strength)
Friction Angle (ϕ):	39.5 DEG	(Peak Strength)

Remark: 12/03/08

W.O. 06-4381	**Maui Business Park, Phase II**
Hirata & Associates, Inc.	**DIRECT SHEAR TEST**
	Plate B3.11

Direct Shear Test Results



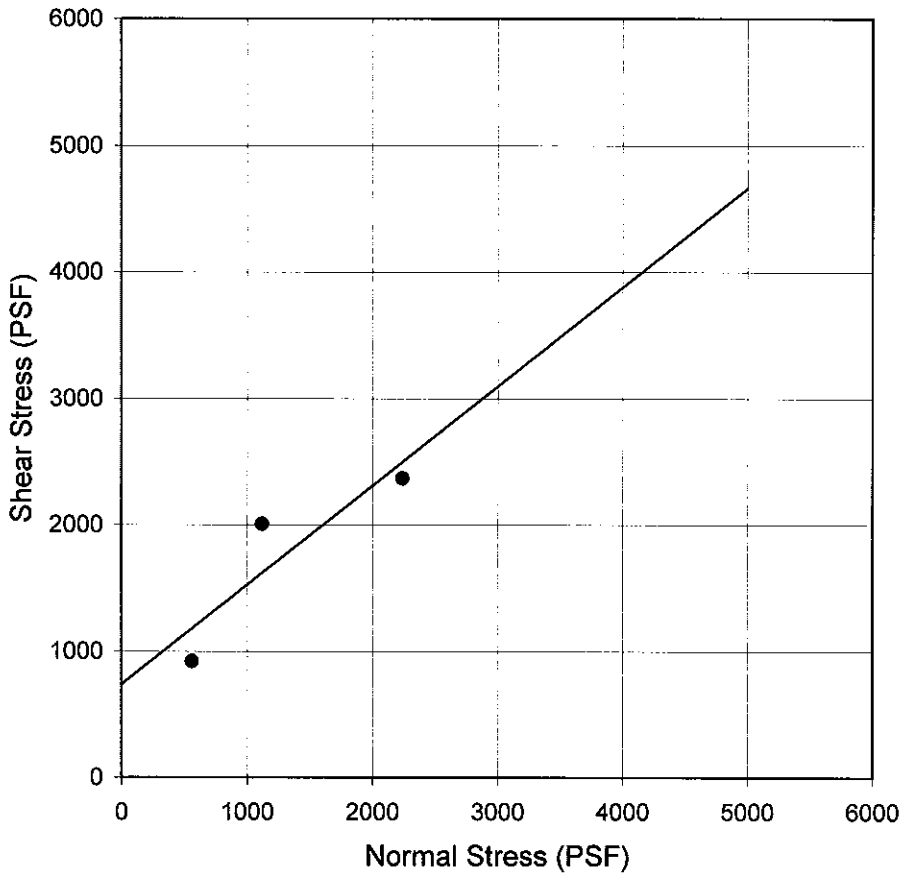
Sample Description

Boring No.: B55 Depth (ft): 4
Soil Description: Reddish brown clayey silt
Strength Intercept (C): 1342.7 PSF (Peak Strength)
Friction Angle (ϕ): 38.9 DEG (Peak Strength)

Remark: 12/03/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**DIRECT SHEAR TEST** Plate B3.12

Direct Shear Test Results



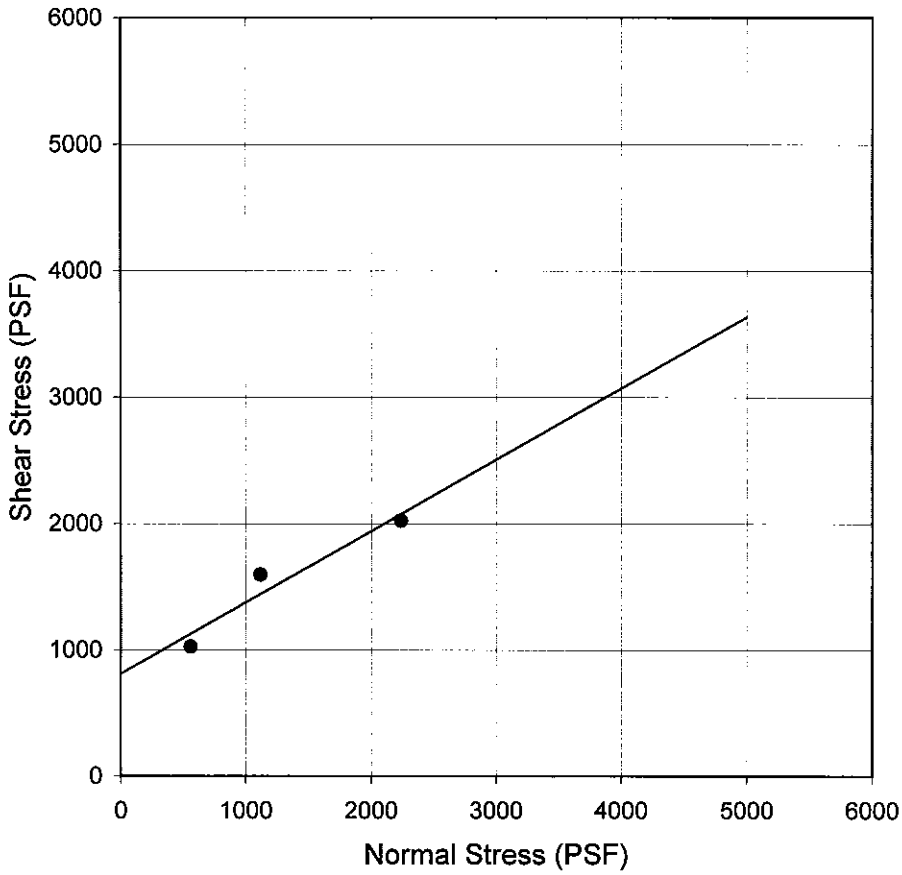
Sample Description

Boring No.: B56 Depth (ft): 4
Soil Description: Reddish brown clayey silt
Strength Intercept (C): 738.3 PSF (Peak Strength)
Friction Angle (ϕ): 38.1 DEG (Peak Strength)

Remark: 12/05/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**DIRECT SHEAR TEST** Plate B3.13

Direct Shear Test Results



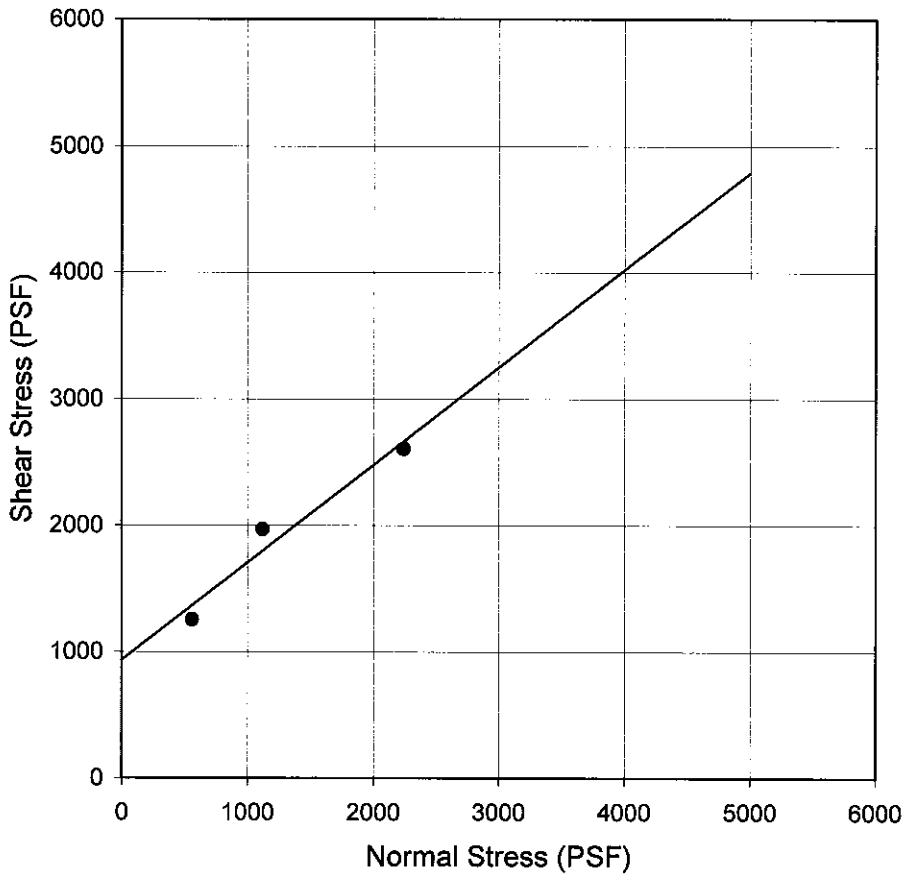
Sample Description

Boring No.: B57 Depth (ft): 8
Soil Description: Reddish brown clayey silt
Strength Intercept (C): 809.7 PSF (Peak Strength)
Friction Angle (ϕ): 29.4 DEG (Peak Strength)

Remark: 12/03/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**DIRECT SHEAR TEST** Plate B3.14

Direct Shear Test Results

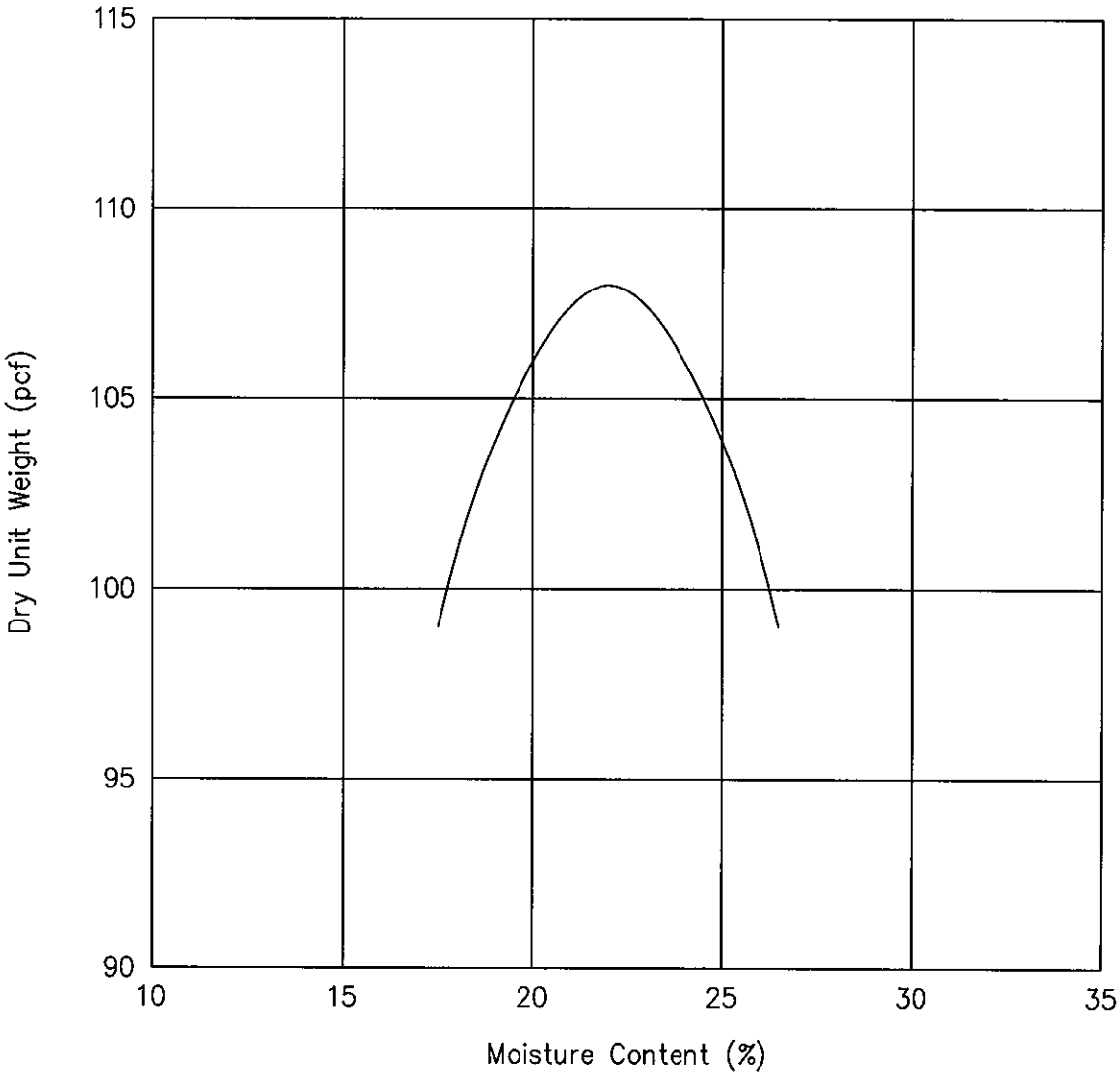


Sample Description

Boring No.: B61 Depth (ft): 5
Soil Description: Reddish brown clayey silt
Strength Intercept (C): 933.4 PSF (Peak Strength)
Friction Angle (ϕ): 37.6 DEG (Peak Strength)

Remark: 12/05/08

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	**DIRECT SHEAR TEST** Plate B3.15



Soil Data

Location: B3 at 1 foot

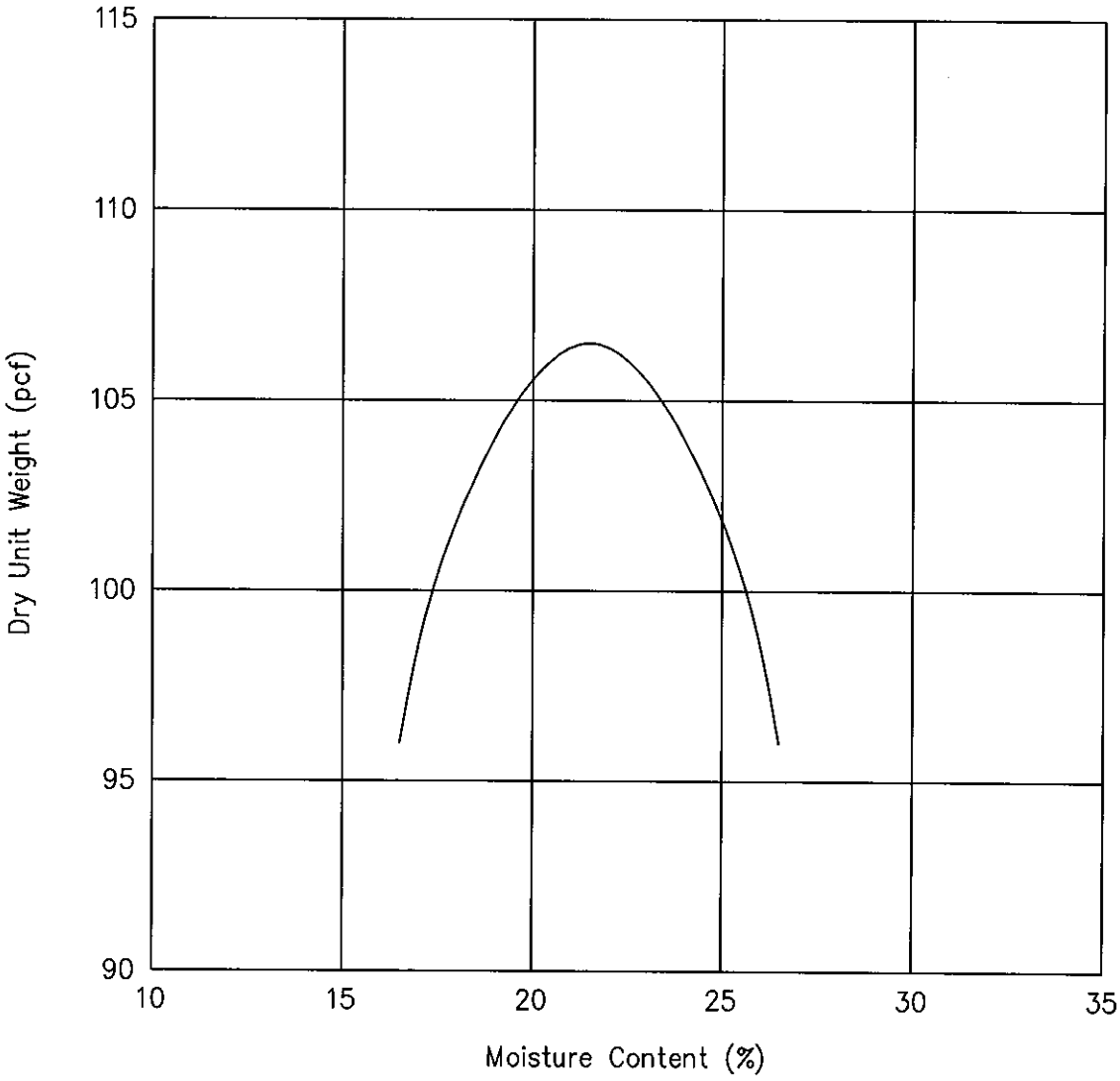
Description: Reddish brown clayey silt

Test Results

Maximum Dry Density: 108 pcf

Optimum Moisture Content: 22%

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	MODIFIED PROCTOR CURVE Plate B4.1



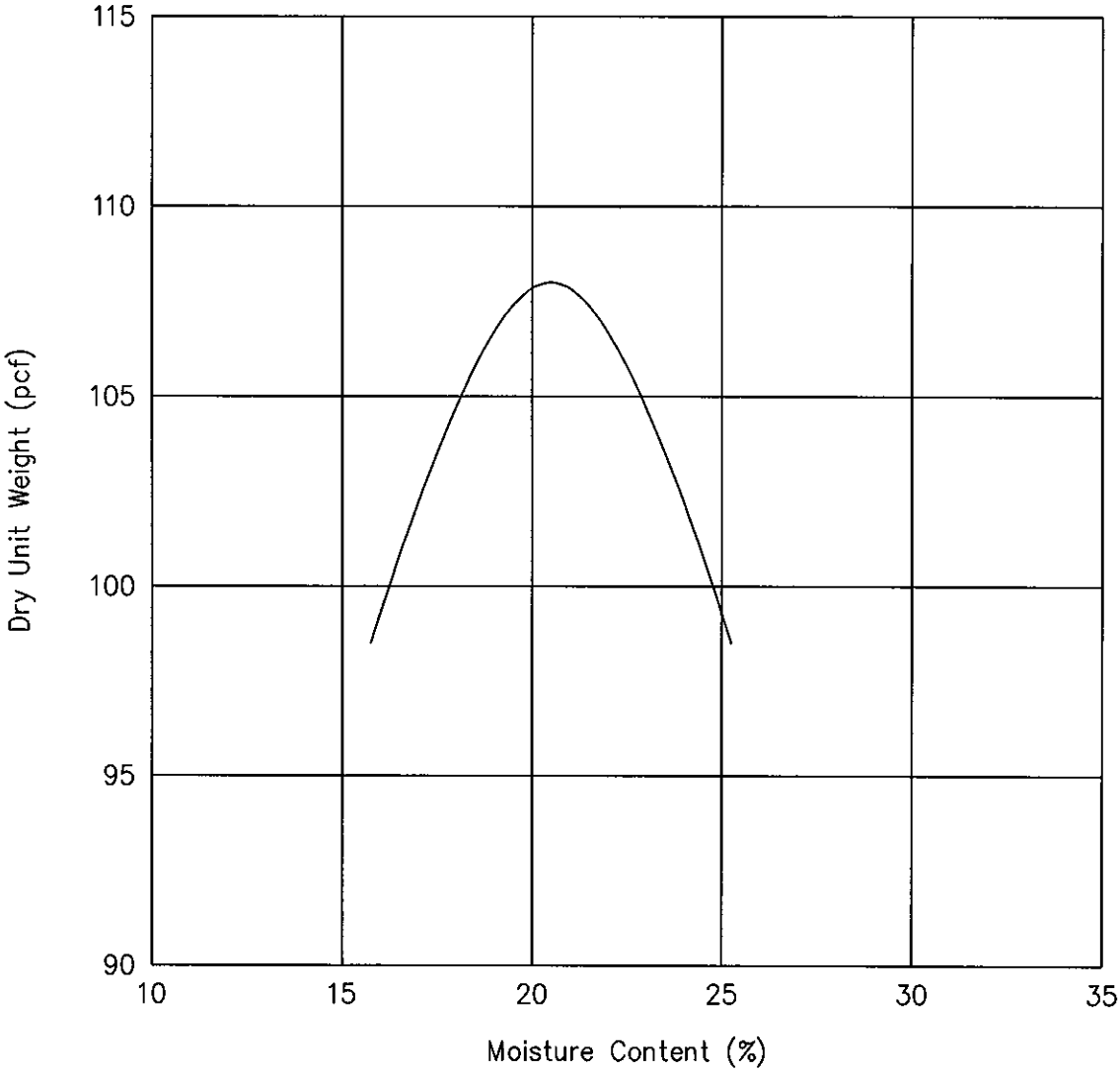
Soil Data

Location: B6 from 1 to 2 feet
Description: Reddish brown clayey silt

Test Results

Maximum Dry Density: 106.5 pcf
Optimum Moisture Content: 21.5%

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	MODIFIED PROCTOR CURVE Plate B4.2



Soil Data

Location: B18 at 1 foot

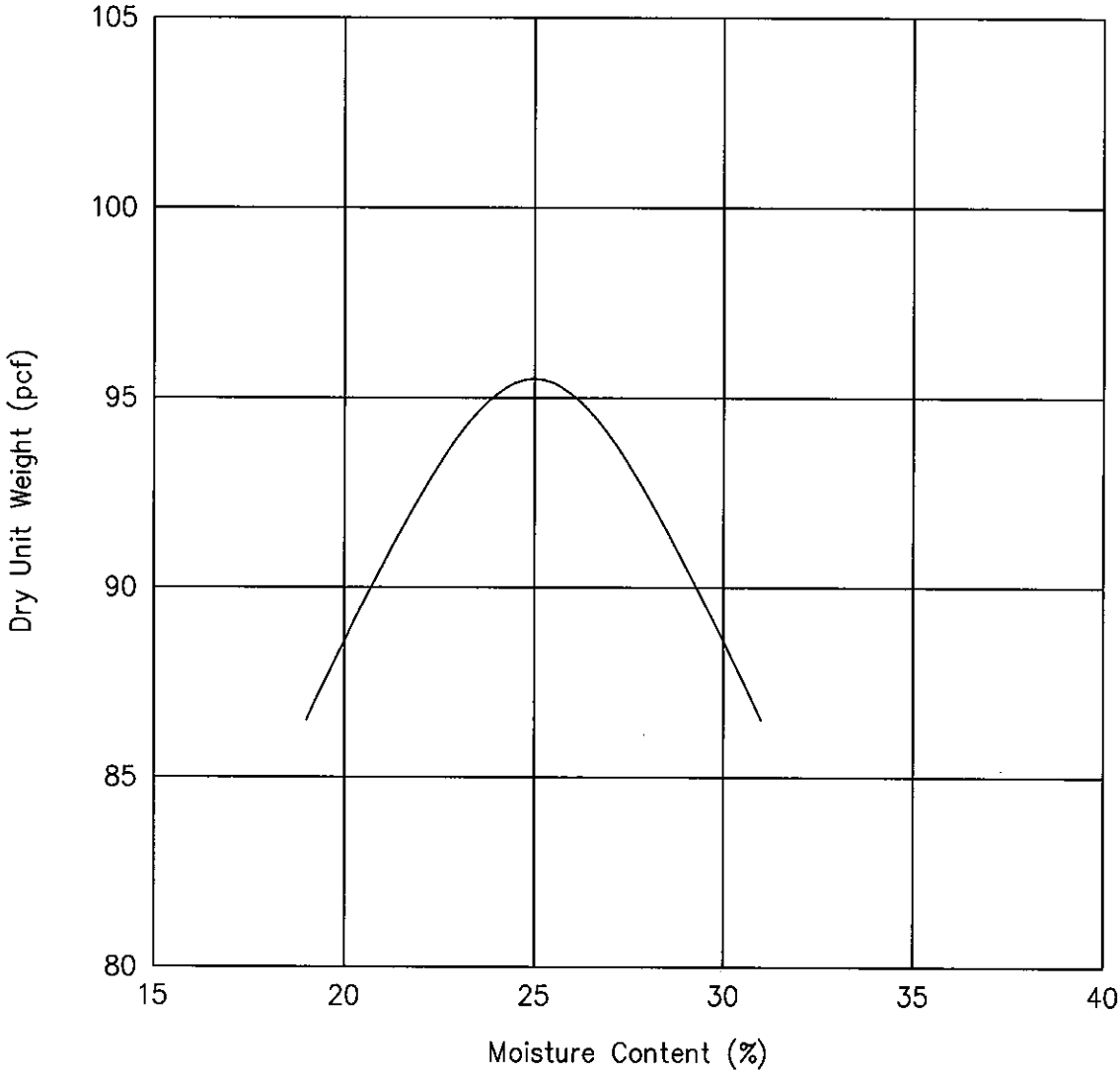
Description: Reddish brown clayey silt

Test Results

Maximum Dry Density: 108 pcf

Optimum Moisture Content: 20.5%

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	MODIFIED PROCTOR CURVE Plate B4.3



Soil Data

Location: B21 at 1 foot

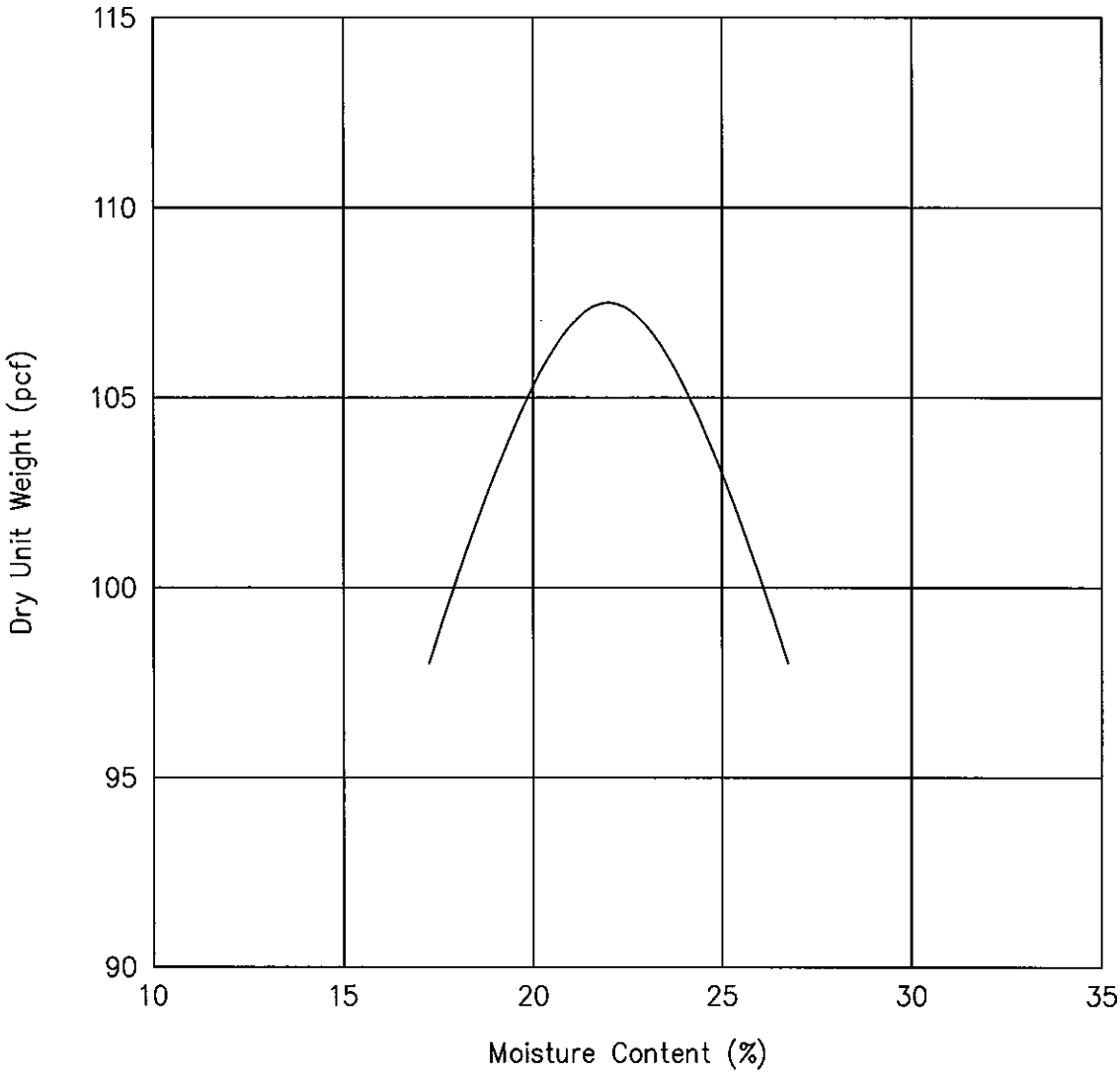
Description: Reddish brown clayey silt

Test Results

Maximum Dry Density: 95.5 pcf

Optimum Moisture Content: 25%

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	MODIFIED PROCTOR CURVE Plate B4.4



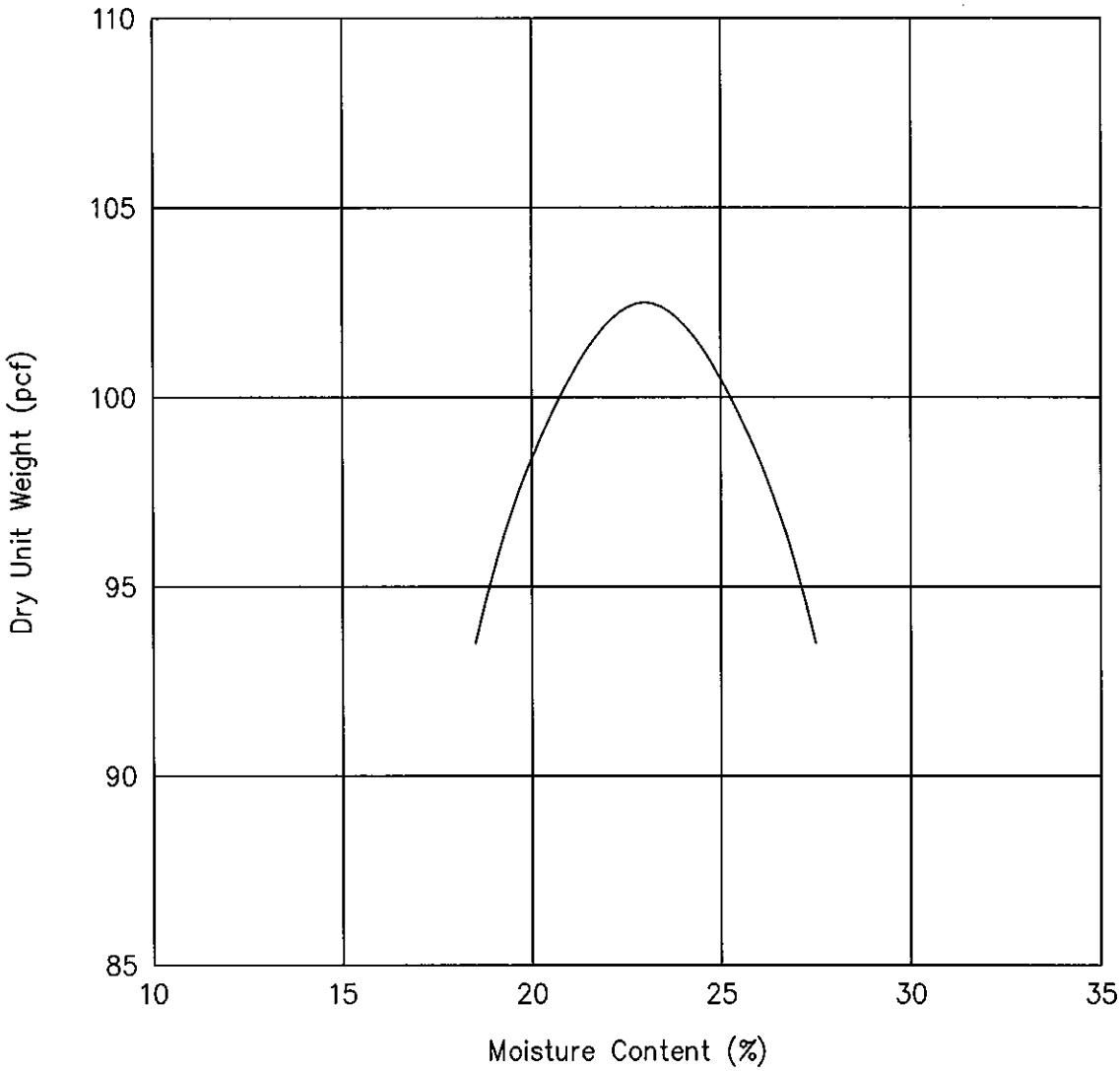
Soil Data

Location: B24 at 1 foot
Description: Brown clayey silt

Test Results

Maximum Dry Density: 107.5 pcf
Optimum Moisture Content: 21%

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	MODIFIED PROCTOR CURVE Plate B4.5



Soil Data

Location: B26 at 1 foot

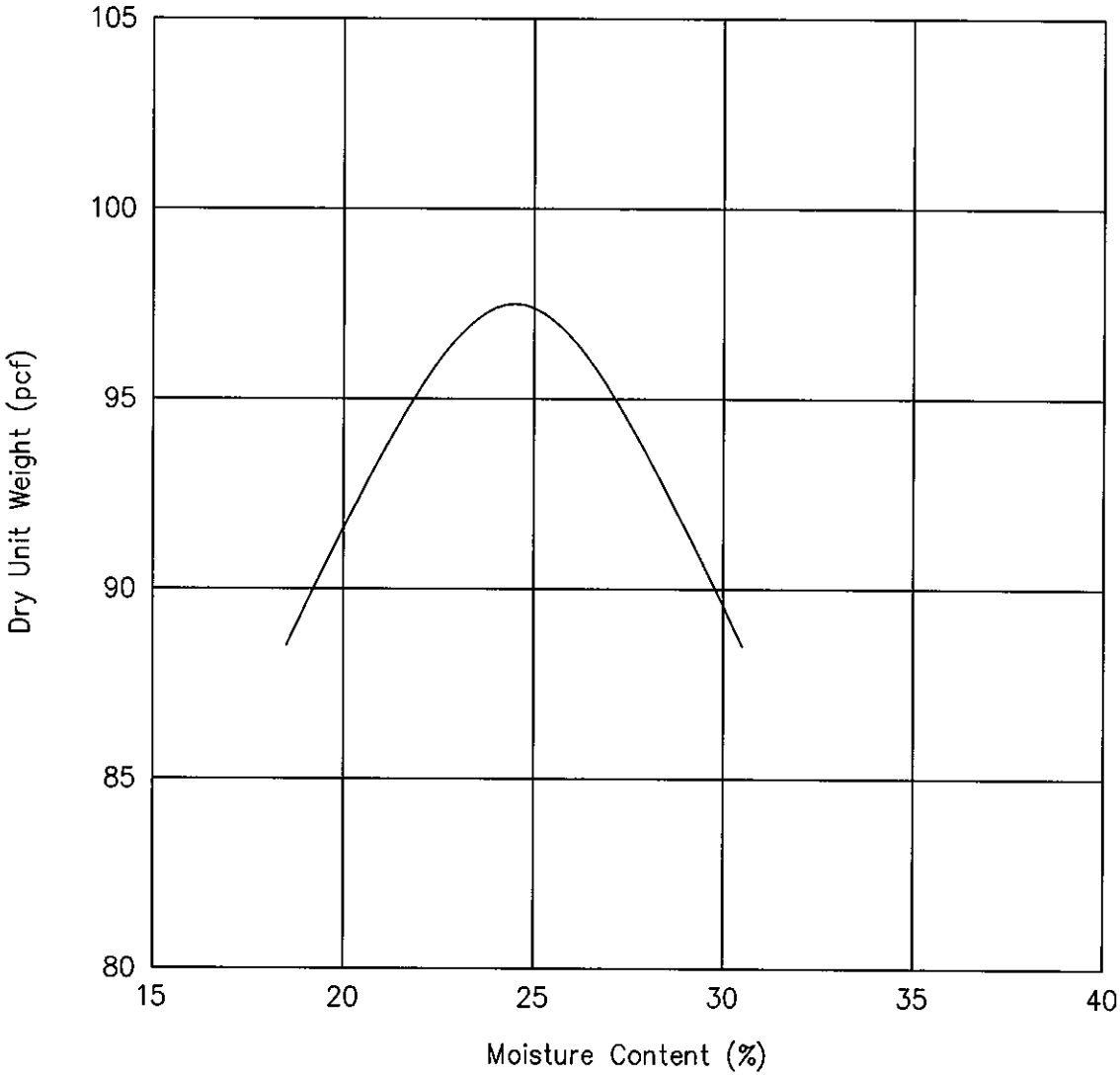
Description: Reddish brown clayey silt

Test Results

Maximum Dry Density: 102.5 pcf

Optimum Moisture Content: 23%

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	MODIFIED PROCTOR CURVE Plate B4.6



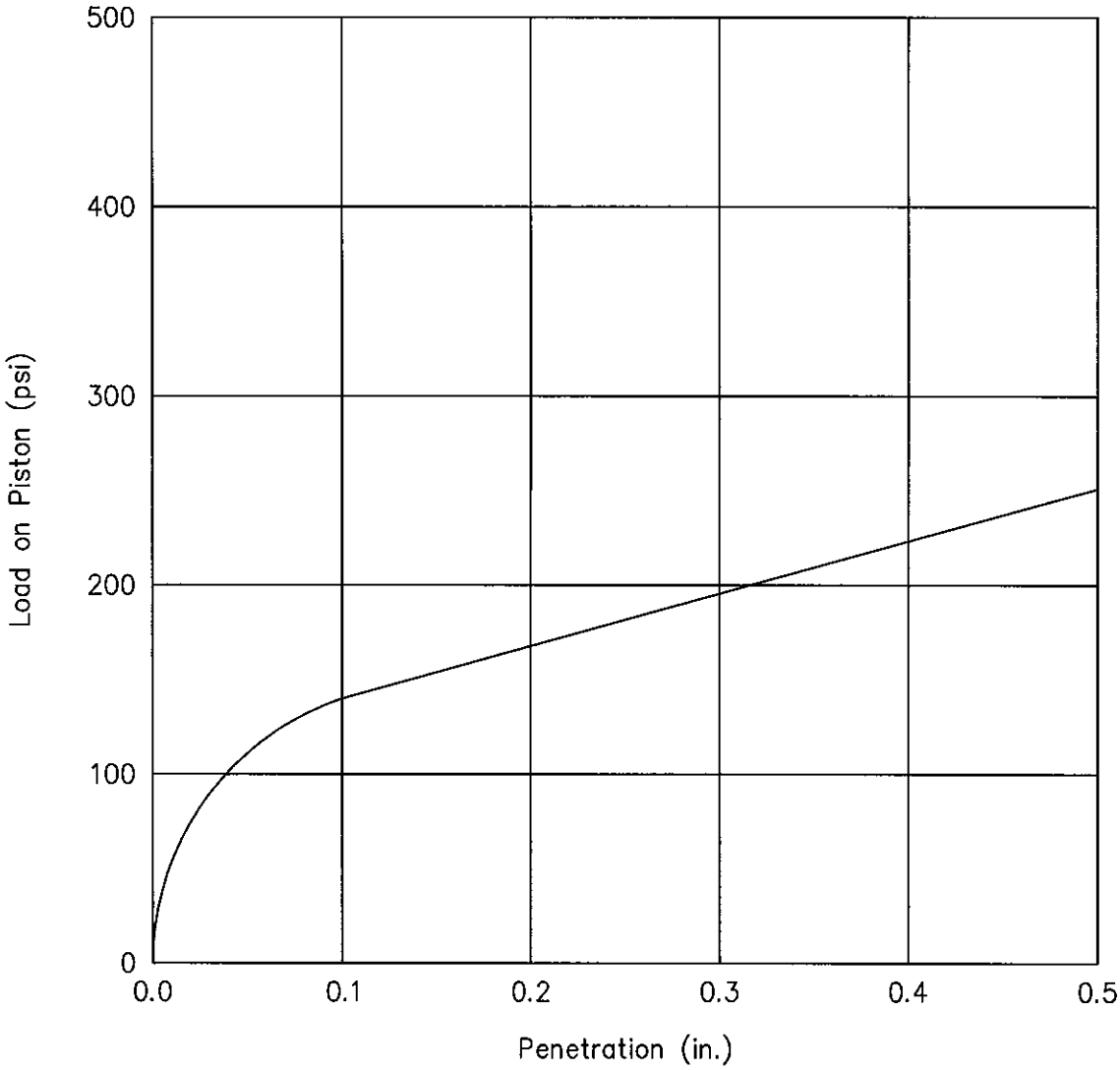
Soil Data

Location: B47 from 1 to 2 feet
Description: Brown clayey silt

Test Results

Maximum Dry Density: 97.5 pcf
Optimum Moisture Content: 24.5%

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	MODIFIED PROCTOR CURVE Plate B4.7



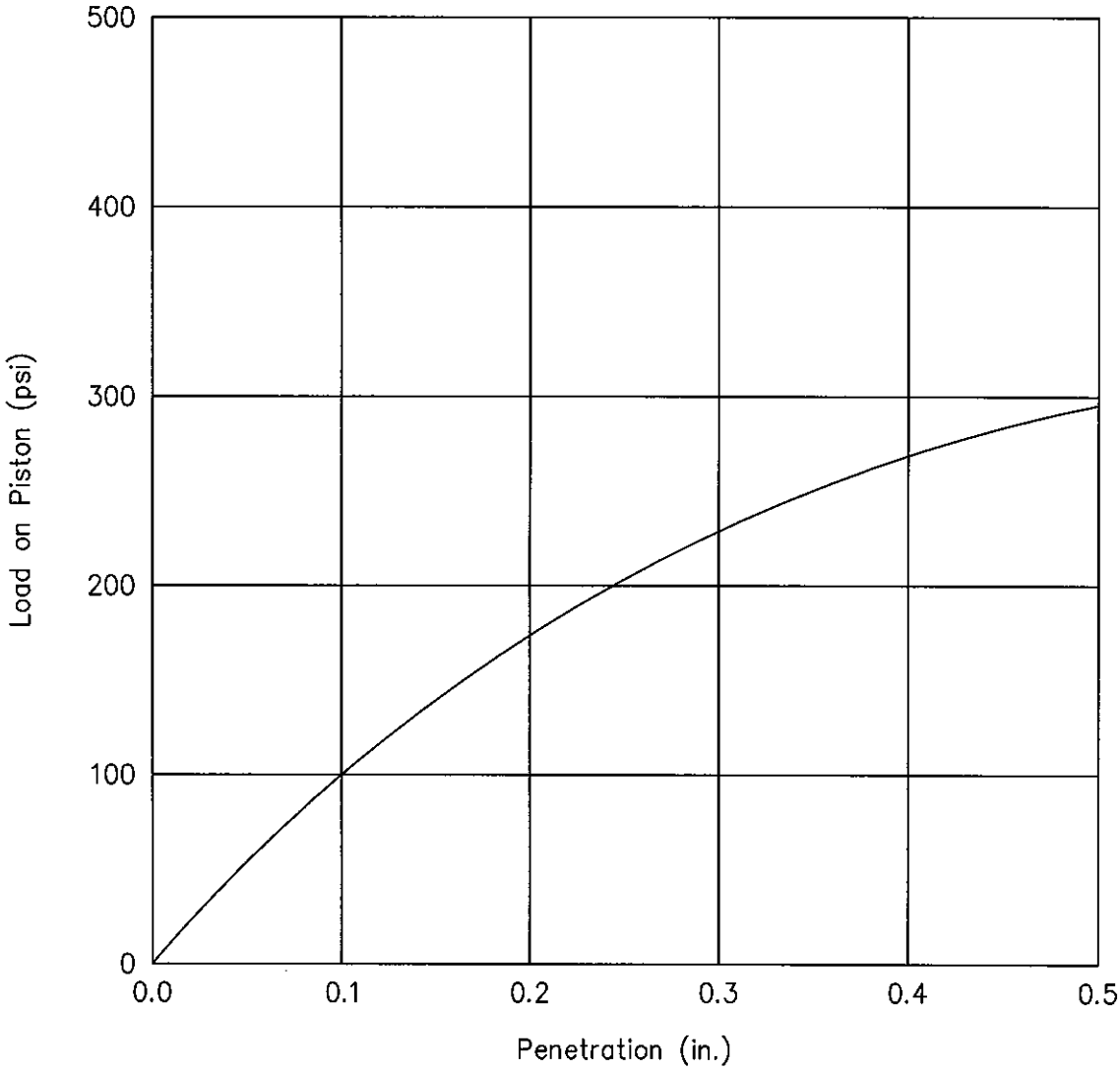
Soil Data

Location:	B3 at 1 foot
Description:	Reddish brown clayey silt
Sample Dry Density:	103 pcf
Sample Moisture Content:	22.5%

Test Results

CBR Value:	14%
Expansion:	0.7%

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	CBR STRESS PENETRATION CURVE Plate B5.1



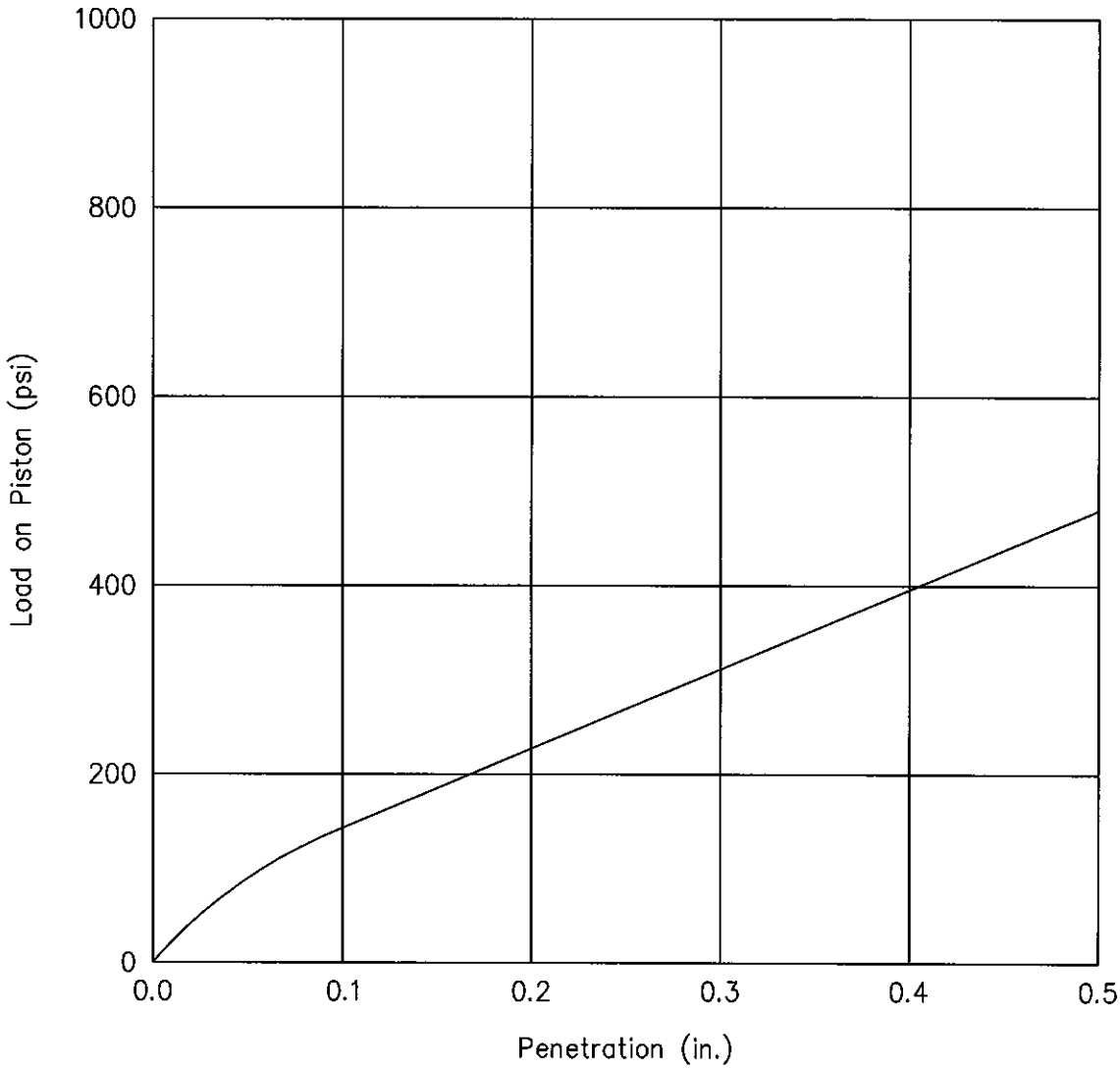
Soil Data

Location:	B6 from 1 to 2 feet
Description:	Reddish brown clayey silt
Sample Dry Density:	103.5 pcf
Sample Moisture Content:	21.5%

Test Results

CBR Value:	10%
Expansion:	0.9%

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	CBR STRESS PENETRATION CURVE Plate B5.2



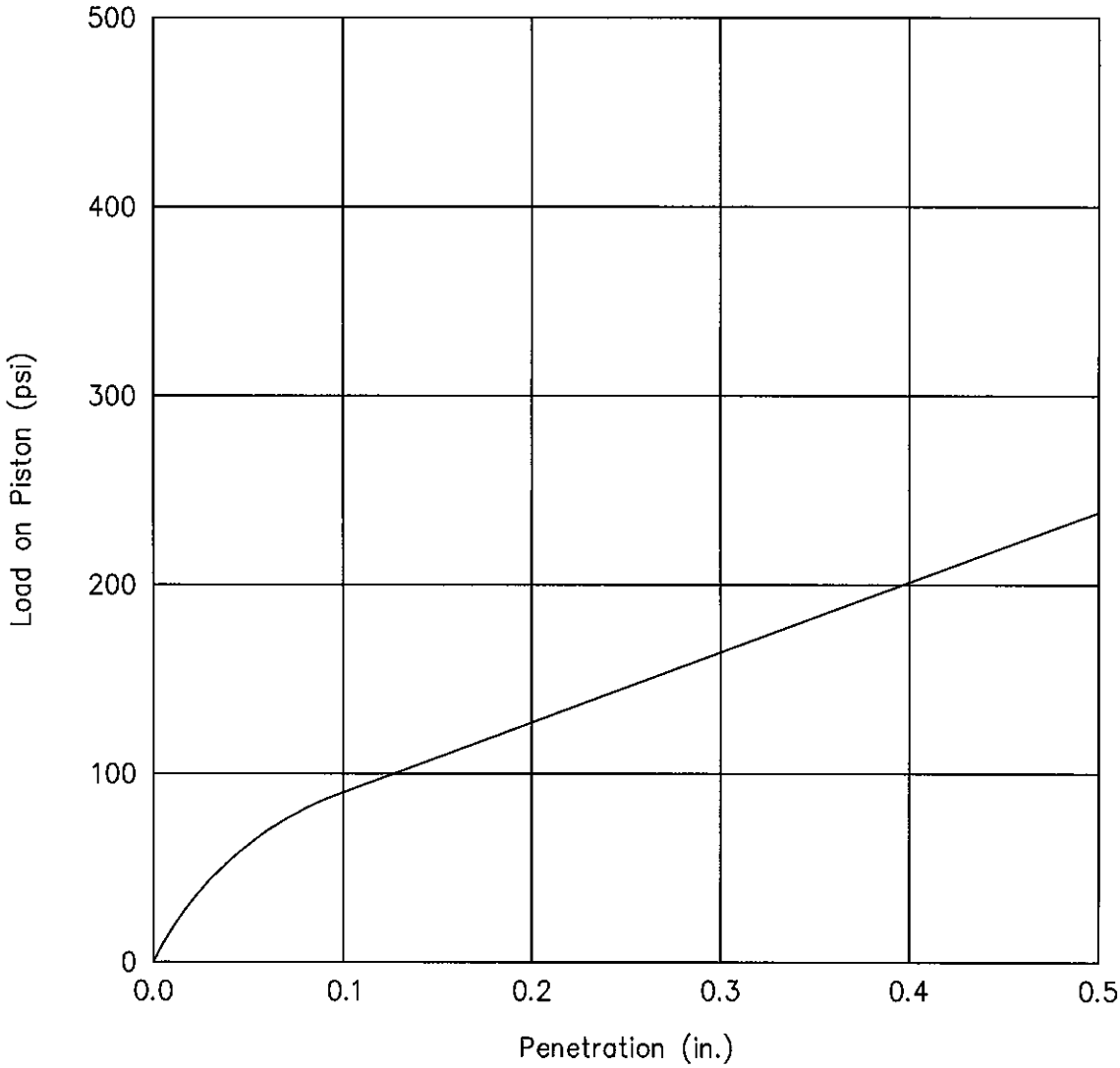
Soil Data

Location:	B18 at 1 foot
Description:	Reddish brown clayey silt
Sample Dry Density:	103.5 pcf
Sample Moisture Content:	21.5%

Test Results

CBR Value:	14%
Expansion:	0.7%

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	CBR STRESS PENETRATION CURVE Plate B5.3



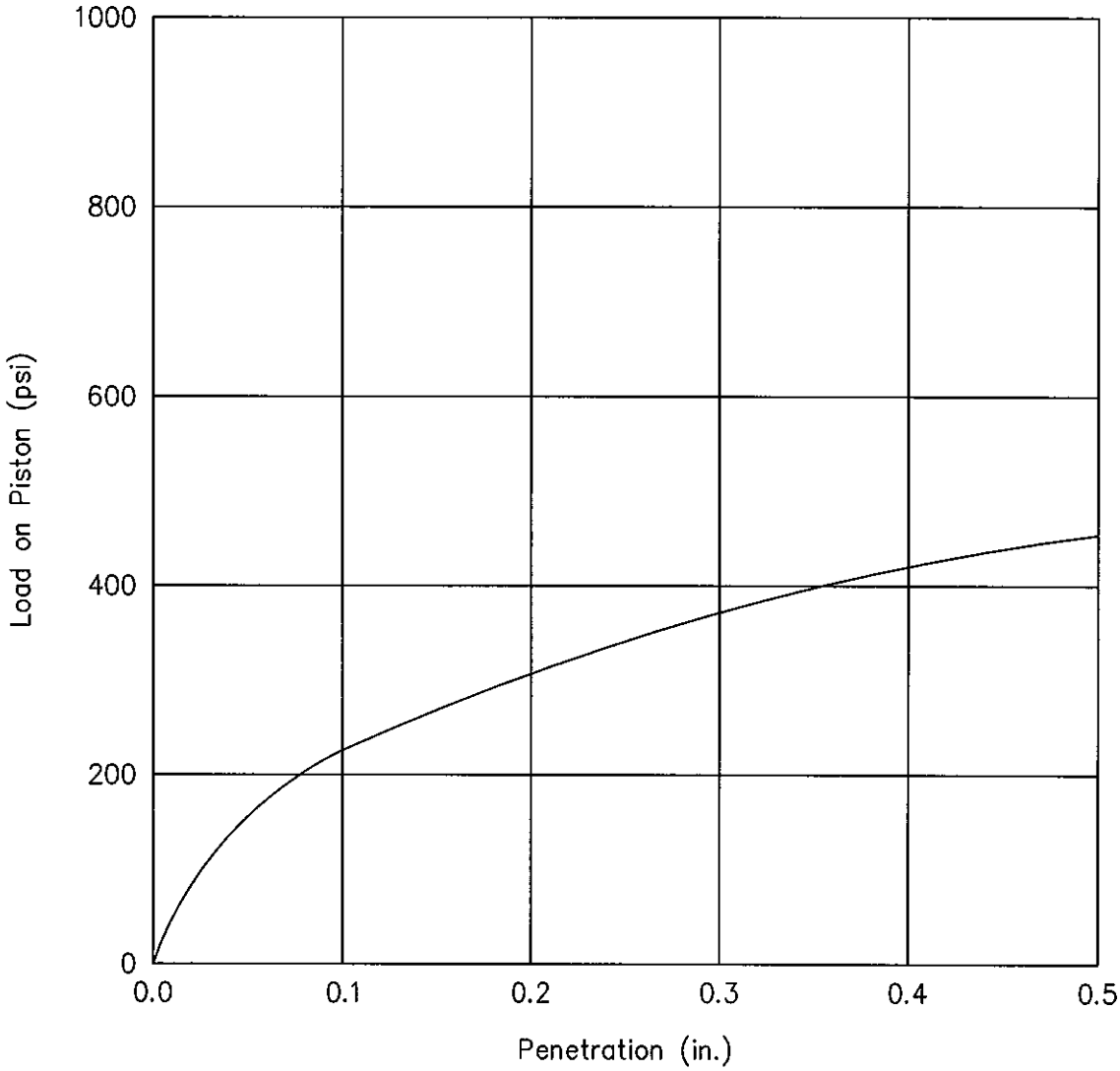
Soil Data

Location:	B21 at 1 foot
Description:	Reddish brown clayey silt
Sample Dry Density:	92 pcf
Sample Moisture Content:	25.5%

Test Results

CBR Value:	9%
Expansion:	1.6%

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	CBR STRESS PENETRATION CURVE Plate B5.4



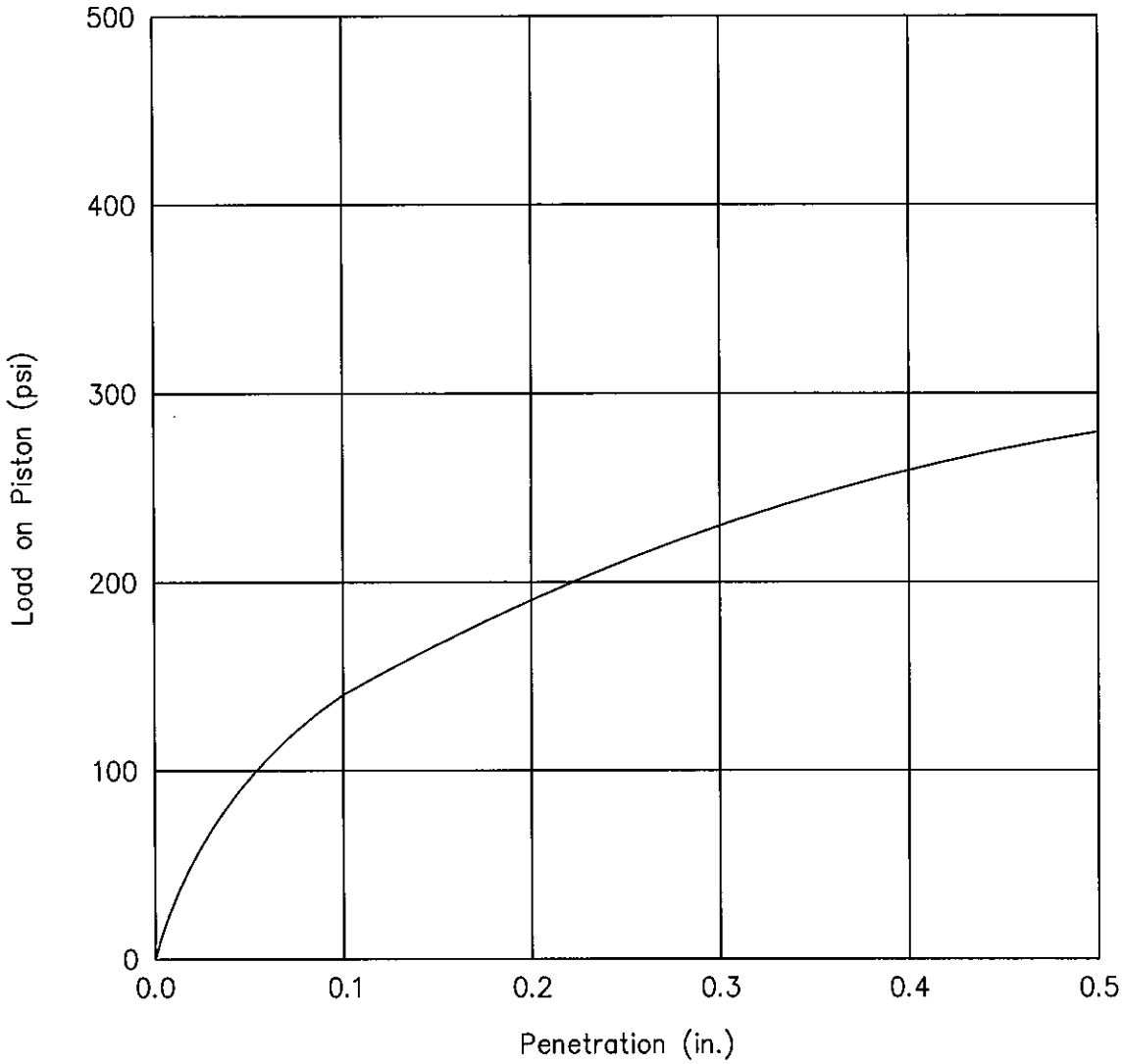
Soil Data

Location:	B24 at 1 foot
Description:	Reddish brown clayey silt
Sample Dry Density:	107.5 pcf
Sample Moisture Content:	21%

Test Results

CBR Value:	22%
Expansion:	0.6%

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	CBR STRESS PENETRATION CURVE Plate B5.5



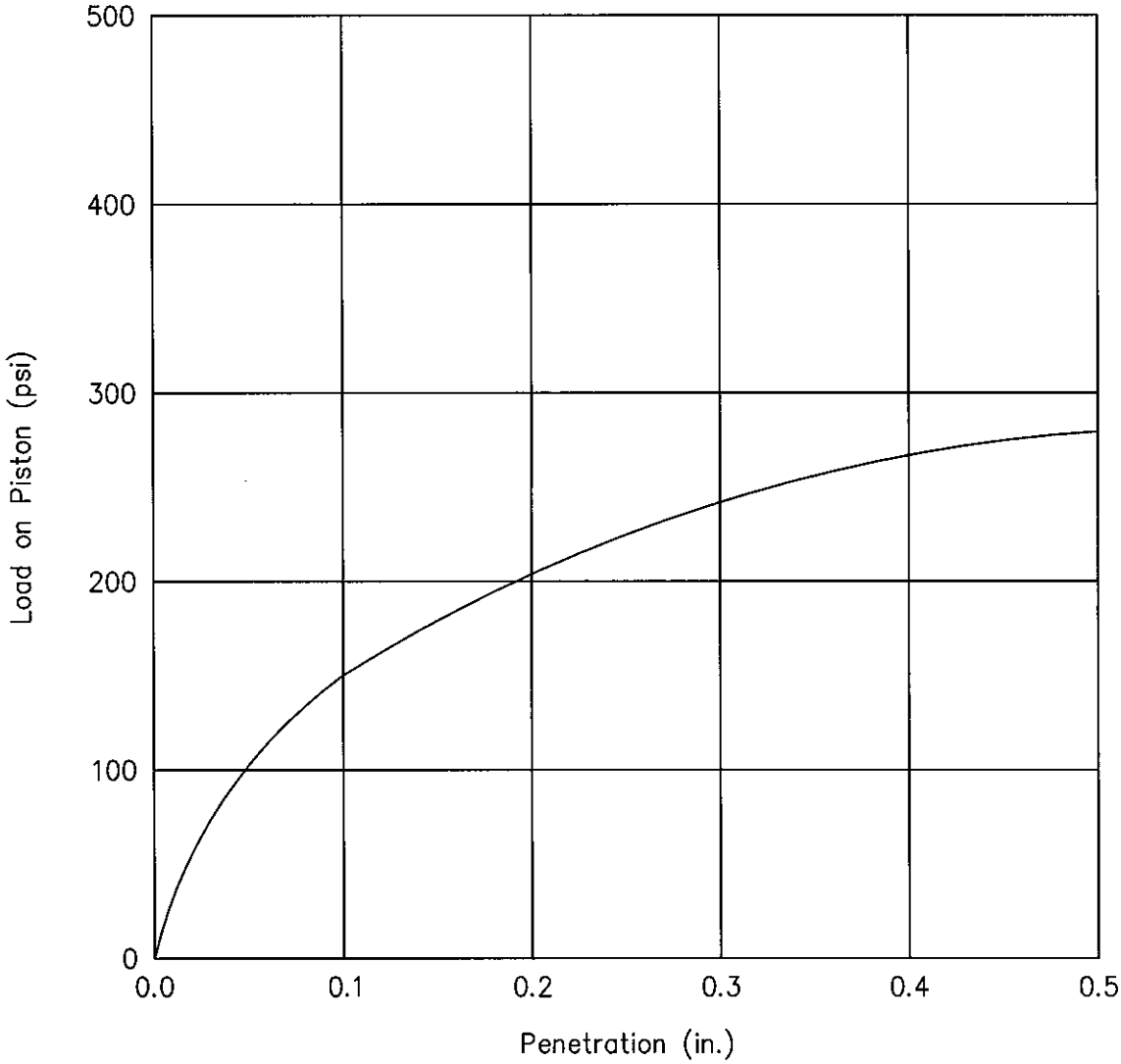
Soil Data

Location:	B26 at 1 foot
Description:	Reddish brown clayey silt
Sample Dry Density:	102.5 pcf
Sample Moisture Content:	23%

Test Results

CBR Value:	14%
Expansion:	1.3%

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	CBR STRESS PENETRATION CURVE Plate B5.6



Soil Data

Location:	B47 from 1 to 2 feet
Description:	Brown clayey silt
Sample Dry Density:	97.5 pcf
Sample Moisture Content:	24.5%

Test Results

CBR Value:	15%
Expansion:	0.7%

W.O. 06-4381	Maui Business Park, Phase II
Hirata & Associates, Inc.	CBR STRESS PENETRATION CURVE Plate B5.7

MALAMA Environmental

March 5, 2026

Mr. Greg Sado
Hoonani Development, LLC
427 Ala Makani Street
Kahului, Hawaii 96732

Subject: Phase I Environmental Site Assessment
Proposed Water System Site
8401 Pulehu Road
Kahului, Hawaii 96732
Project No. T25-033

Aloha Greg:

Please find enclosed the Phase I Environmental Site Assessment final report we have completed for the above referenced subject property. We appreciate this opportunity to serve you. Please contact us if you have any questions about the report.

Sincerely,
MEV, LLC

Michael Clea
Environmental Project Manager

Jeffrey R. King
Project Manager - Technical Services

Phase I Environmental Site Assessment Report

Proposed Water System Site
8401 Pulehu Road
Kahului, Hawaii 96732



Prepared by
MEV, LLC
P.O. Box 880487
Pukalani, Hawaii 96788

Prepared for
Hoonani Development, LLC
427 Ala Makani Street
Kahului, Hawaii 96732

March 05, 2026
Project # T25-033

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1.0 GENERAL INFORMATION

Project Information:
Proposed Water System Site
Project Number:
T25-033

Consultant Information:
MEV, LLC
P.O. Box 880487
Pukalani, Hawaii 96788
Phone: (808) 876-0500
E-mail Address:
Inspection Date: January 23, 2026
Report Date: March 5, 2026

Site Information:
Proposed Water System Site
8401 Pulehu Road
Kahului, Hawaii 96732
County: Maui
Latitude, Longitude: 20.864700, -156.432663
Site Access Contact:

Client Information:
Hoonani Development, LLC
Greg Sado
427 Ala Makani Street
Kahului, Hawaii 96732

Site Assessor

Michael Clea
Environmental Project Manager

Senior Reviewer

Jeffrey R. King
Project Manager - Technical Services

Certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Jeffrey R. King - Project Manager - Technical Services

2.0 EXECUTIVE SUMMARY

2.1 Project Introduction

MEV, LLC (Company) was retained by Hoonani Development, LLC (hereafter referred to as Client), to perform a Phase I Environmental Site Assessment (ESA) of the property known as Proposed Water System Site located at 8401 Pulehu Road in Kahului , Maui , HI (subject property). MEV performed the ESA in conformance with the Scope of Work and the provisions of the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-21, thereby satisfying United States Environmental Protection Agency's (U. S. EPA) "Standards and Practices for All Appropriate Inquiries (AAI); Final Rule" (40 Code of Federal Regulations Part 312) Federal Register Vol. 70, No. 210, November 1, 2005. Any exceptions to, or deletions from, this practice are described within this report.

This Phase I ESA was conducted pursuant to MEV 's written proposal and contract, which was executed in the form of a service agreement and accepted by the client on December 4, 2025 .

This executive summary is presented for convenience only. While the executive summary is an integral part of the report, it should not be used in lieu of reading the entire report, including the appendices.

2.2 Subject Property Description

The subject property consists of 1 irregular shaped parcel of land located at 8401 Pulehu Road, Kahului, Hawaii.

The site is identified as Proposed Water System Site. The site land area consists of approximately 5 acres in total area. County Tax Assessor data lists the site Tax Map Key as (2) 3-8-006:001 (portion near east corner). The site is further described on the Tax Maps of the State of Hawaii as Division 2, Zone 3, Section 8, Plat 06, Parcel 01.

According to the Maui County Real Property Assessment Division, the current owner of the parcel is identified as Puunene Mill Condominium - Condo Master, Alexander & Baldwin LLC fee owner.

Tax records also indicate that the site is not within the Special Management Area boundary, the Tsunami Evacuation Zone, and the Extreme Tsunami Evacuation Zone. The pertinent Flood Insurance Rate Map (1500030411E dated 09/25/2009) depicts the subject site and surrounding properties as Zone X; areas determined to be of minimal flood risk and outside the 0.2% annual chance floodplain.

The average elevation of the subject site is approximately 171 ft. above sea level. The site is located at latitude 20.864700 and longitude -156.432663.

The subject property is located southeast of the town of Kahului, which is the central hub of commercial activity on the island of Maui. Surrounding land use includes citrus orchards and fallow agricultural land formerly used for sugar cane production.

At the time of our site inspection the site was vacant fallow agricultural land. The site is being considered to supply water to the nearby Ho'onani Village Subdivision. A water well inside a pump house and a small electrical substation are present near the south property corner.

Currently, there is a water well inside of a pump house and a small electrical substation near the south property corner. The substation is surrounded by a chain link fence. Overhead power lines are present on the southwestern portion. An irrigation line concrete outfall leading to the Haiku Ditch is present outside the south property corner.

Vehicle access to the subject property is from the northwest via Pulehu Road and South Firebreak Road and then unpaved roads to the site.

The ground surface at the site slopes moderately to the northwest. Ground cover consists primarily of dry grass and shrubs.

The subject property is zoned M2 - M-2 Heavy Industrial and is approximately 2.5 miles southeast of Kahului Bay of the Pacific Ocean. The nearest body of water is the Kanaha Pond State Wildlife Sanctuary located approximately 2 miles to the northwest.

The subject property is identified on the **Regional Setting Map (Figure 1)** and the **Site Plan Map (Figure 2)** both of which are provided in **Appendix A**. **Photographs** are provided in **Appendix B**.

2.3 Data Gaps

Data gaps are defined by ASTM 1527-21 as "a lack of or inability to obtain information required by this practice despite good faith effort by the environmental professional to gather such information." MEV contracted with EDR to conduct a search of available historical records for the subject property. EDR's search provided a significant amount of material at various time intervals. There are data gaps in the available information and time intervals. However, these data gaps are not significant and do not impact MEV 's ability to form opinions or identify recognized environmental conditions, controlled recognized environmental conditions, and historical recognized environmental conditions pertaining to the subject property.

2.4 Environmental Report Summary

MEV has performed an Environmental Site Assessment, in conformance with the Scope of Work developed in cooperation with the client and the provisions of ASTM Practice E 1527-21. Any exceptions to, or deletions from, this practice are described in Section 3.4, Limitations and Exceptions, of this report. This Phase I ESA has been prepared for Hoonani Development, LLC and was conducted pursuant to Malama Environmental's (MEV's) written proposal and contract, which was executed in the form of a signed proposal. This investigation and report format follow the guidelines of the American Society of Testing and Materials (ASTM) Publication E1527-21.

Historical information identifying the past site use was obtained from a variety of sources as detailed in **Appendix C** of this report and included: Directories, Aerial Photographs, Sanborn Fire Insurance Maps, and/or Topographic Maps. Information gleaned from historical information sources and site personnel indicates that the site was undeveloped land since at least 1922 and was used for sugar cane cultivation from sometime before 1950 until approximately 2020. The site is currently fallow agricultural land.
Based on the time period for previous onsite sugar cane cultivation, field areas likely received regular applications of pesticide chemicals commonly used in historic Hawaiian sugar cane operations, as defined in Appendix 9-C of the State of Hawaii Department of Health (HDOH) Hazard Evaluation and Emergency Response (HEER) Office's Technical Guidance Manual for the Implementation Of The Hawaii State Contingency Plan (2009). These agrochemicals have been recognized by the U.S. Environmental Protection Agency (EPA) for contributing to the potential contamination of surface soils and groundwater systems. Based on previous onsite sugar cane cultivation, the potential exists for residual pesticides to be present in surface soil onsite at concentrations greater than the applicable environmental action levels (EALs).

According to Hawaii Administrative Rules, Chapter 128D Environmental Response Law, the presence of agricultural chemicals resulting from the legal application of a pesticide product does not constitute a "release" of a hazardous substance; furthermore, it is not considered a recognized environmental condition. However, as a precaution when agricultural lands are converted to a more restrictive land usage than commercial or industrial (residential, school, etc.), soil sampling and laboratory testing are commonly performed to determine if any potential for residual exposure hazards exists at concentrations greater than the applicable environmental action levels (EALs). In this case the proposed land use is commercial; therefore a soil sampling investigation is deemed unnecessary at this time.

A records review was included as part of this evaluation. The purpose of a records review is to obtain and review records that will help identify recognized environmental conditions in connection with the subject property. The services of Environmental Data Resources, Inc. (EDR) were utilized to compile the database listings.

The subject site is ***not*** ***listed*** on any of the databases of the EDR Report.

Database listings associated with nearby sites, as indicated by the EDR Report, are not expected to negatively impact the environmental condition of the subject property (see Section 6.1 and the EDR Report, Appendix D). This conclusion is based on: the status of the site with the State and/or the EPA (i.e. depending on the type of listing, whether the site had a reported release, has been remediated, has initiated remediation, etc.); the respective distances of the listed site from the subject property; the direction of stormwater and groundwater flow; and/or the general characteristics of underlying earth materials.

The site reconnaissance was conducted on January 23, 2026 . Significant observations include the following.

- The subject property was undeveloped fallow agricultural land and vacant.
- The subject site contains a water well inside of a pump house along with a small electrical substation.

Recognized Environmental Conditions

Recognized environmental conditions, as defined by ASTM Standard E1527-21, are the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Controlled recognized environmental conditions, as defined by ASTM Standard E1527-21, are recognized environmental conditions resulting from a past release of hazardous substances or petroleum products that have been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Historical recognized environmental conditions, as defined by ASTM Standard E1527-21, are past releases of any hazardous substances or petroleum products that have occurred in connection with the property and have been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

This assessment has revealed **no evidence of recognized environmental conditions** in connection with the subject property.

This assessment has revealed **no evidence of controlled recognized environmental conditions** in connection with the subject property.

This assessment has revealed **no evidence of historical recognized environmental conditions** in connection with the subject property.

A vapor encroachment condition, as defined in ASTM 2600-15, is the presence or likely presence of Chemicals of Concern vapors in the vadose zone of the subject property caused by the release of vapors from contaminated soil and/or groundwater either on or near the subject property, as identified by Tier 1 or Tier 2 procedures. There is no vapor encroachment hazard that would be considered a vapor encroachment condition, and further, a recognized environmental condition.

Report Section		No Further Action	REC	HREC	CREC	Issue / Further Investigation	Comments
4.3	**Current Use of Subject Property**	X					
4.5	**Adjoining Property Information**	X					

Report Section		No Further Action	REC	HREC	CREC	Issue / Further Investigation	Comments
6.1	**Standard Environmental Record Resources**	X					
6.4.1	**Historical Summary**	X					
6.4.6	**Previous Environmental Reports**	X					
7.3.1	**Hazardous Substances**	X					
7.3.2	**Petroleum Products**	X					
7.3.3	**Underground Storage Tanks (USTs)**	X					
7.3.4	**Aboveground Storage Tanks (ASTs)**	X					
7.3.5	**Strong, Pungent, or Noxious Odors**	X					
7.3.6	**Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products**	X					
7.3.7	**Drums, Totes, and Intermediate Bulk Containers**	X					
7.3.8	**Hazardous Substance and Petroleum Product Containers Not in Connection With Identified Uses**	X					
7.3.9	**Unidentified Substance Containers**	X					
7.3.10	**PCB-Containing Items**	X					
7.3.11	**Stains or Corrosion on Floors, Walls, or Ceilings**	X					
7.3.12	**Drains and Sumps**	X					
7.3.13	**Pits, Ponds, or Lagoons**	X					
7.3.14	**Solid Waste**	X					
7.3.15	**Stained Soil or Pavement**	X					
7.3.16	**Stressed Vegetation**	X					
7.3.17	**Wells**	X					
7.3.18	**Other**	X					

2.5 Recommendations

MEV, LLC has performed an Environmental Site Assessment, on the subject property, in conformance with the Scope of Work developed in cooperation with the client and the provisions of the applicable ASTM standard.

There is no evidence of any historic or current misuse or significant spills of hazardous or regulated substances on the subject property or adjoining properties. No additional recommendations are required as a result of the information assessed.

3.0 INTRODUCTION

3.1 Purpose

The purpose of the Phase I Environmental Site Assessment (ESA) was to evaluate the current and historical conditions of the Subject Property in an effort to identify recognized environmental conditions in connection with the Subject Property.

A recognized environmental condition is defined by The American Society of Testing and Materials (ASTM) Standard E1527-21 as:

Recognized Environmental Condition - The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to release to the environment; under conditions indicative of a release to the environment; or conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

The identification of recognized environmental conditions in connection with the subject property may impose an environmental liability on owners or operators of the site, reduce the value of the site, or restrict the use or marketability of the site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

A Phase 1 ESA is also conducted to identify ***controlled recognized environmental conditions*** on a property, which are defined by ASTM Standard E1527-21 as recognized environmental conditions resulting from a past release of hazardous substances or petroleum products that have been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Additionally, a Phase 1 ESA is conducted to identify ***historical recognized environmental conditions***, which are defined by ASTM Standard E1527-21 as past releases of any hazardous substances or petroleum products that have occurred in connection with the property and have been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

The American Society of Testing and Materials (ASTM) Standard E1527-21, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process is used "to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. 9601) and petroleum products."

The ESA objectives are to characterize the environmental setting of the subject property, to identify any obvious activity of environmental concern that may have occurred at or near the site, and to evaluate potential migration pathways for any identified contaminants. It may also address any activities that affect future considerations for potential environmental impairment to the property.

Another function of this Phase I ESA is to conduct an all appropriate environmental inquiry in response to the federal CERCLA of 1980, the EPA's final rule (40 CFR Part 312), and similar state and local regulations. An ESA "all appropriate inquiry" may provide the buyer, receiver, or lender making a loan secured by the subject real property with a basis to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser defense should any legal action be initiated for environmental impairment to the property.

ASTM Publication E1527-21 is recognized by 40 CFR Part 312 as an acceptable guidance document for satisfying the EPA's final "All Appropriate Inquiries" rule.

3.2 Scope of Work

The Phase I ESA conducted at the Subject Property was in general accordance with ASTM Standard E 1527-21 and included the following:

- Interviews with regulatory officials and personnel associated with the subject and adjoining properties.
- A site walk through of the property for visual evidence of potential environmental concerns including existing or potential soil and groundwater contamination, as evidenced by soil or pavement staining or discoloration, stressed vegetation; indications of waste dumping or burial, pits, ponds, or lagoons; containers of hazardous substances or petroleum products; electrical and hydraulic equipment that may contain polychlorinated biphenyls (PCBs),such as electrical transformers and hydraulic hoists; and underground and aboveground storage tanks (USTs/ASTs).
- A site property line visual assessment of adjacent properties during site reconnaissance for evidence of potential off site environmental conditions that may affect the subject property.
- An investigation of historical uses of the subject property through reasonably ascertainable historical information (e.g., aerial photographs, topographic maps, fire insurance maps, city directories, building department records. etc.) for evidence of prior land use that could have led to RECs.
- A review of information available on general geology and topography of the subject property, local groundwater conditions, sources of water, power, and sewer, and proximity to ecologically sensitive receptors such as streams that might be impacted by RECs and environmental issues.
- A review of environmental records available from the property owner or site contact including regulatory agency reports, permits, registrations, and consultant reports for evidence of RECs and activity and use limitations (AULs).
- A review of a commercial database summary of federal, state and tribal regulatory agency records pertinent to the subject property and off site facilities located within ASTM-specified search distances from the subject property.
- Review of reasonably ascertainable Federal, State and Local environmental agency case files for the subject property. This will also include interviewing agency project managers (if available) regarding the status of the subject property (e.g. LUST incident closure, etc.).
- Interviews with the subject property representative, key site personnel, and others regarding current and previous uses of the property, particularly activities involving hazardous substances and petroleum products. The information from all interviews and any information provided from User Questionnaires are included within this report.
- Evaluation of information gathered during the assessment to reach conclusions concerning RECs and development of this report; and
- Evaluation of information and preparation of the report provided herein.

Typically, a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if required. For this Phase I ESA, no additions to the ASTM E 1527-21 standard were made with the exception of the following: None.

3.3 Significant Assumptions

The assessment of ***recognized environmental conditions***, ***controlled recognized environmental conditions***, and ***historical recognized environmental conditions*** relies on: 1) sources of actual knowledge, 2) thorough appropriate inquiry, 3) reviewing reasonably ascertainable documents and records, and 4) conducting a visual and olfactory reconnaissance. In conducting this ESA, MEV has relied on the truthfulness of its inquiry sources and the validity of reviewed records. If obvious indications or MEV actual knowledge contradicted the reported/reviewed information sources, it has been so stated in the appropriate sections of this report.

There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information.

Malama Environmental (MEV) believes that the information obtained from the record review and the interviews about the site is reliable. However, MEV cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not

intended to produce all-inclusive or comprehensive results, but rather to offer information about the subject property.

3.4 Limitations and Exceptions

Along with all of the limitations set forth in various sections of the ASTM E 1527-21 protocol, the accuracy and completeness of this report may be limited by the following:

Access Limitations - None

Physical Obstructions to Observations - None

Outstanding Information Requests - Pending. No items of concern are expected.

Historical Data Source Failure - None

Other - None

It should be noted that this assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems (EMS) that may exist on the property. Where required, the documents listed in Appendices A and E were used as reference material for the completion of the Phase I ESA. Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, Malama Environmental, LLC in certain instances has been required to assume that the information provided is accurate.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of MEV, LLC based on the data obtained from the work. Due to the nature of investigation and the limited data available, MEV, LLC cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be construed as legal advice.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

3.5 Deviations

No deviations from the recommended scope of ASTM Standard E 1527-21 were performed as part of this Phase I ESA with the exception of any additions noted in the Scope of Services.

Interviews with regulatory authorities are included in the ASTM standard. However, Federal (EPA), state (DOH) and county (Maui) agencies typically referred MEV to their respective websites for general information and their official request process for site-specific data. No other significant deviations were made from the applicable ASTM standard.

The EPA, DOH, and Maui County web pages were reviewed for information pertaining to ownership, historical use, and environment impacts/releases involving the subject property. The databases were searched by providing the subject property address, latitude & longitude, zip code, and/or county and city data.

3.6 Special Terms and Conditions

Authorization to perform this assessment was given by the client on December 4, 2025 . Instructions as to the location of the property, access, and an explanation of the property and facilities to be assessed were provided by Hoonani Development, LLC .

As a standard practice, a confidential client privilege was initiated by MEV for the work performed and contents of this report. MEV shall ensure that its officers, employees, agents, and independent contractors do not disclose this report or any information contained therein to any person without the proper knowledge and written consent from the Client (or as otherwise required by law). MEV shall ensure that each of its officers, employees, agents, and independent contractors understand and obey these requirements.

The information and opinions provided herein are intended as background data and planning guidance to interested parties. This should not be construed to mean that any regulatory agency would have the same opinion as MEV, nor is any implication proposed.

MEV has performed this study in a competent and professional manner. Since there may be hidden or unknown conditions that may be missed during this inspection, MEV cannot warrant the actual site conditions beyond which were observed at the time and along the traverse route during this site inspection.

3.7 Reliance

This report has been prepared for Hoonani Development, LLC. The report may not be relied upon by any other person or entity without the express written consent of the client. Use of this report in whole or in part without this consent is done at the users' sole risk.

The information and opinions expressed in this report are given in response to a limited assignment and should be considered and implemented only in light of that assignment. The services provided by MEV, LLC in completing this project were consistent with normal standards of the profession. No other warranty, expressed or implied, is made.

4.0 SUBJECT PROPERTY DESCRIPTION

4.1 Location and Legal Description

The subject property is known as Proposed Water System Site and is located at 8401 Pulehu Road, Kahului, Hawaii. Information obtained from the Kahului Assessor's Department indicated that the tax assessment parcel number for the subject property is (2) 3-8-006:001 (portion near east corner).

The subject property is irregular in shape and approximately 5 acres in size.

The site is described on the Tax Maps of the State of Hawaii as Division 2, Zone 3, Section 8, Plat 006, Parcel 001. County Tax Assessor data lists the site Tax Map Key as TMK: (2)-3-8-006-001.

4.2 Subject Property and Surrounding Area Description

The subject property is located southeast of the town of Kahului, which is the central hub of commercial activity on the island of Maui. Surrounding land use includes citrus orchards and fallow agricultural land formerly used for sugar cane production.

The ground surface at the site slopes moderately to the northwest. Ground cover consists primarily of dry grass and shrubs. The site is being considered to supply water to the nearby Ho'onani Village Subdivision.

Vehicle access to the subject property is from the northwest via Pulehu Road and South Firebreak Road and then unpaved roads to the site.

The subject property is zoned M2 - M-2 Heavy Industrial. The area surrounding the subject property is primarily agricultural.(See Figure 2, Appendix A).

4.3 Current Use of Subject Property

At the time of our site inspection the site was vacant fallow agricultural land. The site is being considered to supply water to the nearby Ho'onani Village Subdivision. A water well inside a pump house and a small electrical substation are present near the south property corner.

4.4 Description of Structures and Other Improvements

Currently, there is a water well inside of a pump house and a small electrical substation near the south property corner. The substation is surrounded by a chain link fence. Overhead power lines are present on the southwestern portion. An irrigation line concrete outfall leading to the Haiku Ditch is present outside the south property corner.

4.5 Adjoining Property Information

MEV, LLC observed the land use of properties in the immediate vicinity of the subject property. Current uses of the adjoining properties as observed by the investigator during the site reconnaissance are as follows (See also Figure 2 of Appendix A):

Northwest - Fallow agricultural land

Northeast - Pulehu Road with a citrus orchard beyond

Southeast - Haiku Ditch with a citrus orchard beyond

Southwest - Fallow agricultural land

ASSOCIATED PHOTOGRAPHS



View north of northwest adjoining fallow agricultural land.



View northeast across Pulehu Road of northeast adjacent citrus orchard.



View east of northeast adjoining Pulehu Road and southeast adjoining citrus orchard.



View east of southeast adjoining citrus orchard from southeast access road.



View northwest of irrigation pipes and outfall near south property boundary corner.



View southeast of irrigation pipes and outfall near south property boundary corner.

ASSOCIATED PHOTOGRAPHS continued



View west of fertilizer tanks on south adjoining fallow agricultural land.



View west of southwest adjoining fallow agricultural land.

5.0 USER-PROVIDED INFORMATION

As part of this Phase I ESA, MEV, LLC requested certain information from the "User" Hoonani Development, LLC . This section describe tasks to be performed by the User.

5.1 Activity/Use Limitations

Hoonani Development, LLC did not make MEV, LLC aware of known Activity and Use Limitations (AUL) associated with the subject property. Additionally, the investigation revealed no known site use limitations or restrictions.

5.2 Specialized Knowledge

MEV, LLCMEV, LLC has no specialized knowledge of the subject property outside of the research which was conducted and reported as part of this report.

The subject property ownership as well as all individuals who were interviewed as part of this investigation, have not reported any specialized knowledge of this subject property outside of what is contained in this report.

5.3 Valuation Reduction for Environmental Issues

MEV, LLC has not identified or been provided with information related to a valuation reduction due to environmental issues. No environmental issues were identified by the user/client that could result in property value reduction.

5.4 Owner, Subject Property Manager, and Occupant Information

No written or verbal communication with the subject property owner, manager and tenants revealed information which suggested that there are RECs associated with the subject property.

5.5 Reason For Performing Phase I ESA

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E 1527-21) in connection with the Subject Property. MEV, LLC understands that the findings of this study will be used to evaluate a pending financial transaction in connection with the subject property.

6.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify ***recognized environmental conditions, controlled recognized environmental conditions, and historical recognized environmental conditions*** in connection with the subject property.

6.1 Standard Environmental Record Resources

MEV, LLC contracted Environmental Data Resources, Inc. (EDR) to conduct a search of Federal and State databases containing known and suspected sites of environmental contamination. The number of listed sites identified within the approximate minimum search distance (AMSD) from the Federal and State environmental records database listings specified in ASTM Standard E 1527-21 are summarized in the table below.

Risk sites, if any, that may be located on or adjacent to the subject property or within close proximity are described below, along with an opinion about the significance of the listing to the analysis of recognized environmental conditions in connection with the subject property. Refer to Appendix D, EDR Radius Map Report, for a complete listing and description of all sites located within the designated search distances, details, and government agency database release dates.

The EDR Report bases the location of the listed risk sites on longitude/latitude information provided by the respective government agency. MEV confirms the locations of risk sites within close proximity to the subject site during the site visit. When the MEV site visit information contradicts the EDR Report, it has been so stated.

DOD		1	0	0	0	0	NR	0
FUDS		1	0	0	0	1	NR	1
US BROWNFIELDS		0.5	0	0	0	NR	NR	0
CONSENT		1	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
PFAS ECHO		0.25	0	0	NR	NR	NR	0
PFAS NPL		0.25	0	0	NR	NR	NR	0
US FIN ASSUR		TP	NR	NR	NR	NR	NR	0
SHWS		1	0	0	0	1	NR	1
LUST		0.5	0	0	0	NR	NR	0
SPILLS		TP	NR	NR	NR	NR	NR	0

Adjoining and Nearby Properties	
Site Name:	HALEAKALA RESEARCH SITE
Databases:	FUDS
Address:	NOT LISTED
Distance (Feet):	4945
Direction:	Northwest
Elevation:	Lower
Comments:	Haleakala Research Site with an address of Haleakala, HI is listed as a FUDS (Formerly Used Defense Site). The EDR Report identifies the site to be approximately 1 mile from the subject property to the northwest. The site is not likely to pose a significant environmental concern to the subject property.

Site Name:	PUUNENE SUGAR MILL MUD STORAGE AREA
Databases:	SHWS
Address:	HANSEN RD
Distance (Feet):	5247
Direction:	West-Northwest

Elevation:	Lower
Comments:	Puunene Sugar Mill Mud Storage Area with an address of Hansen Rd. is listed as a SHWS (State Hazardous Waste Site). No details regarding site status were listed. The EDR Report identifies the site to be approximately 1 mile from the subject property to the northwest. The site is not likely to pose a significant environmental concern to the subject property.

6.1.1 Regulatory File Review

The services of Environmental Data Resources, Inc. (EDR) were utilized to compile the database listings. *Our records review did not discover any current investigation of the subject site under any programs conducted by a federal, state, or local environmental agency.* The subject property (*target property*) is not listed on any of the databases in the EDR Report for any investigation of the subject site under any programs conducted by a federal, state, or local environmental agency.

The EDR records review identified two (2) listings for nearby sites, as indicated by the EDR Report, within the ASTM E1527-21 recommended approximate minimum search distances from the subject property. Database listings for nearby sites include the following:

One (1) SHWS (State Hazardous Waste Site) & one (1) FUDS (Formerly Used Defense Site).

Sites with the potential to impact the subject property were evaluated. Based on the current regulatory status, positioning, and/or distances relative to the subject site, it is unlikely that any of these sites pose a significant environmental concern to the subject property. This conclusion is based on: the status of the site with the State and/or the EPA (i.e. depending on the type of listing, whether the site had a reported release, has been remediated, has initiated remediation, etc.); the respective distances of the listed site from the subject property; the direction of stormwater and groundwater flow; and/or the general characteristics of underlying earth materials.

6.2 Additional Environmental Record Resources

MEV requested Additional Environmental Records from various state and local agencies.

No environmental concerns were identified in the returned responses. While several regulatory requests have yet to be returned, MEV does not expect any discoverable concerns. The record requests and responses are included in **Appendix E.**

6.3 Physical Setting

General site settings including topography, surface water bodies, geology and hydrology are detailed in the following sections. A current USGS 7.5 Minute Topographic Map, Figure 1, is used to depict the general site setting for this report and shows the subject site location in relation to topographic features. Also depicted are the locations of other significant physical features or structures.

The following sources were also reviewed for physical setting information:

- Atlas of Hawaii;
- Civil Defense Tsunami Evacuation Map;
- Geologic and Topographic Map (Hawaii Atlas & Gazetteer);
- Groundwater Map and Water Quality Plan for State of Hawaii;
- U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, HI;
- U.S. Geological Survey, 7.5 Minute Topographic Map, Hawaii 2017.

These data sources were used to provide information regarding the physical characteristics of the subject site and the surrounding area. This information is typically used in the analysis of potential geological trends which might impact environmental conditions of the subject site. We note that this investigation is not intended to identify geologic hazards associated with the subject property.

6.3.1 Topography

The subject property is located on the south end of the town of Kahului, in a mostly undeveloped area. Figure 1 in Appendix A depicts the general site setting for this report and shows the subject site location in relation to topographic features. Also depicted are the projected groundwater flows, regional surface water flows, and locations of other significant physical features or structures.

The site consists of one irregular shaped parcel of land southeast of the intersection of Pulehu Road and South Firebreak Road.

The subject property is located in the north central region of the Island of Maui within the Kahului Isthmus. The regional topography is characterized by slight north northwest trending slopes. The average elevation of the subject site is approximately 171 ft. above sea level. On site relief slopes to the northwest.

6.3.2 Surface Water Bodies

The nearest prominent natural land feature is the Kanaha Pond State Wildlife Sanctuary located approximately 2 miles northwest of the subject site. Kahului Bay in the Pacific Ocean is approximately 2.5 miles northwest of the site. There are no surface water bodies on the subject site.

6.3.3 Geology and Hydrology

The Island of Maui is made up of two separate shield volcanoes. The volcano remnant comprising the western portion of the island is older and has been deeply eroded to form the peaks of the West Maui Mountains, known as Mauna Kahalewai. Haleakala Volcano forms the eastern portion of the island and is much larger and younger than the West Maui Volcano. The volcanoes are joined by an isthmus, which was created when Haleakala lavas flowed over the pre existing West Maui Volcano.

A review of the soil type of the area was performed. The soil survey of the island of Maui is published by the United States Department of Agriculture Soil Conservation Service in cooperation with the University of Hawaii Agricultural Experiment Station (issued 1972). The soil overlying the volcanic bedrock beneath the subject site is identified as Molokai silty clay loam consisting of well drained clayey soil with moderate steel corrosion potential.

Any environmental conditions reported here are not intended to include minimal conditions that 1) generally do not present a material risk of harm to public health or the environment and 2) generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Other common, surface geologic phenomena investigated in an environmental site assessment are faults, landslides, rock falls, and volcanic eruptions. After examination of the relevant data, it has been determined by MEV that these geologic phenomena are not a factor to the subject site.

In 1992, the USGS re evaluated the seismic hazards for the State of Hawaii, and Maui County was classified as Zone 2B. This indicates that in any given year within a 50-year period (average building life span) there is a 10% chance that a .20g (force of gravity) horizontal ground acceleration may take place during the peak wave of an earthquake. Engineering design codes for this area should have considered this acceleration prior to construction. Buildings not in compliance with the Uniform Building Code (UBC) seismic provisions may be subject to some level of damage from earthquakes that exceed the .20g acceleration.

However, it should be noted that this is not an investigation for geological hazards.

The subject site area has an annual average rainfall of approximately 21 inches. The average temperature range from the annual high to the annual low is 84 degrees and 65 degrees Fahrenheit, respectively. The pre development vegetation zone within this temperature and rainfall range is characterized as Kiawe and lowland shrubs. Characteristic plants consist of Kiawe, koa haole, finger grass, and pili grass.

On site drainage is in a northwesterly direction (See Figure 2, Site Plan, Appendix A). The pertinent Federal Insurance Rate Map (FEMA FIRM MAP 1500030411E dated map on 9/25/2009) depicts the area as minimal flooding (Zone X).

Groundwater beneath the project site occurs in two distinct aquifers within the Kahului Aquifer System of the Central Aquifer Sector. The shallow aquifer is classified as a basal, unconfined, sedimentary aquifer, occurring in non volcanic lithology. The groundwater status is reported as currently used, but not for drinking water and ecologically important. The salinity of the groundwater within this aquifer is described as low (250-1000 milligrams per liter Cl-). The groundwater is further described as irreplaceable, with a high vulnerability to contamination (Mink and Lau, 1990).

The deeper aquifer is classified as a basal, confined, flank aquifer, occurring in horizontally extensive lavas. The groundwater status is reported as being currently in use, but not for drinking water purposes. The salinity of the groundwater within this aquifer is described as low (250-1000 milligrams per liter Cl-). The groundwater is further described as irreplaceable with a moderate vulnerability to contamination (Mink and Lau, 1990).

The hydrogeologic gradient in the vicinity of the project site is anticipated to be slight, with a general trend to the northwest. Groundwater levels are expected to be influenced by leaking infrastructure, tidal fluctuations, and human activity. The rate of groundwater flow across the project site is expected to be somewhat variable and relatively slow. The estimated depth to the basal groundwater is projected to be approximately 170 feet below the ground surface of the subject site. The projected groundwater flow is expected to be in a northerly direction.

6.4 Historical Use

The objective of reviewing historical resources is to develop a history of the previous uses of the subject property and surrounding area, in order to help identify the likelihood of past uses which might have led to RECs in connection with the subject property.

6.4.1 Historical Summary

Historical information identifying the past site use was obtained from a variety of sources as detailed in **Appendix C** of this report and included: Directories, Aerial Photographs, Sanborn Fire Insurance Maps, and/or Topographic Maps. Information gleaned from historical information sources and site personnel indicates that the site was undeveloped land since at least 1922 and was used for sugar cane cultivation from sometime before 1950 until approximately 2020. The site is currently fallow agricultural land.

6.4.2 City Directories

City Directories from 1992 to 2022 were reviewed for the subject site and nearby properties. The subject property was not listed in any of the directories reviewed. No items of concern were identified on any of the directories from the adjacent sites.

6.4.3 Aerial Photos

MEV reviewed historical aerial photographs supplied by EDR and dated 1950 through 2022. No apparent evidence of hazardous material storage, waste disposal, manufacturing, or other high risk land uses was identified. A summary of historical aerial photographs reviewed is listed below. The aerial photographs are included in Appendix C of this report.

Aerial Photos		
Date(s)	**Property Comments**	**Surrounding Area Comments**
1950	The southwestern portion appears as sugar cane cultivation. Buildings present near south corner. Northeastern portion appears as material storage identified by HC&S	Northwest adjoining appears as material storage and sugar cane cultivation. Northeast adjoining beyond Pulehu Road appears as residential, identified by HC&S

	personnel as possible soil amendments and/or bagasse.	personnel as former assistant manager's house and compound known as Walker Hill. Southeast adjoining appears as sugar cane cultivation with Haiku Ditch along the site boundary. Southwest adjoining appears as residential with sugar cane cultivation beyond.
1965	Pump house and substation present near south corner. Remainder appears as sugar cane cultivation. Material storage no longer present.	Surrounding area appears as sugar cane cultivation. Residential sites and material storage no longer present. Irrigation line outfall and bridge and road over Haiku Ditch appear present outside south boundary.
1975	No significant changes.	No significant changes.
1992	No significant changes.	No significant changes.
2000	Two small structures (?) present near pump house and substation.	No significant changes.
2010	Small structures no longer present.	No significant changes.
2017	No significant changes.	No significant changes.
2022	Land appears fallow.	Land appears fallow to the southwest and northwest. Land appears cultivated to the northeast and southeast.

6.4.4 Sanborn/Historical Maps

Sanborn Fire Insurance maps were not available for the subject property's location.

6.4.5 Historical Topographic Maps

MEV reviewed historical topographic maps supplied by EDR and dated 1922 through 2017. No apparent evidence of hazardous material storage, waste disposal, manufacturing, or other high risk land uses was identified. A summary of historical topographic maps reviewed is listed below. The topographic maps are included in Appendix C of this report.

Historical Topographic Maps			
Date(s)	**Quad**	**Property Comments**	**Surrounding Area Comments**
1922	PAIA, KIHEI	Undeveloped. Pulehu Road identified as Kula Road is present along northeast boundary.	Rail lines and pipe lines associated with previous sugar cane cultivation operations are present in the surrounding area. Haiku Ditch present along southeast boundary. Well 5 pipe line present along southwest boundary.
1954	Paia	No significant changes noted.	Rail lines no longer present. Residential development present across Pulehu Road to the northeast..
1961	MAUI	No significant changes noted.	No significant changes noted.
1977	Paia, Wailuku	Map is an aerial photo. Site appears as sugar cane cultivation.	Surrounding area appears as sugar cane cultivation. Residential development no longer present.
1983	Paia, Wailuku	No significant changes noted.	No significant changes noted.
1997	Paia	Pump house building appears present.	No significant changes noted.
2013	Paia	No details depicted.	No details depicted.
2017	Paia	No details depicted.	No details depicted.

6.4.6 Previous Environmental Reports

No previous environmental reports were identified or made available by the client/user during the Phase I ESA.

6.4.7 Building Department Records

Records from Maui County Building Department were reviewed for evidence indicating the developmental history of the subject property, and for the presence of documentation relative to underground storage tanks or other environmental concerns. The records indicate the current subject property is part of a much larger contiguous parcel that has several issued Plans and Permits on the Maui County database. No know permits of concern associated with the smaller subject site were identified.

6.4.8 Title Records

No title records were provided by the user/client. Please refer to the Records Review section for current and historical ownership/use of the subject property. Based on the information obtained from the Maui County Property Tax Office , the current owner of the subject property is identified as Puunene Mill Condominium - Condo Master, Alexander & Baldwin LLC.

6.4.9 Other Historical Records

Records requests were sent to all applicable state and local regulatory agencies that maintain databases associated with the subject site. No RECs or items of concern were identified in the returned requests. Other requests remain outstanding.

6.5 Environmental Liens and Activity/Use Limitations

MEV found no evidence of environmental liens associated with the subject site.

Activity and Use Limitations (AULs) are one indication of a past or present release of a hazardous substance or petroleum product. AULs are explicit recognition by a federal, tribal, state, or local regulatory agency that residual levels of hazardous substances or petroleum products may be present on a property and the unrestricted use of the property may not be warranted. MEV found no evidence of AULs associated with the subject property.

6.6 Vapor Encroachment Evaluation

A vapor encroachment condition, as defined in ASTM 2600-15, is the presence or likely presence of Chemicals of Concern vapors in the vadose zone of the subject property caused by the release of vapors from contaminated soil and/or groundwater either on or near the subject property, as identified by Tier 1 or Tier 2 procedures. No vapor encroachment hazards were identified that would be considered a vapor encroachment condition, and further, a recognized environmental condition.

7.0 SITE RECONNAISSANCE

The site reconnaissance was conducted on January 23, 2026 by Jeffrey King, Project Manager with Malama Environmental, LLC. Weather conditions at the time of the site reconnaissance were partly cloudy and 80 degrees F.

7.1 Methodology and Limiting Conditions

The site reconnaissance consisted of observing the boundaries of the subject property and systematically traversing the subject property to provide an overlapping field of view wherever possible. The adjoining properties were visually observed from the subject property perimeter but were not entered. Photographs of pertinent site features identified during the site reconnaissance are included in Appendix B.

7.2 General Subject Property Setting

The subject property is known as Proposed Water System Site and is located at 8401 Pulehu Road, Kahului, Hawaii. The subject property is irregular in shape and approximately 5 acres in size. Surrounding land use includes citrus orchards and fallow agricultural land formerly used for sugar cane production.

7.3 Site Visit Findings

A site assessment focuses on obtaining information indicating the likelihood of identifying ***recognized environmental conditions, controlled recognized environmental conditions, and historical recognized environmental conditions*** in connection with the property and assessing the subject property in relation to surrounding land uses and natural surface features. It includes a physical inspection of the real property and any on site features and improvements.

Information regarding the property layout and observed conditions are presented in **Figure 2**, Site Plan, in **Appendix A**, and in site photographs, which are located in **Appendix B**. Findings associated with the site visit are summarized below.

Condition, Feature or Operation Observed or Identified?	Yes	No
Hazardous Substances		X
Petroleum Products		X
Underground Storage Tanks (USTs)		X
Aboveground Storage Tanks (ASTs)		X
Strong, Pungent, or Noxious Odors		X
Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products		X
Drums, Totes, and Intermediate Bulk Containers		X
Hazardous Substance and Petroleum Product Containers Not in Connection With Identified Uses		X
Unidentified Substance Containers		X
PCB-Containing Items	X	
Stains or Corrosion on Floors, Walls, or Ceilings		X
Drains and Sumps		X
Pits, Ponds, or Lagoons		X
Solid Waste		X
Stained Soil or Pavement		X
Stressed Vegetation		X
Wells	X	
Other		X

7.3.1 Hazardous Substances

No hazardous substances were identified on the subject property during the site reconnaissance. The site is currently vacant.

7.3.2 Petroleum Products

No petroleum products were identified on the subject property during the site reconnaissance.

7.3.3 Underground Storage Tanks (USTs)

No evidence of underground storage tanks (USTs) was identified on the subject property during the site reconnaissance.

7.3.4 Aboveground Storage Tanks (ASTs)

No evidence of above ground storage tanks (ASTs) was identified on the subject property during the site reconnaissance.

7.3.5 Strong, Pungent, or Noxious Odors

No strong, pungent, or noxious odors were observed during the site reconnaissance.

7.3.6 Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products

No standing surface water pools or sumps were identified on the subject property.

7.3.7 Drums, Totes, and Intermediate Bulk Containers

No drums, totes, or intermediate bulk containers were identified on the subject property during the site reconnaissance. Fertilizer tanks were observed on the south adjoining fallow agricultural land.

ASSOCIATED PHOTOGRAPHS



View west of fertilizer tanks on south adjoining fallow agricultural land.

7.3.8 Hazardous Substance and Petroleum Product Containers Not in Connection With Identified Uses

No hazardous substance or petroleum product containers were observed during the site reconnaissance.

7.3.9 Unidentified Substance Containers

No unidentified substance containers were observed during the site reconnaissance.

7.3.10 PCB-Containing Items

Pad mounted transformers and substation equipment were observed near the south property boundary that may be old enough to contain PCB oils. No evidence of any oil release was observed.

ASSOCIATED PHOTOGRAPHS



View northwest of substation.



View west of pump house.



View southeast of substation and pump house.

7.3.11 Stains or Corrosion on Floors, Walls, or Ceilings

The pump house entrance(s) were locked and therefore the interior was not observed.

7.3.12 Drains and Sumps

MEV did not observe any storm drains, discharge drains, or dry wells on the subject property or adjoining and nearby roadways.

7.3.13 Pits, Ponds, or Lagoons

No pits, ponds or lagoons were observed on the subject property during the site reconnaissance.

7.3.14 Solid Waste

No readily apparent evidence of significant solid waste dumping, suspect fill material, or landfills was identified on the subject property during the site reconnaissance. Irrigation remnants and debris were observed along the southeast property boundary.

ASSOCIATED PHOTOGRAPHS



View southeast of irrigation system remnants along southeast boundary.

7.3.15 Stained Soil or Pavement

No stained soil or pavement was observed on the subject property and immediate vicinity during the site reconnaissance.

7.3.16 Stressed Vegetation

No stressed vegetation was observed on the subject property and immediate vicinity during the site reconnaissance.

7.3.17 Wells

An irrigation well identified as Puunene-Pump 6 is present within the pump house at the south corner of the site. The well was reportedly drilled in 1934 and the current pump installed in 1970. We understand that the well may be used to supply water to the proposed Ho'onani Village Subdivision across Hansen Road to the northwest.

7.3.18 Other

No other suspect conditions were identified during the site visit.

8.0 INTERVIEWS

The client was provided a standard environmental user questionnaire for completion. The questionnaire was forwarded to the owner and has not been returned as of the date of this report. Jeffrey King of MEV interviewed Jeff Kermode and Sean O'Keefe of Hawaiian Commercial & Sugar (former sugar mill environmental personnel) who provided information related to features observed on the 1950 aerial photograph. The interviewees were not aware of any condition that would impact the environmental integrity of the subject property.

9.0 NON-SCOPE CONSIDERATIONS

The following topics of environmental consideration are not included in the scope of services for this Phase I ESA:

Asbestos Materials
Lead-Based Paint
Microbial Contamination (Mold)
Lead-In Drinking Water
Regulatory Compliance
Cultural and Historical Resources
Industrial Hygiene
Health and Safety
Ecological Resources
Endangered Species
Indoor Air Quality
Biological Agents

Where the site inspector made direct observations, notes are included.

Asbestos-Containing Building Materials

Based on the pump house building construction date, there is a possibility that some asbestos containing materials are present in the building. Testing is recommended prior to any significant renovation or demolition. Evaluation of suspect materials was not included in the scope of the ESA.

Asbestos is the name for a group of naturally occurring silicate minerals that can be separated into fibers. The fibers are strong, durable, and resistant to heat and fire. They are also long, thin and flexible, so they can even be woven into cloth. Because of these qualities, asbestos has been used in thousands of consumer, industrial, maritime, automotive, scientific and building products. During the 20th century, some 30 million tons of asbestos have been used in industrial sites, homes, schools, shipyards and commercial buildings in the United States. Common ACMs include pipe covering, insulating cement, insulating block, refactory and boiler insulation materials, transite board, fireproofing spray, joint compound, vinyl floor tile, ceiling tile, mastics, roofing products, and duct insulation for HVAC applications. Inhalation of asbestos fibers can result in deleterious health effects.

Lead-Based Paint

Based on the pump house building construction date, there is a possibility that some of the paint may have measurable levels of lead. Testing is recommended prior to any significant renovation or demolition. Evaluation of Lead Based Paint materials was not included in the scope of the ESA.

10.0 FINDINGS AND OPINIONS

Historical information identifying the past site use was obtained from a variety of sources as detailed in **Appendix C** of this report and included: Directories, Aerial Photographs, Sanborn Fire Insurance Maps, and/or Topographic Maps. Information gleaned from historical information sources and site personnel indicates that the site was undeveloped land since at least 1922 and was used for sugar cane cultivation from sometime before 1950 until approximately 2020. The site is currently fallow agricultural land.

Based on the time period for previous onsite sugar cane cultivation, field areas likely received regular applications of pesticide chemicals commonly used in historic Hawaiian sugar cane operations, as defined in Appendix 9-C of the State of Hawaii Department of Health (HDOH) Hazard Evaluation and Emergency Response (HEER) Office's Technical Guidance Manual for the Implementation Of The Hawaii State Contingency Plan (2009). These agrochemicals have been recognized by the U.S. Environmental Protection Agency (EPA) for contributing to the potential contamination of surface soils and groundwater systems. Based on previous onsite sugar cane cultivation, the potential exists for residual pesticides to be present in surface soil onsite at concentrations greater than the applicable environmental action levels (EALs).

According to Hawaii Administrative Rules, Chapter 128D Environmental Response Law, the presence of agricultural chemicals resulting from the legal application of a pesticide product does not constitute a "release" of a hazardous substance; furthermore, it is not considered a recognized environmental condition. However, as a precaution when agricultural lands are converted to a more restrictive land usage than commercial or industrial (residential, school, etc.), soil sampling and laboratory testing are commonly performed to determine if any potential for residual exposure hazards exists at concentrations greater than the applicable environmental action levels (EALs). In this case the proposed land use is commercial; therefore a soil sampling investigation is deemed unnecessary at this time.

The subject site is not listed on any of the databases of the EDR Report. Database listings associated with nearby sites, as indicated by the EDR Report, are not expected to negatively impact the environmental condition of the subject property (see Section 6.1 and the EDR Report, Appendix D). This conclusion is based on: the status of the site with the State and/or the EPA (i.e. depending on the type of listing, whether the site had a reported release, has been remediated, has initiated remediation, etc.); the respective distances of the listed site from the subject property; the direction of stormwater and groundwater flow; and/or the general characteristics of underlying earth materials.

There is no evidence of any historic or current misuse or significant spills of hazardous or regulated substances on the subject property. Within the scope of this investigation, MEV discovered no evidence of recognized environmental conditions or significant environmental concerns in connection with the subject property.

This assessment has revealed **no evidence of recognized environmental conditions** in connection with the subject property.

This assessment has revealed **no evidence of controlled recognized environmental conditions** in connection with the subject property.

This assessment has revealed **no evidence of historical recognized environmental conditions** in connection with the subject property.

A vapor encroachment condition, as defined in ASTM 2600-15, is the presence or likely presence of Chemicals of Concern vapors in the vadose zone of the subject property caused by the release of vapors from contaminated soil and/or groundwater either on or near the subject property, as identified by Tier 1 or Tier 2 procedures. There is no vapor encroachment hazard that would be considered a vapor encroachment condition, and further, a recognized environmental condition.

There is no evidence of any historic or current misuse or significant spills of hazardous or regulated substances on the subject property or adjoining properties. No additional recommendations are required as a result of the information assessed.

11.0 CONCLUSIONS

MEV, LLC performed a Phase I ESA of the subject property in conformance with the scope and limitations of ASTM Standard Practice E 1527-21. This assessment has revealed no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or historical recognized environmental conditions (HRECs) in connection with the subject property.

Based on the data generated during this assessment, no further investigation is warranted at this time.

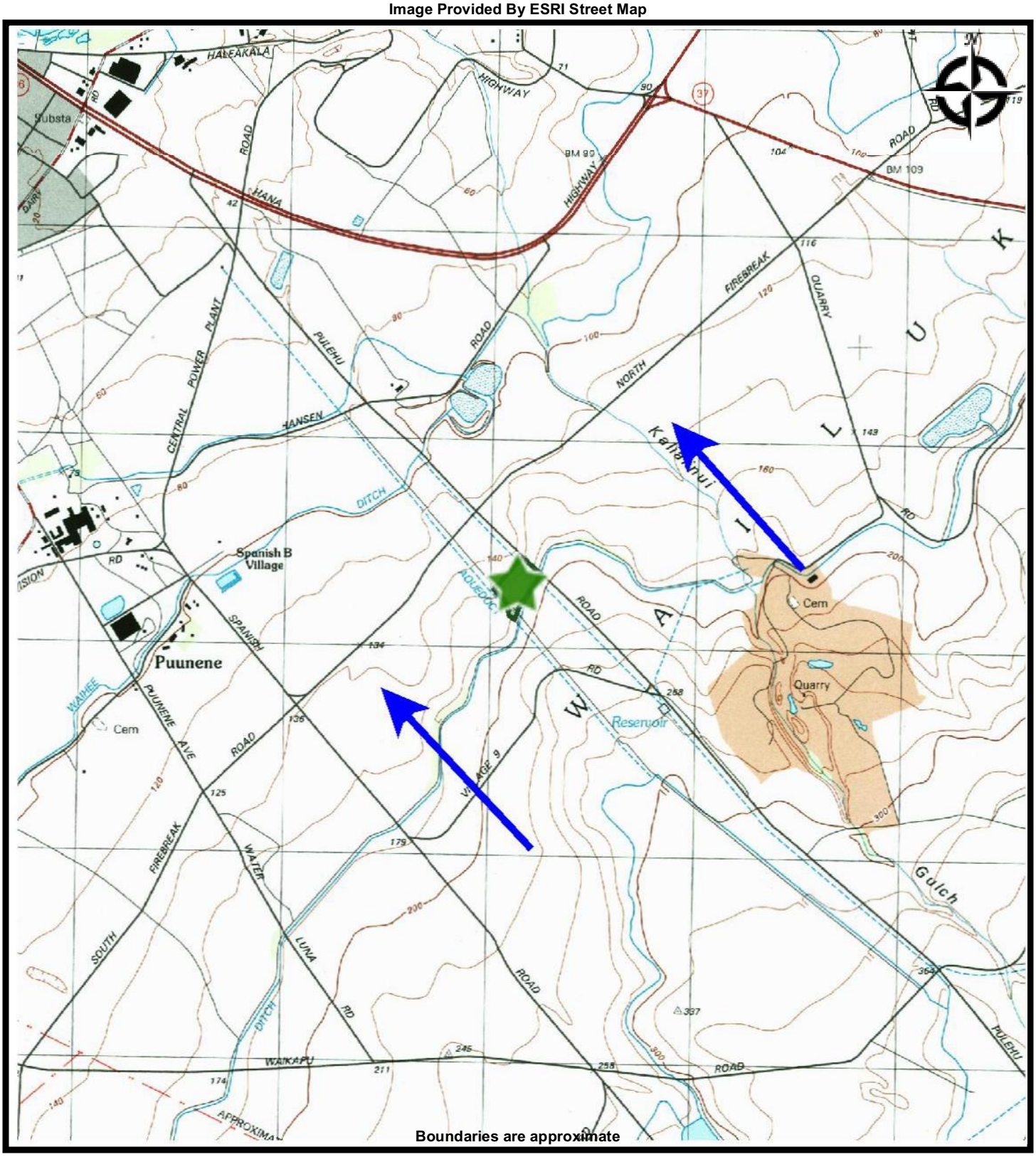
12.0 REFERENCES

1. Environmental Data Resources, Inc., The EDR Radius Map Report with Geocheck®
2. Federal Emergency Management Agency, Flood Insurance Rate Map
3. Historical Aerial Photographs
4. Historical Sanborn Maps
5. Historical Topographic Maps
6. Historical City Directories
7. U.S. Geological Survey, 7.5 Minute Topographic Map, 2017

Appendix A:

Figures

Image Provided By ESRI Street Map



MALAMA Environmental

FIGURE 1 - AREA MAP
PROPOSED WATER SYSTEM SITE
8401 Pulehu Road
Kihei, Hawaii 96753

PREPARED FOR: Hoonani Development, LLC
PROJ. MGR: Jeffrey King **DATE: 2/9/2026**
DRAWN BY: Michael Clea **PROJ. #: T25-033**

Image Provided By EDR Aerials



MALAMA Environmental

FIGURE 2 - SITE MAP
PROPOSED WATER SYSTEM SITE
8401 Pulehu Road
Kihei, Hawaii 96753

PREPARED FOR: Hoonani Development, LLC
PROJ. MGR: Jeffrey King **DATE: 2/9/2026**
DRAWN BY: Michael Clea **PROJ. #: T25-033**

Appendix B:

Photographs



1: Cover photo view south of subject property from Pulehu Road. Note pump house and substation in background.



2: View southeast along Pulehu Road of northern portion of site.



3: View northwest of substation.



4: View west of pump house.



5: View southeast of substation and pump house.



6: View northeast of gravel pile near substation.



7: View northeast along southeast property boundary from near south corner.



8: View southeast of irrigation system remnants along southeast boundary.



9: Another view northeast along southeast boundary.



10: View northwest of northern portion of site and northwest adjoining fallow agricultural land. Note trees along Pulehu Road in background.



11: View west of southern portion of site and northwest adjoining fallow agricultural land.



12: View northwest along southwest boundary.



13: View northwest of unpaved roads along southwest boundary.



14: View northeast of western portion of site.



15: View north of northwest adjoining fallow agricultural land.



16: View northeast across Pulehu Road of northeast adjacent citrus orchard.



17: View east of northeast adjoining Pulehu Road and southeast adjoining citrus orchard.



18: View east of southeast adjoining citrus orchard from southeast access road.



19: View north of Haiku Ditch from southeast access road bridge.



20: View south of Haiku Ditch from southeast access road bridge.



21: View northwest of irrigation pipes and outfall near south property boundary corner.



22: View southeast of irrigation pipes and outfall near south property boundary corner.



23: View west of fertilizer tanks on south adjoining fallow agricultural land.



24: View west of southwest adjoining fallow agricultural land.

Appendix C:

Historical Research

Proposed Water System Site

8401 Pulehu Road

Kihei, HI 96753

Inquiry Number: 8199021.3

December 12, 2025

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

12/12/25

Site Name:

Proposed Water System Site
8401 Pulehu Road
Kihei, HI 96753
EDR Inquiry # 8199021.3

Client Name:

MEV, LLC
P.O. Box 880487
Pukalani, HI 96788
Contact: Jeffrey King

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by MEV, LLC were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # A974-4BC1-9746

PO # NA

Project T25-033

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: A974-4BC1-9746

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Proposed Water System Site
8401 Pulehu Road
Kihei, HI 96753

Inquiry Number: 8199021.4
December 12, 2025

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

12/12/25

Site Name:	Client Name:
Proposed Water System Site	MEV, LLC
8401 Pulehu Road	P.O. Box 880487
Kihei, HI 96753	Pukalani, HI 96788
EDR Inquiry # 8199021.4	Contact: Jeffrey King

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by MEV, LLC were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:		*Coordinates:*	
P.O.#	NA	**Latitude:**	20.8647 20° 51' 53" North
Project:	T25-033	**Longitude:**	-156.432663 -156° 25' 58" West
		UTM Zone:	Zone 4 North
		UTM X Meters:	767127.17
		UTM Y Meters:	2309306.28
		Elevation:	167.68' above sea level

Maps Provided:

2017
2013
1997
1983
1977
1961
1954
1922

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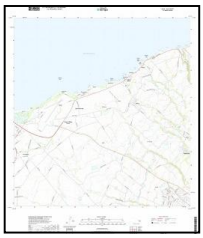
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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2017 Source Sheets



Paia
2017
7.5-minute, 24000

2013 Source Sheets



Paia
2013
7.5-minute, 24000

1997 Source Sheets



Paia
1997
7.5-minute, 24000
Aerial Photo Revised 1997

1983 Source Sheets



Paia
1983
7.5-minute, 24000
Aerial Photo Revised 1977



Wailuku
1983
7.5-minute, 24000
Aerial Photo Revised 1977

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1977 Source Sheets



Paia
1977
7.5-minute, 24000
Aerial Photo Revised 1977



Wailuku
1977
7.5-minute, 24000
Aerial Photo Revised 1977

1961 Source Sheets



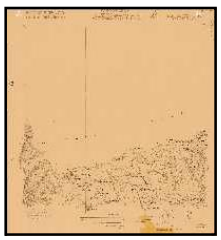
MAUI
1961
15-minute, 62500

1954 Source Sheets



Paia
1954
7.5-minute, 24000
Aerial Photo Revised 1950

1922 Source Sheets



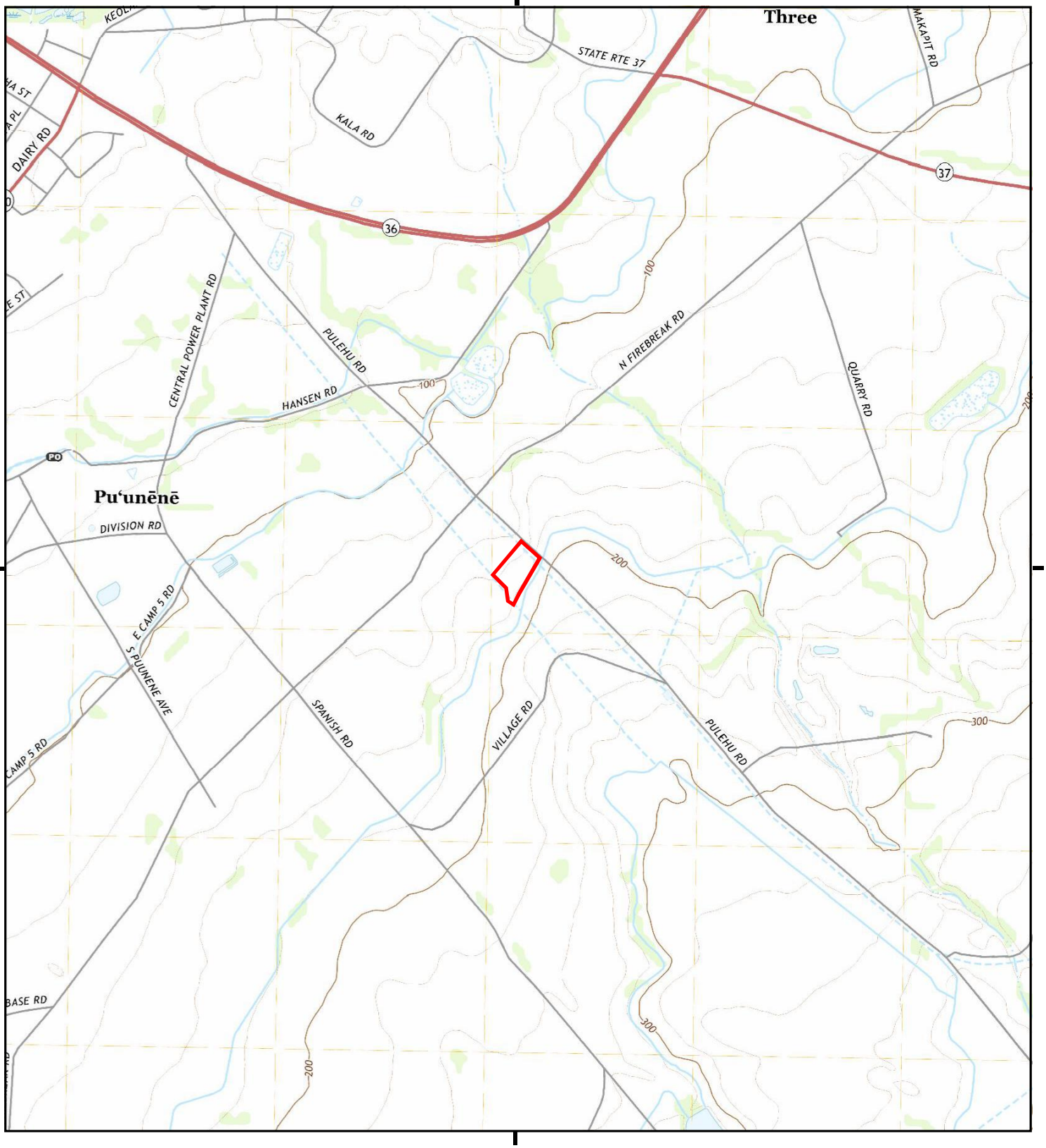
PAIA
1922
7.5-minute, 31680



KIHEI
1922
7.5-minute, 31680

Historical Topo Map

2017



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

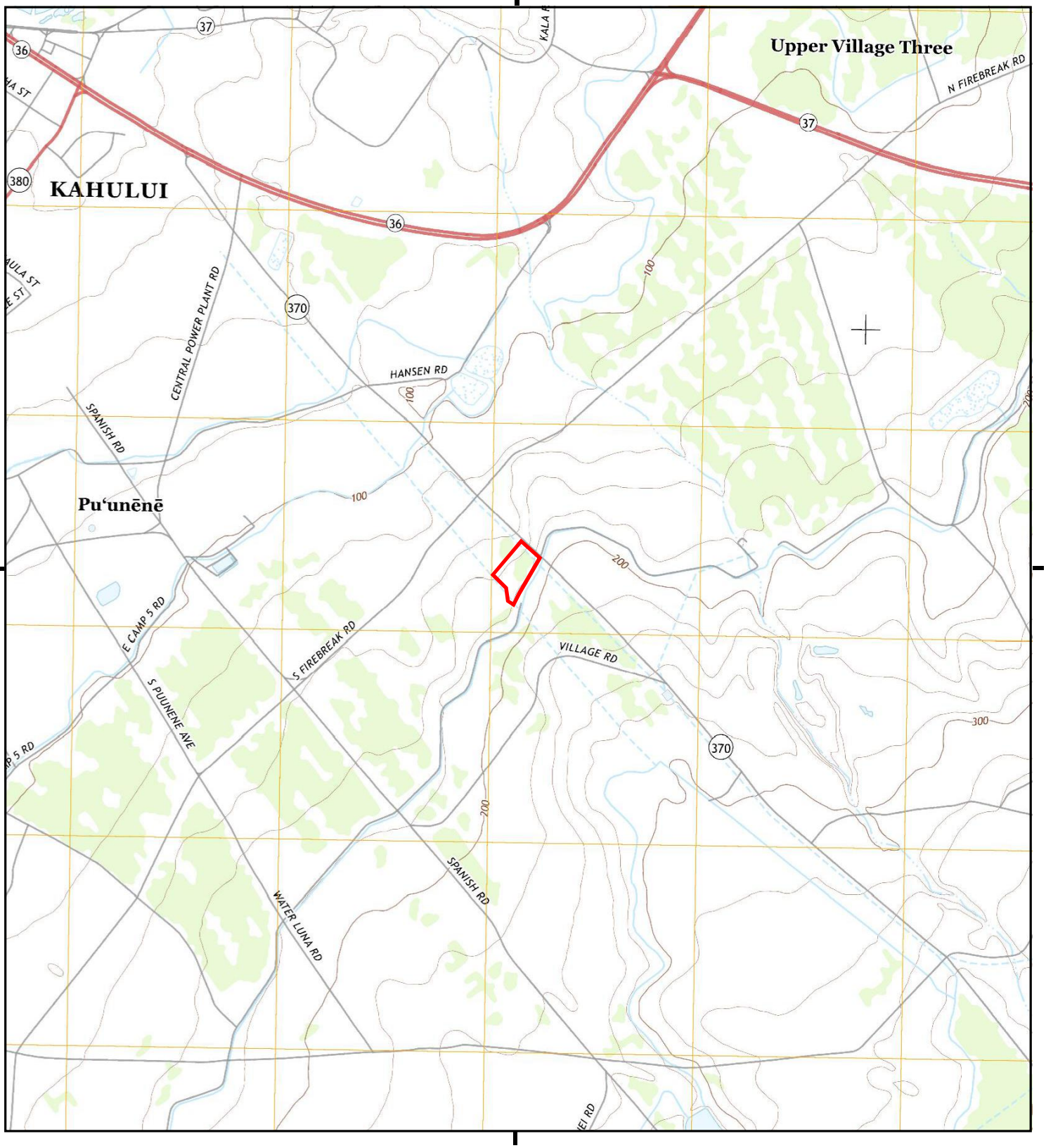
TP, Paia, 2017, 7.5-minute

SITE NAME: Proposed Water System Site
ADDRESS: 8401 Pulehu Road
Kihei, HI 96753
CLIENT: MEV, LLC

N

Historical Topo Map

2013



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

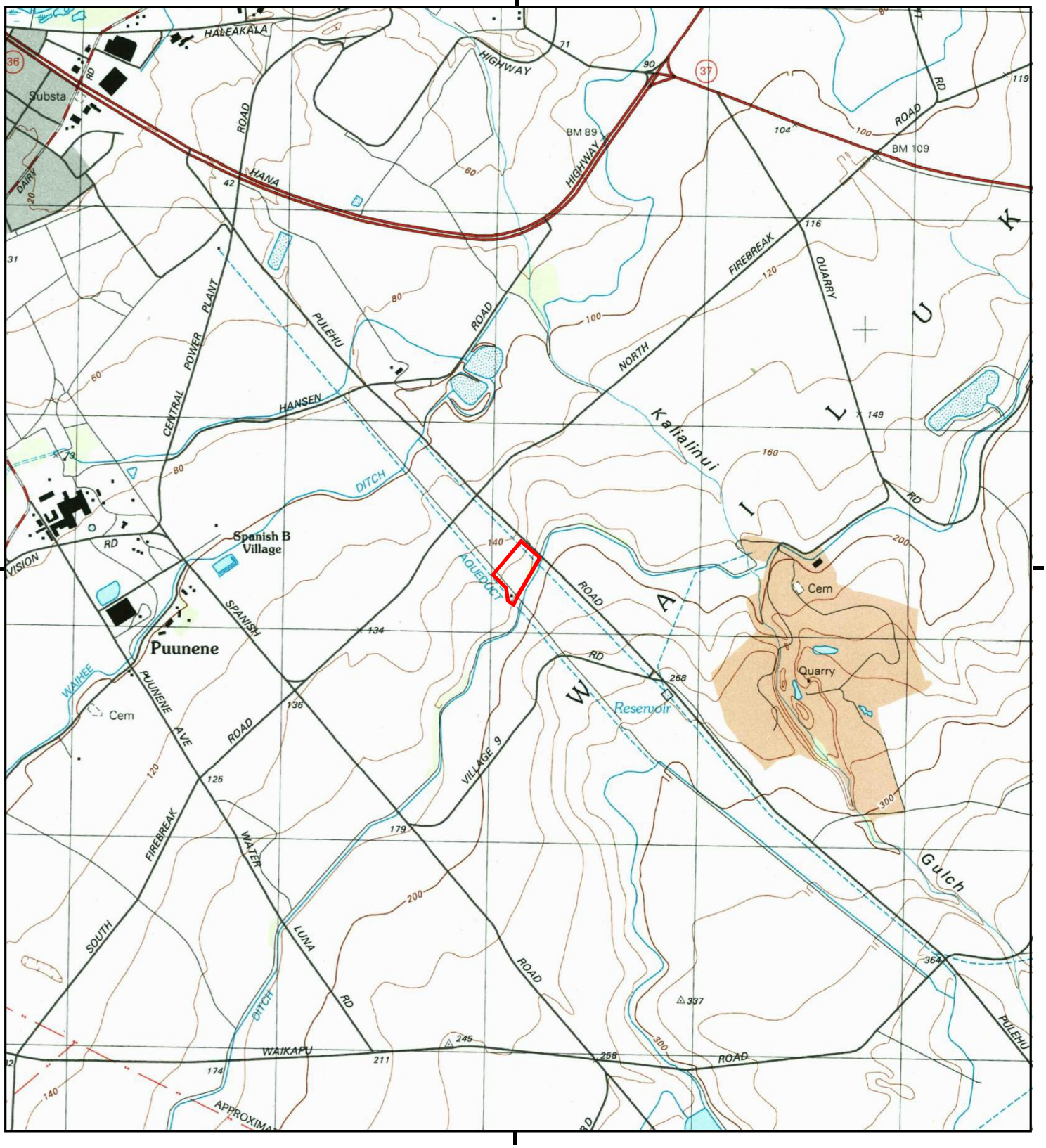
TP, Paia, 2013, 7.5-minute

SITE NAME: Proposed Water System Site
ADDRESS: 8401 Pulehu Road
Kihei, HI 96753
CLIENT: MEV, LLC

N

Historical Topo Map

1997



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

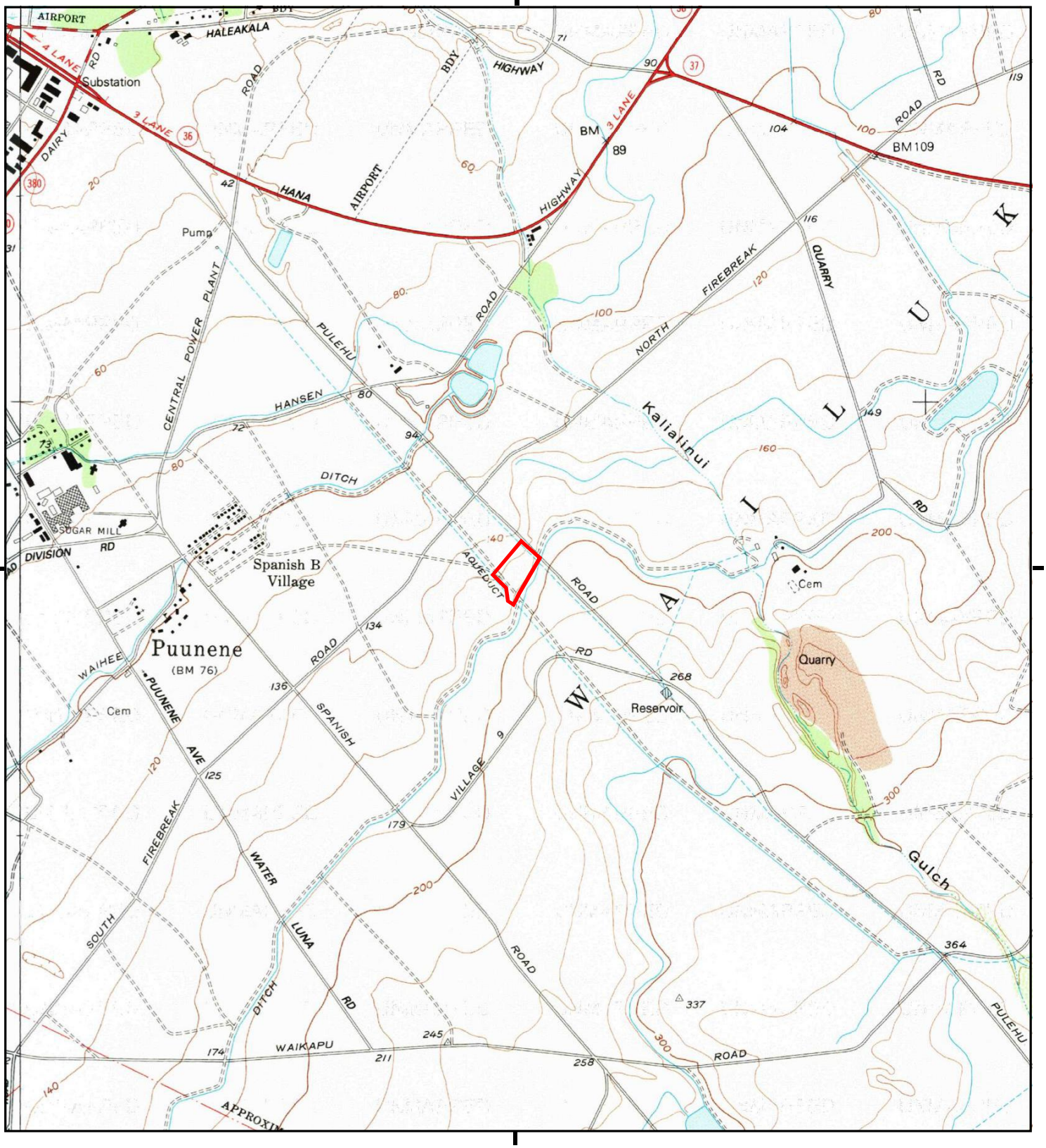
TP, Paia, 1997, 7.5-minute

SITE NAME: Proposed Water System Site
ADDRESS: 8401 Pulehu Road
Kihei, HI 96753
CLIENT: MEV, LLC

N

Historical Topo Map

1983



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Paia, 1983, 7.5-minute
W, Wailuku, 1983, 7.5-minute

SITE NAME: Proposed Water System Site
ADDRESS: 8401 Pulehu Road
Kihei, HI 96753
CLIENT: MEV, LLC

N

Historical Topo Map

1977



This report includes information from the following map sheet(s).

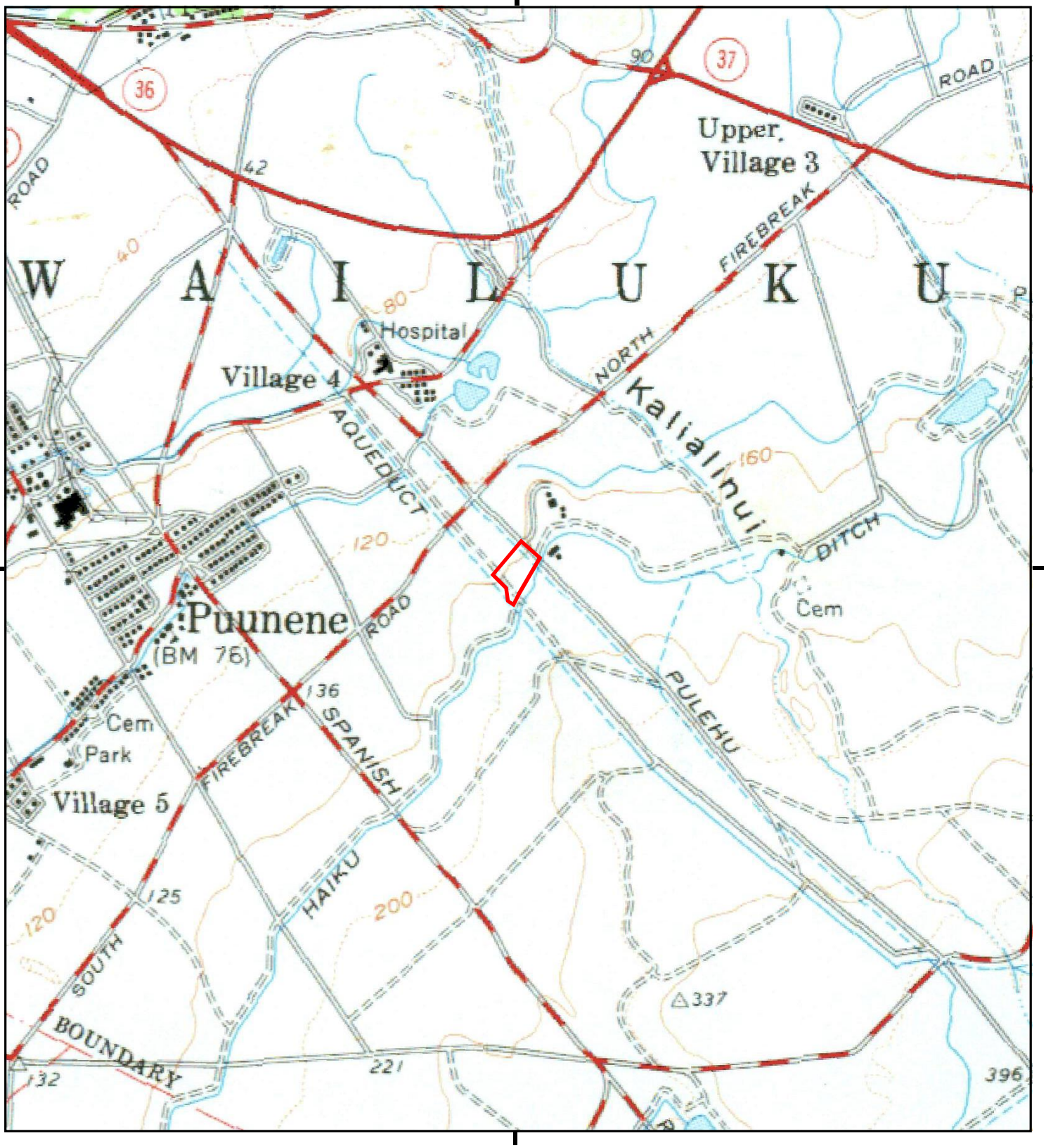
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Paia, 1977, 7.5-minute
W, Wailuku, 1977, 7.5-minute

SITE NAME: Proposed Water System Site
ADDRESS: 8401 Pulehu Road
Kihei, HI 96753
CLIENT: MEV, LLC

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

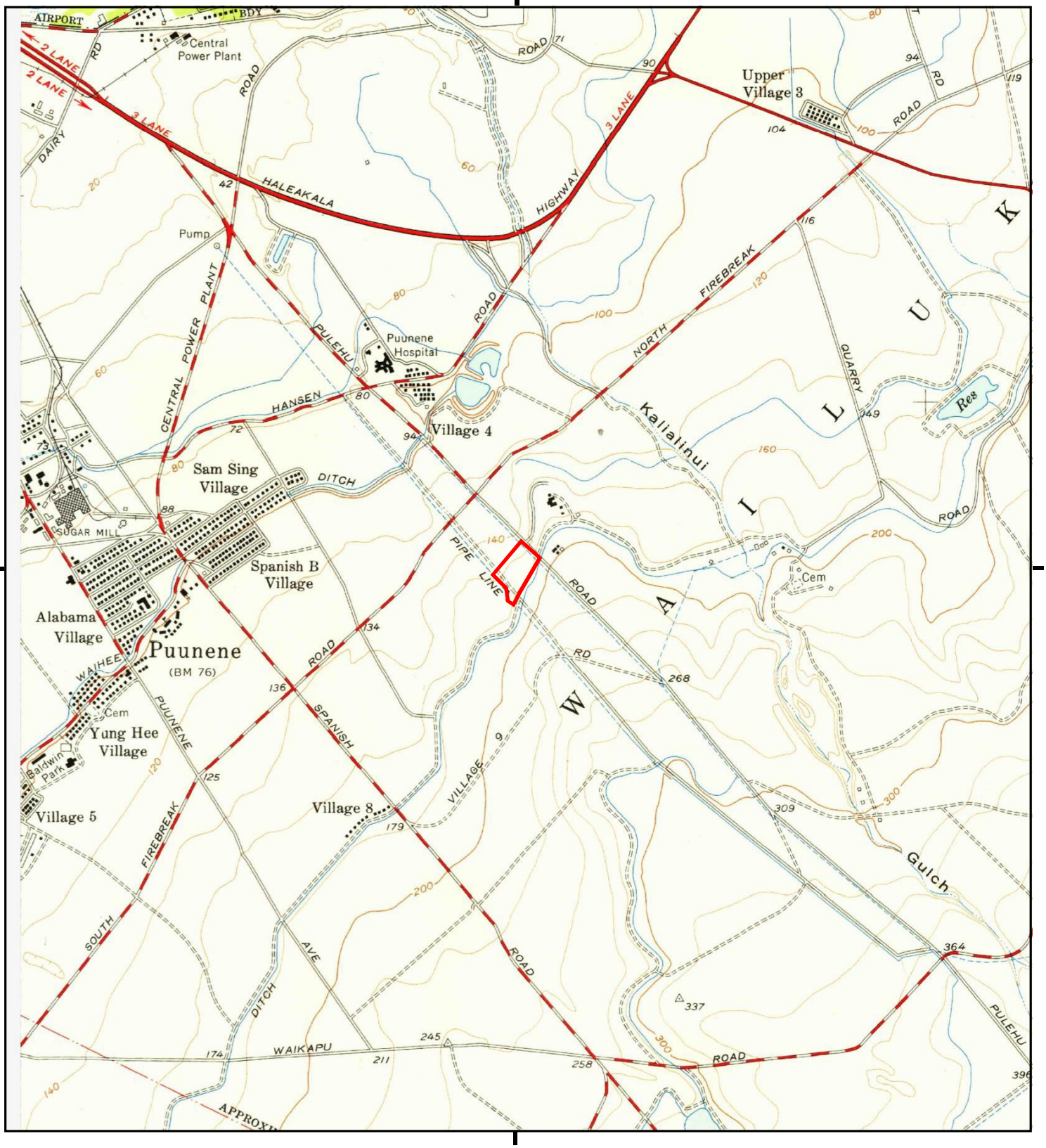
TP, MAUI, 1961, 15-minute

SITE NAME: Proposed Water System Site
ADDRESS: 8401 Pulehu Road
Kihei, HI 96753
CLIENT: MEV, LLC

N

Historical Topo Map

1954



This report includes information from the following map sheet(s).

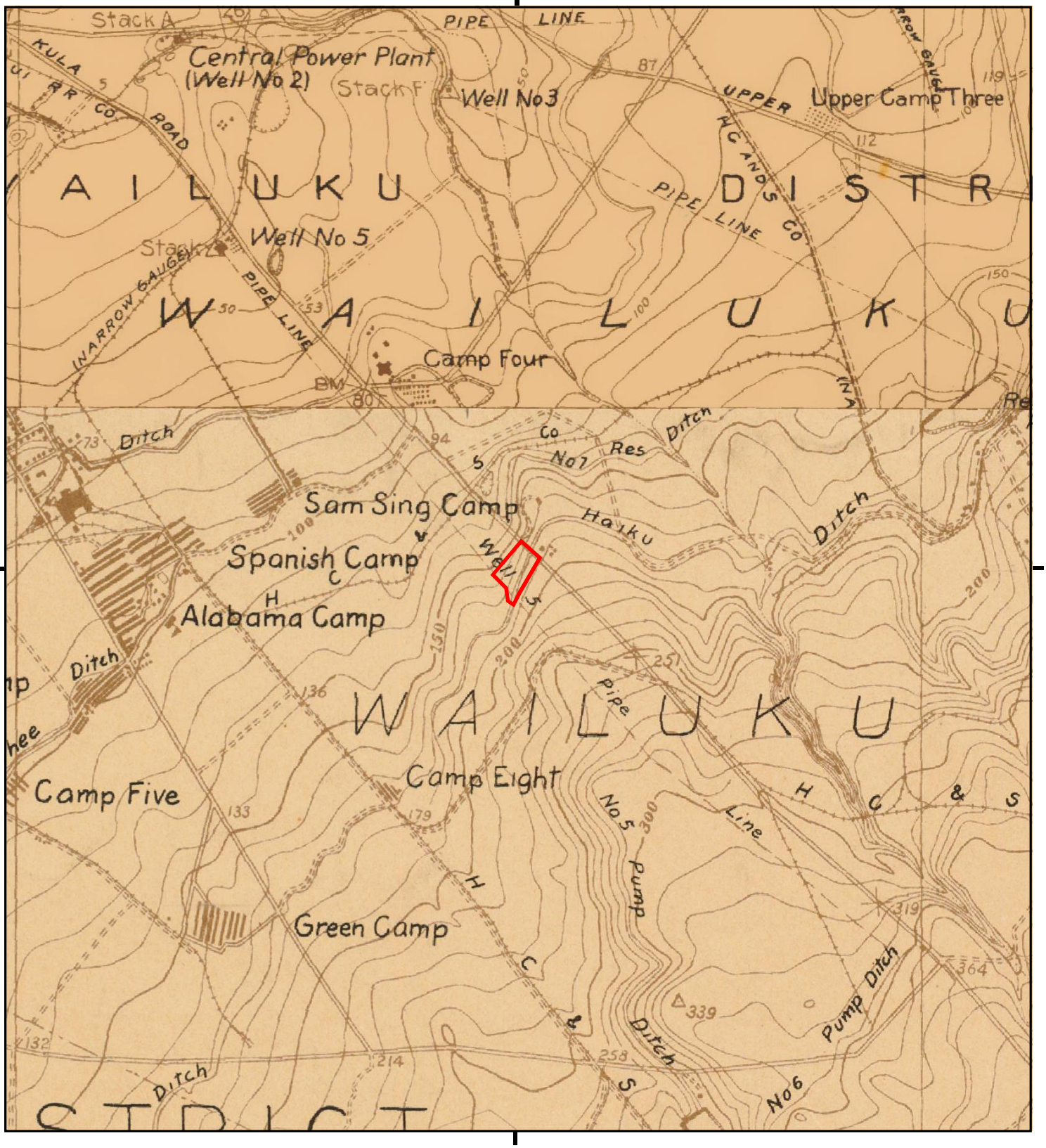
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Paia, 1954, 7.5-minute

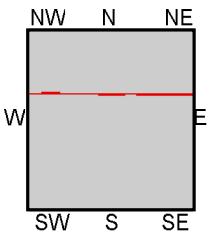
SITE NAME: Proposed Water System Site
ADDRESS: 8401 Pulehu Road
Kihei, HI 96753
CLIENT: MEV, LLC

N



This report includes information from the following map sheet(s).





TP, KIHEI, 1922, 7.5-minute
N, PAIA, 1922, 7.5-minute

SITE NAME: Proposed Water System Site
ADDRESS: 8401 Pulehu Road
Kihei, HI 96753
CLIENT: MEV, LLC



Proposed Water System Site

8401 Pulehu Road

Kihei, HI 96753

Inquiry Number: 8199021.8

December 12, 2025

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

12/12/25

Site Name:

Proposed Water System Site
8401 Pulehu Road
Kihei, HI 96753
EDR Inquiry # 8199021.8

Client Name:

MEV, LLC
P.O. Box 880487
Pukalani, HI 96788
Contact: Jeffrey King

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	*Scale*	*Details*	*Source*
2022	1"=500'	Flight Date: January 08, 2022	USGS
2017	1"=500'	Flight Date: April 05, 2017	USGS
2010	1"=500'	Flight Date: May 03, 2010	USGS
2000	1"=500'	Acquisition Date: April 12, 2000	USGS/DOQQ
1992	1"=500'	Flight Date: September 23, 1992	USGS
1975	1"=500'	Flight Date: July 22, 1975	USGS
1965	1"=500'	Flight Date: January 17, 1965	USGS
1950	1"=500'	Flight Date: September 28, 1950	USGS

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INQUIRY #: 8199021.8

YEAR: 2022

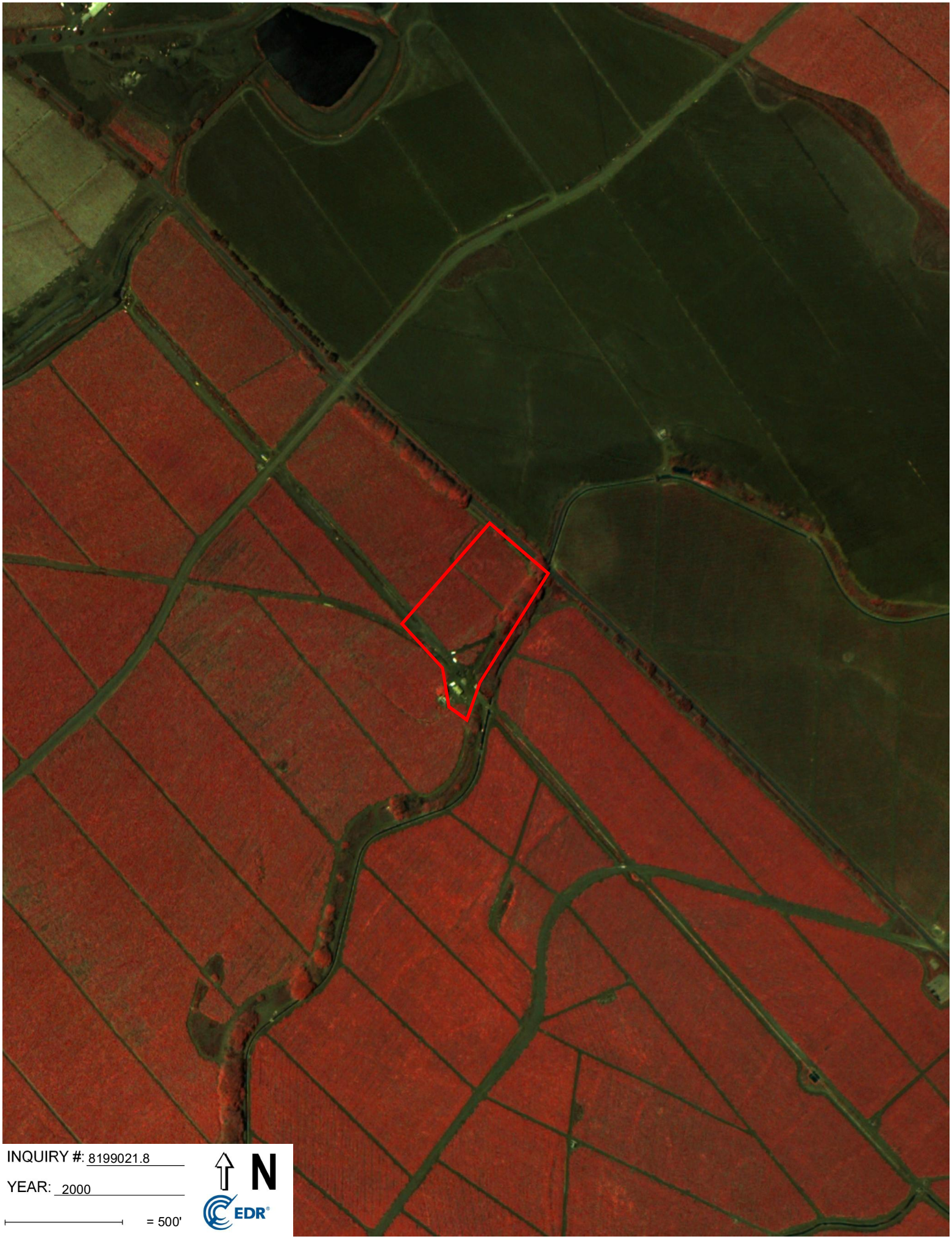
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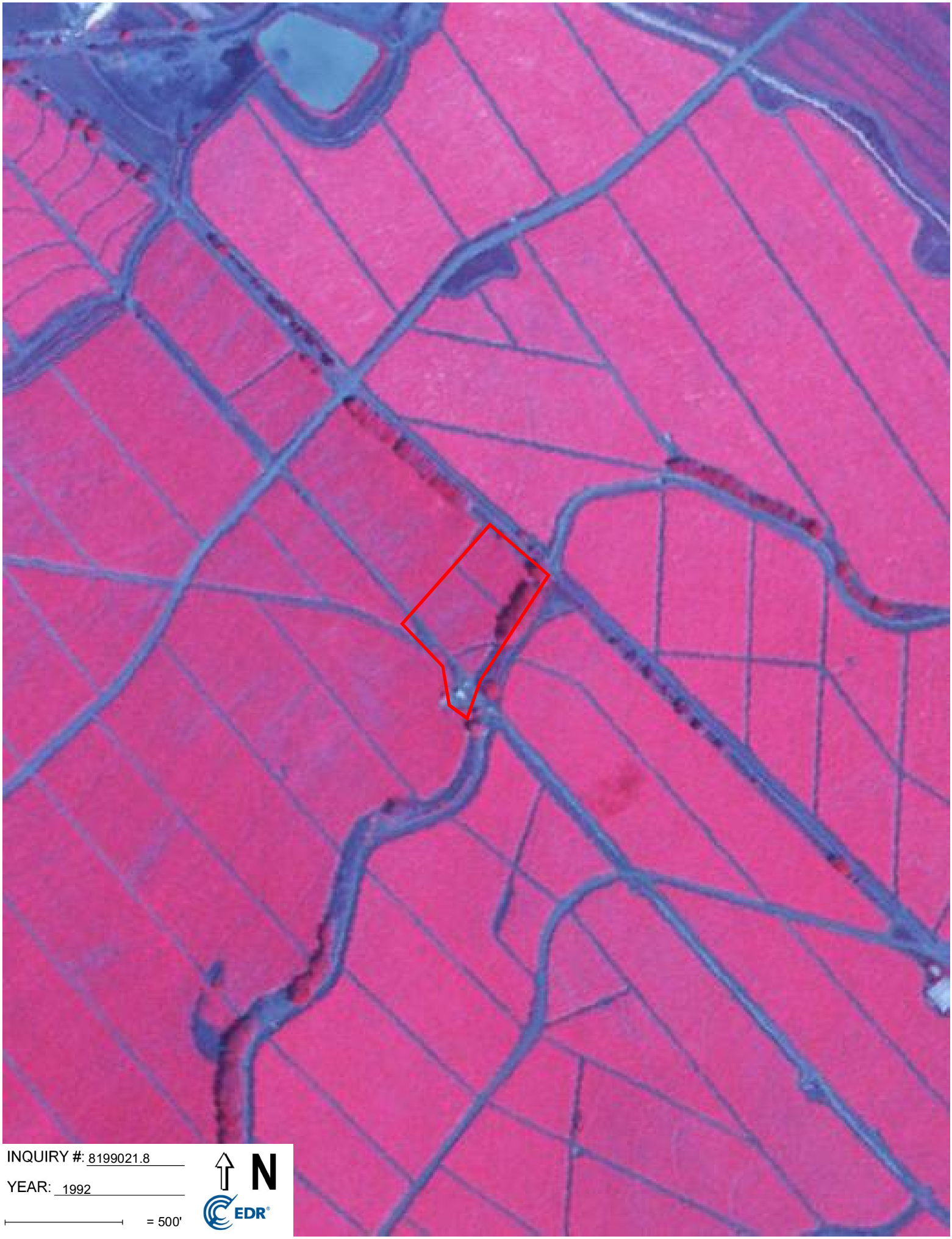
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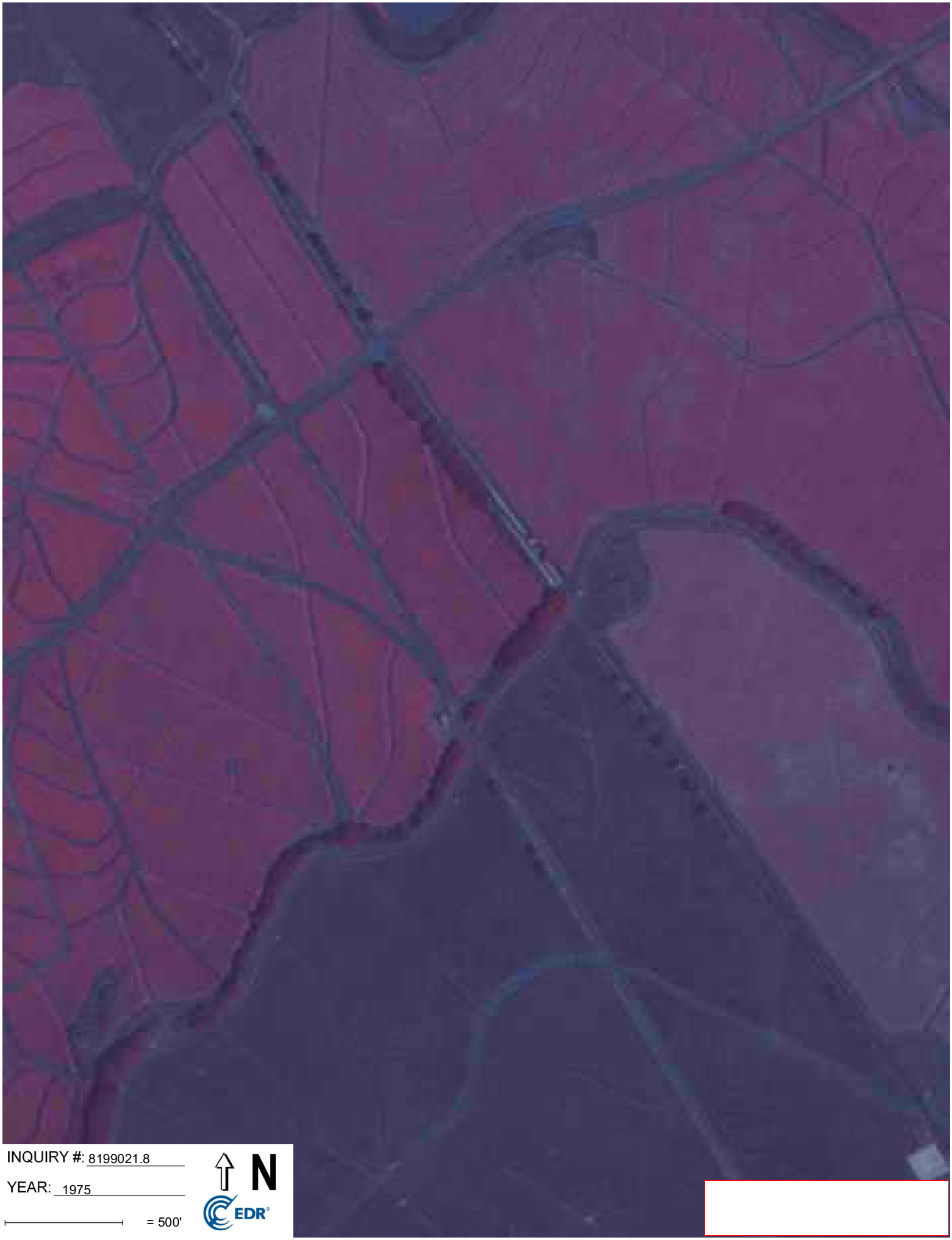
EDR


INQUIRY #: 8199021.8
YEAR: 2017
= 500'
N
EDR


INQUIRY #: 8199021.8
YEAR: 2010
= 500'
N
EDR


INQUIRY #: 8199021.8
YEAR: 2000
= 500'
N
EDR


INQUIRY #: 8199021.8
YEAR: 1992
= 500'
N
EDR



INQUIRY #: 8199021.8

YEAR: 1975

= 500'

N

EDR



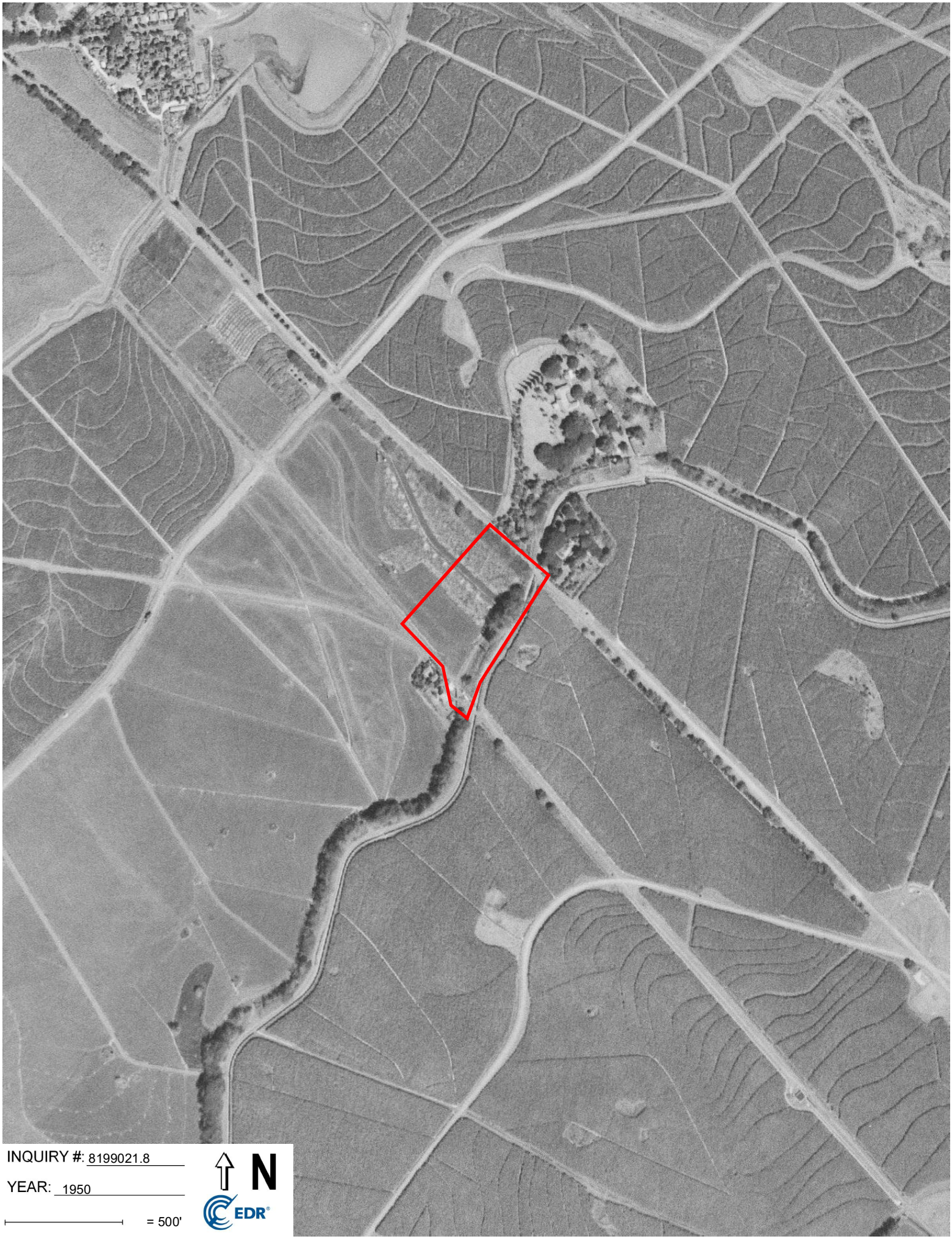
INQUIRY #: 8199021.8

YEAR: 1965

= 500'

N

EDR



INQUIRY #: 8199021.8

YEAR: 1950

= 500'

N

EDR

Proposed Water System Site
8401 Pulehu Road
Kihei, HI 96753

Inquiry Number: 8199021.5
December 13, 2025

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	*Target Street*	*Cross Street*	*Source*
2022	☑	☐	EDR Digital Archive
2017	☑	☐	Cole Information
2014	☑	☐	Cole Information
2010	☑	☐	Cole Information
2005	☑	☐	Cole Information
2000	☑	☐	Cole Information
1995	☑	☐	Cole Information
1992	☑	☐	Cole Information

FINDINGS

TARGET PROPERTY STREET

8401 Pulehu Road
Kihei, HI 96753

Year	*CD Image*	*Source*
PULEHU RD		
2022	pg A2	EDR Digital Archive
2017	pg A4	Cole Information
2014	pg A5	Cole Information
2010	pg A6	Cole Information
2005	pg A7	Cole Information
2000	pg A8	Cole Information
1995	pg A9	Cole Information
1992	pg A10	Cole Information

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*	
S FIREBREAK RD			
2022	-	EDR Digital Archive	Street not listed in Source
2017	-	Cole Information	Street not listed in Source
2014	-	Cole Information	Street not listed in Source
2010	-	Cole Information	Street not listed in Source
2005	-	Cole Information	Street not listed in Source
2000	-	Cole Information	Street not listed in Source
1995	-	Cole Information	Street not listed in Source
1992	-	Cole Information	Street not listed in Source

City Directory Images

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

PULEHU RD 2022

19	DANIEL POTRATZ
100	CHARLES DAWRS
	HUALALAI RESORT
101	MAUKA PLASTERING INC
	TONY TABEINA
	TONYE TABERNA
141	LOREN PAWLOSKI
143	NANCY SHEARMAN
270	AIMEE KIMURA-KOCH
	JAZMYNE KOCH
	LEIL KOCH
303	ANTHONY WOLF
315	DANIEL LIVNY
475	ROLAND BOCTI
487	KYLE WELDON
505	ARROW ONE RANCH
	DEBORAH VONTEMPSKY
516	BRANT CALI
593	DICK BANGER
612	ISAMU KAJITA
670	JERAL FUKUDA
	KARLYNN FUKUDA
755	JENNIFER ASUNCION
	KEVIN ASUNCION
756	JEAN NISHIDA
	KIYOSHI NISHIDA
	PAUL NISHIDA
757	JENNIFER TANAKA
	ROY TANAKA
	SHARON TANAKA
855	ALAN MASHINO
	KU ULEI MASHINO
	TERRY MASHINO
874	JEN HAMAYELIAN
876	ANN FREITAS
	JOHN FREITAS
887	CAMERON YEE
	ELIZABETH YEE
	RANDALL YEE
894	JANNETTE OSTERNECK
901	ALVIN KAMETANI
	AYAME KAMETANI
	CLYDE KAMETANI
950	MIKE PETERS
1071	ASHLEY WALLACE
	DONALD WALLACE
	ESTHER WALLACE
1085	ANGELICA LOMONGO
	SALVADOR LOMONGO
	THERESA LOMONGO

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

PULEHU RD 2022 (Cont'd)

1097	JUANITA KAPPLER
	RONALD TEXEIRA
1123	ARLENE TEXEIRA
	DAVID TEXEIRA
1132	DIANE PETROPULOS
1136	ASHLEY REZENTS
1138	BYRON REZENTS
1154	RONALD SCHECTER
1155	RALPH NISHIDA
1175	HOWARD NAKAO
	ROBYNE NAKAO
1198	DANIEL NEAGOY
	DAVID NEAGOY
	NICOLETTA NEAGOY
1261	IAN YANNELL
1265	CLIFFORD LLANES
	JENNY NISHIDA
1311	TERESA BUCHANAN-LOMONGO
1416	JOHN PAPAZIAN
	PAUL WEINSTEIN
1419	ROBERT FUJIMOTO
	YVONNE FUJIMOTO
1425	LANCE ROMIAS
1428	DAVID SHARP
	MARIANNE SHARP
1900	MARK CONNER
	MARK OCONNOR
	O CONNER MARK F
	OCONNER FAMILY NURSERY
2550	NED GOODNESS

Target Street	Cross Street	Source
✓	-	Cole Information

PULEHU RD 2017

19	HOWARD, CHRIS P
101	MAUKA PLASTERING INC
141	PAWLOSKI, LOREN
270	KIMURA-KOCH, AIMEE E
315	PELLS, ANDREW S
475	BOCTI, ROLAND F
487	JAHNER, GEORGINA M
505	GRUNDHAUSER, JEFFREY S
600	NISHIDA, OTOZO
612	FUKUDA, ALLEN A
670	KAWAHARA, KARLYNN K
755	OTANI, GLENN H
756	NISHIDA, PAUL K
757	TANAKA, ROY T
876	FREITAS, ANN
887	YEE, RANDALL D
894	CALE, BENNETT W
901	KAMETANI, ALVIN M
1085	LOMONGO, SALVADOR C
1097	REID, LORRAINE K
1123	TEXEIRA, DAVID J
1132	PETROPULOS, DIANE L
1136	REZENTS, ASHLEY
1154	SCHECTER, MARGARET
1155	NISHIDA, RALPH S
1175	NAKAO, HOWARD H
1198	MCNAMARRA, BARBARA P
1261	YANNELL, IAN
1265	HAKIM, MICHELLE
1311	MARTINEZ, BENJAMIN A
1416	GATES, TROY
1419	SHARP, MARIANNE U
1900	OCONNOR FAMILY NURSERY
	OCONNOR, MARK F

Target Street	Cross Street	Source
✓	-	Cole Information

PULEHU RD 2014

19	OCCUPANT UNKNOWN,
101	MAUKA PLASTERING INC
	TABERNA, TONY B
141	PAWLOSKI, LOREN
155	OCCUPANT UNKNOWN,
270	KIMURA-KOCH, AIMEE E
295	ELLISON, JOHN M
303	WOLF, ANTHONY C
315	OCCUPANT UNKNOWN,
487	JAHNER, GEORGINA
503	OCCUPANT UNKNOWN,
505	GRUNDHAUSER, JEFFREY S
516	ORTIZ, DAVID
593	OCCUPANT UNKNOWN,
600	NISHIDA, OTOZO
612	FUKUDA, ALLEN A
670	OCCUPANT UNKNOWN,
755	OTANI, GLENN H
756	OCCUPANT UNKNOWN,
757	TANAKA, ROY T
767	GAGNON, JEAN L
768	HOWARD, GARDNER S
776	KOGA, SONOYE
779	ISHIKAWA, GORDON N
	MCCREIGHT, DAVID D
841	SAVINO, PATRICIA M
855	MASHINO, ALAN N
876	FREITAS, ANN
887	YEE, RANDALL D
894	CALE, BENNETT W
901	KAMETANI, ALVIN M
950	OCCUPANT UNKNOWN,
1071	WALLACE, DONALD
1085	LOMONGO, SALVADOR C
1097	REID, LORRAINE K
1123	TEXEIRA, DAVID J
1132	PETROPULOS, DIANE L
1138	DIPIAZZA, VIRGINIA
1155	NISHIDA, RALPH S
1175	NAKAO, HOWARD H
1198	OCCUPANT UNKNOWN,
1261	OCCUPANT UNKNOWN,
1265	PASICZNYK, BONNO
1311	MARTINEZ, BENJAMIN A
1416	CAMBRA, BRIAN J
1419	FUJIMOTO, ROBERT A
1900	OCONNOR FAMILY NURSERY
	OCONNOR, MARK F

Target Street	Cross Street	Source
✓	-	Cole Information

PULEHU RD 2010

19	HOWARD, GARDNER S
101	TABERNA, TONY B
141	BERGER, RUDY
155	OCCUPANT UNKNOWN,
270	KOCH, LEIL A
295	ELLISON, CAROLINE
303	WOLF, ANTHONY C
315	PELLS, ANDREW S
475	JAHNER, RICHARD
505	GRUNDHAUSER, JEFFREY S
516	CALI, BRANT R
593	OCCUPANT UNKNOWN,
612	FUKUDA, ALLEN A
755	OTANI, GLENN H
756	NISHIDA, PAUL K
757	TANAKA, ROY T
767	GAGNON, JEAN L
775	TANAKA, JENNIFER
	YEE, NOLAN
776	KOGA, SONOYE
779	ISHIKAWA, GORDON N
	MCCREIGHT, DAVID D
841	SAVINO, PATRICIA M
855	HAMAMURA, ROY T
876	RODRIGUEZ, LUPE
887	YEE, ELIZABETH A
894	FISH, ROBERT J
901	KAMETANI, ALVIN M
1071	WALLACE, DONALD
1085	LOMONGO, SALVADOR C
1097	OCCUPANT UNKNOWN,
1123	TEXEIRA, DAVID J
1132	PETROPULOS, DIANE L
1136	REZENTS, ASHLEY
1138	DIPIAZZA, VIRGINIA
1155	NISHIDA, RALPH S
1175	NAKAO, HOWARD H
1198	NEAGOY, DANIEL R
1265	LLANES, MICHAEL
1311	LOMONGO, SALVADOR C
1416	CAMBRA, EDWIN J
1419	ASUNCION, DAWN A
1900	OCCUPANT UNKNOWN,

Target Street	Cross Street	Source
✓	-	Cole Information

PULEHU RD 2005

19	HOWARD, GARDNER S
155	FRANKLIN, CARL M
270	KOCH, LEIL A
295	COPPOLA, ROBERT J
516	CALI, BRANT R
593	OTANI, GLENN H
612	FUKUDA, ALLEN A
755	OCCUPANT UNKNOWN,
757	TANAKA, ROY T
767	GAGNON, JEAN
772	MOR, ORNA
775	HAMAMURA FARMS CORP
	YEE, RANDALL D
776	KOGA, S
779	FREY, JAMES A
	ISHIKAWA, GORDON N
	MCCREIGHT, DAVID
841	SAVINO, PATRICIA
855	YOSHIHARA, A
887	YEE, ELIZABETH A
894	FISH, ROBERT J
901	KAMETANI, ALVIN M
1071	LOUDEN, KAREN L
1085	LOMONGO, SALVADOR
1097	OCCUPANT UNKNOWN,
1123	TEXEIRA, DAVID J
1132	PETROPULOS, DIANE
1175	NAKAO, HOWARD H
1198	NEAGOY, DANIEL R
1261	OCCUPANT UNKNOWN,
1416	CAMBRA, EDWIN J
1419	OCCUPANT UNKNOWN,

Target Street	Cross Street	Source
✓	-	Cole Information

PULEHU RD 2000

118	ANDELIN, PAMELA
	CAMERON, PAMELA
122	RUSS, CHARLES P
766	FURTADO, NATHAN
	KOGA, T
767	GAGNON, JEAN
774	LOUDEN, ROBERT
	TEXEIRA, LOUIS
779	FREY, JAMES
	MCCREIGHT, DAVID
841	SAVINO, P

Target Street	Cross Street	Source
✓	-	Cole Information

PULEHU RD 1995

120	POVELITE, KAY
122	PALMIERI, VINCENT
766	FURTADO, NATHAN
772	WILLIAMS, LESLIE
773	ADOLPH, ROBERT
774	LOUDEN, ROBERT
	TEXEIRA, LOUIS
775	DOYLE, JIM
778	KOGA, T
779	BROWN, RONALD C
5080	KOMESU, NATSUKO

Target Street	Cross Street	Source
✓	-	Cole Information

PULEHU RD 1992

115	MONACO, STEVEN
118	CHAPMAN, KEN
120	POVELITE, KAY
766	FURTADO, NATHAN
767	PACHECO, E
772	WILLIAMS, LESLIE
773	FORSBERG, C
774	BELCHER, BETH
	LOUDEN, ROBERT
778	KOGA, T
779	JONES, BOB
	MADKOUR, K
	WALLACE, E
5080	KOMESU, NATSUKO
77401	TEXEIRA, LOUIS

Appendix D:

Regulatory Records

Proposed Water System Site
8401 Pulehu Road
Kihei, HI 96753

Inquiry Number: 8199021.2s
December 12, 2025

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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LIGHTBOX LIVE

Open LightBox Live to access data, tools, and advanced analytics in one online platform.

http://www.web.edrnet.com/ordering/switchboard/login.aspx?s=goto_lightbox&pguid=D7003DE3-591F-47D3-A14E-1D0828DC14B9

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 23), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

8401 PULEHU ROAD
KIHEI, HI 96753

COORDINATES

Latitude (North):	20.8647000 - 20˚ 51' 52.92''
Longitude (West):	156.4326630 - 156˚ 25' 57.58''
Universal Tranverse Mercator:	Zone 4
UTM X (Meters):	767131.3
UTM Y (Meters):	2309170.0
Elevation:	171 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	9757761 PAIA, HI
Version Date:	2017

MAPPED SITES SUMMARY

Target Property Address:
8401 PULEHU ROAD
KIHEI, HI 96753

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	HALEAKALA RESEARCH S		FUDS	Lower	4945, 0.937, NW
2	PUUNENE SUGAR MILL M	HANSEN RD	SHWS	Lower	5247, 0.994, WNW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ..... National Priority List
Proposed NPL ..... Proposed National Priority List Sites
NPL LIENS ..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ..... Federal Facility Site Information listing
SEMS ..... Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ..... Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ..... RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ..... RCRA - Large Quantity Generators
RCRA-SQG ..... RCRA - Small Quantity Generators
RCRA-VSQG ..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ..... Land Use Control Information System

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF..... Permitted Landfills in the State of Hawaii

Lists of state and tribal leaking storage tanks

LUST..... Leaking Underground Storage Tank Database
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing
UST..... Underground Storage Tank Database
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Engineering Control Sites
INST CONTROL..... Sites with Institutional Controls

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Response Program Sites

Lists of state and tribal brownfield sites

BROWNFIELDS..... Brownfields Sites

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY..... Solid Waste Recycling Information
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
CDL..... Clandestine Drug Lab Listing

US CDL ..... National Clandestine Laboratory Register

Local Land Records

LIENS 2 ..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS ..... Hazardous Materials Information Reporting System
SPILLS ..... Release Notifications
SPILLS 90 ..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR ..... RCRA - Non Generators / No Longer Regulated
DOD ..... Department of Defense Sites
SCRD DRYCLEANERS ..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ..... Financial Assurance Information
EPA WATCH LIST ..... EPA WATCH LIST
2020 COR ACTION ..... 2020 Corrective Action Program List
TSCA ..... Toxic Substances Control Act
TRIS ..... Toxic Chemical Release Inventory System
SSTS ..... Section 7 Tracking Systems
ROD ..... Records Of Decision
RMP ..... Risk Management Plans
RAATS ..... RCRA Administrative Action Tracking System
PRP ..... Potentially Responsible Parties
PADS ..... PCB Activity Database System
ICIS ..... Integrated Compliance Information System
FTTS ..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ..... Material Licensing Tracking System
COAL ASH DOE ..... Steam-Electric Plant Operation Data
COAL ASH EPA ..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER ..... PCB Transformer Registration Database
RADINFO ..... Radiation Information Database
HIST FTTS ..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS ..... Incident and Accident Data
CONSENT ..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV ..... Indian Reservations
FUSRAP ..... Formerly Utilized Sites Remedial Action Program
UMTRA ..... Uranium Mill Tailings Sites
LEAD SMELTERS ..... Lead Smelter Sites
US AIRS ..... Aerometric Information Retrieval System Facility Subsystem
US MINES ..... Mines Master Index File
MINES MRDS ..... Mineral Resources Data System
ABANDONED MINES ..... Abandoned Mines
FINDS ..... Facility Index System/Facility Registry System
UXO ..... Unexploded Ordnance Sites
DOCKET HWC ..... Hazardous Waste Compliance Docket Listing
ECHO ..... Enforcement & Compliance History Information
FUELS PROGRAM ..... EPA Fuels Program Registered Listing
PFAS NPL ..... Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES ..... Federal Sites PFAS Information
PFAS TRIS ..... List of PFAS Added to the TRI

EXECUTIVE SUMMARY

PFAS TSCA ..... PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST ..... PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR ..... PFAS Contamination Site Location Listing
PFAS WQP ..... Ambient Environmental Sampling for PFAS
PFAS NPDES ..... Clean Water Act Discharge Monitoring Information
PFAS PROJECT ..... NORTHEASTERN UNIVERSITY PFAS PROJECT
PFAS ECHO ..... Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAIN ..... Facilities in Industries that May Be Handling PFAS Listing
PFAS PT 139 AIRPORT ..... All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC ..... Aqueous Foam Related Incidents Listing
BIOSOLIDS ..... ICIS-NPDES Biosolids Facility Data
UST FINDER ..... UST Finder Database
UST FINDER RELEASE ..... UST Finder Releases Database
E MANIFEST ..... Hazardous Waste Electronic Manifest System
PFAS ..... PFAS Contamination Site Listing
AIRS ..... List of Permitted Facilities
DRYCLEANERS ..... Permitted Drycleaner Facility Listing
Financial Assurance ..... Financial Assurance Information Listing
HWP ..... Hazardous Waste Program Listing
LEAD ..... LEAD
UIC ..... Underground Injection Wells Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ..... EDR Proprietary Manufactured Gas Plants
EDR Hist Auto ..... EDR Exclusive Historical Auto Stations
EDR Hist Cleaner ..... EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS ..... Recovered Government Archive State Hazardous Waste Facilities List
RGA LF ..... Recovered Government Archive Solid Waste Facilities List
RGA LUST ..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Lists of state- and tribal hazardous waste facilities

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Health.

A review of the SHWS list, as provided by EDR, and dated 03/06/2024 has revealed that there is 1 SHWS site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PUUNENE SUGAR MILL M	HANSEN RD	WNW 1/2 - 1 (0.994 mi.)	2	8

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

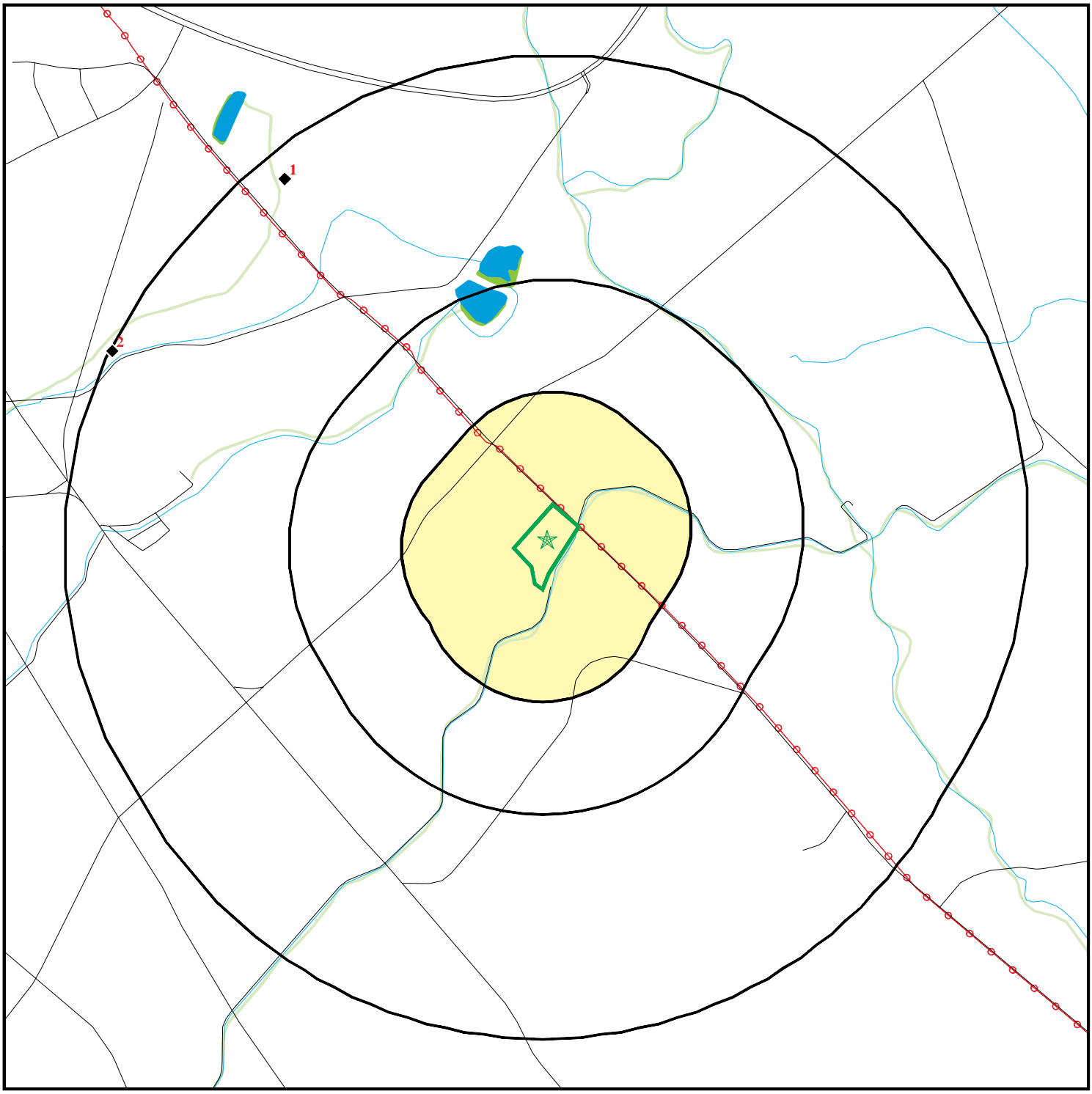
A review of the FUDS list, as provided by EDR, and dated 07/23/2025 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
HALEAKALA RESEARCH S		NW 1/2 - 1 (0.937 mi.)	1	8

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 8199021.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

0 1/4 1/2 1 Miles

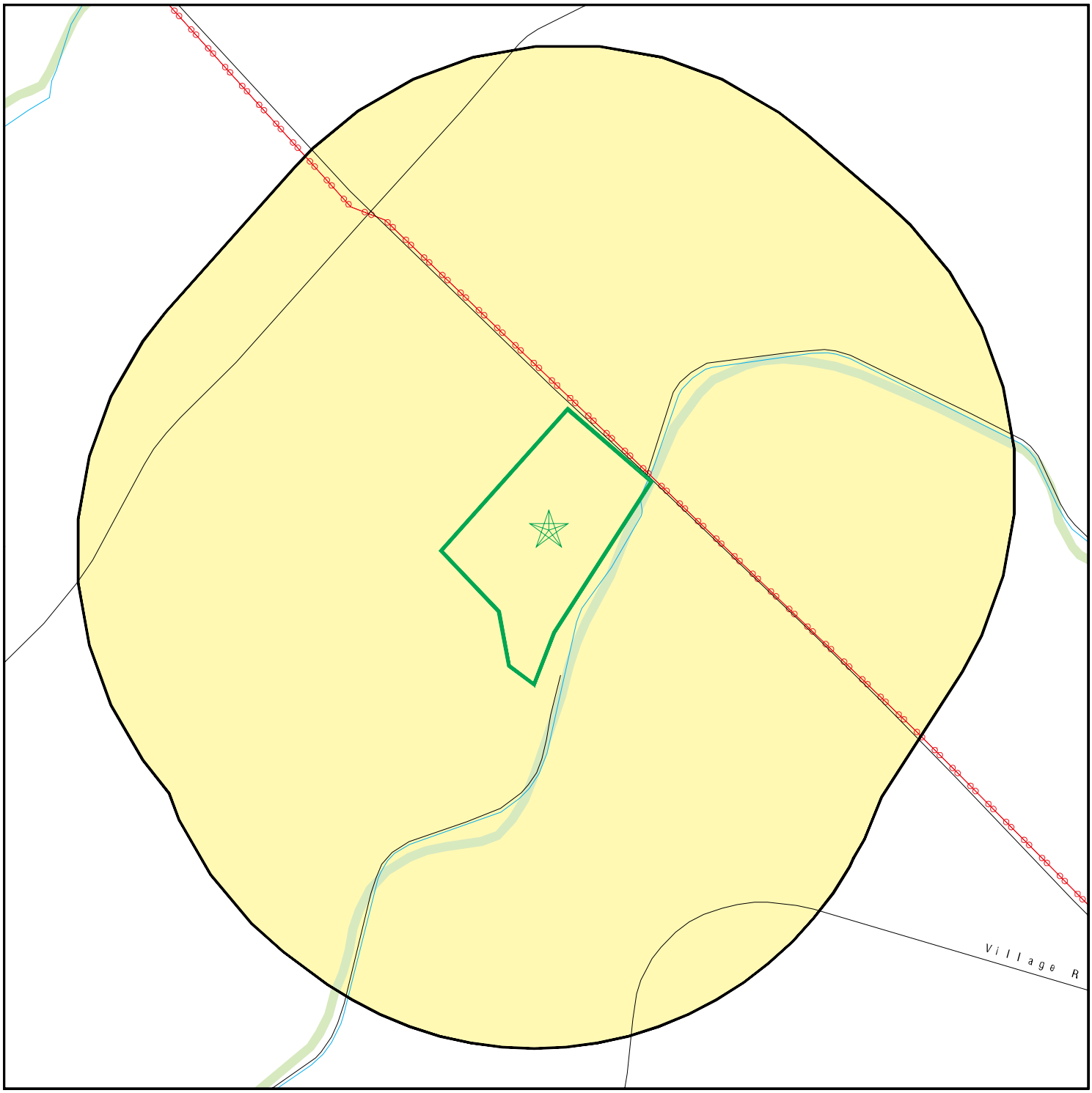
N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Proposed Water System Site ADDRESS: 8401 Pulehu Road Kihei HI 96753 LAT/LONG: 20.8647 / 156.432663	CLIENT: MEV, LLC CONTACT: Jeffrey King INQUIRY #: 8199021.2s DATE: December 12, 2025 12:40 pm

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DETAIL MAP - 8199021.2S



Target Property
Sites at elevations higher than or equal to the target property
Sites at elevations lower than the target property
Manufactured Gas Plants
Sensitive Receptors
National Priority List Sites
Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA
Power transmission lines
Special Flood Hazard Area (1%)
0.2% Annual Chance Flood Hazard
National Wetland Inventory
State Wetlands

N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Proposed Water System Site	CLIENT: MEV, LLC
ADDRESS: 8401 Pulehu Road Kihei HI 96753	CONTACT: Jeffrey King INQUIRY #: 8199021.2s
LAT/LONG: 20.8647 / 156.432663	DATE: December 12, 2025 12:40 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
SHWS	1.000		0	0	0	1	NR	1
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	0	NR	NR	0
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	1	NR	1
DOD	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	TP		NR	NR	NR	NR	NR	0
UST FINDER	0.250		0	0	NR	NR	NR	0
UST FINDER RELEASE	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
E MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HWP	0.250		0	0	NR	NR	NR	0
LEAD	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	TP		NR	NR	NR	NR	NR	0
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	0	0	0	2	0	2

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
NW
1/2-1
0.937 mi.
4945 ft.

HALEAKALA RESEARCH SITE — **FUDS** — **1024901949** / **N/A**

HALEAKALA, HI

Relative:
Lower

Actual:
67 ft.

FUDS:

EPA Region:	09
Installation ID:	HI99799F384200
Congressional District Number:	2
Name:	HALEAKALA RESEARCH SITE
FUDS Number:	H09HI0102
City:	HALEAKALA
State:	HI
County:	MAUI
Object ID:	4928
USACE Division:	pod
USACE District:	poh
Status:	Properties without projects
Current Owner:	Other: Other
EMS Map Link:	
Eligibility:	Eligible
Has Projects:	no
NPL Status:	Not on the NPL
Project Required:	no
Feature Description:	The Facility Was Operated By The Us Air Force'S 1156th Technical Operations Squadron. In August 1968, Two Parcels Of 4.45 Acres And .19 Acre On Mount Haleakala Leased And Licensed, Respectively By The State Of Hawaii Were Transferred To The Us Atomic Energy Commission Which Continues To Occupy The Sites To Conduct It Multiple Classified And Nonclassified Programs
Latitude:	20.87638889
Longitude:	-156.44166667

2
WNW
1/2-1
0.994 mi.
5247 ft.

PUUNENE SUGAR MILL MUD STORAGE AREA — **SHWS** — **S128195979** / **N/A**
HANSEN RD
PUUNENE, HI 96784

Relative:
Lower

Actual:
75 ft.

SHWS:

IHEER ID:	1400
Name:	PUUNENE SUGAR MILL MUD STORAGE AREA
Address:	HANSEN RD
Address 2:	Not reported
City,State,Zip:	PUUNENE, HI 96784
Zip 2:	Not reported
Lead Agency:	HEER Office
HID Number:	Not reported
Island:	Maui
Environmental Interest:	Not reported
Project Manager:	Not reported
Hazard Priority:	Unranked
Facility Registry Identifier:	Not reported
Location Description:	Hansen Rd, P.O. Box 266
Supplemental Location:	Not reported
Potential Hazards And Controls:	Not reported
Assessment:	Not reported
Nature of Contamination:	Not reported

PUUNENE SUGAR MILL MUD STORAGE AREA (Continued) **S128195979**

Nature of Residual Contamination:	Not reported
Use Restrictions:	Not reported
Program:	State
Description of Restrictions:	Not reported
Action Completion Date:	Not reported
Within Designated Areawide Contamination	Not reported
Response:	Not reported
Contact Information:	Not reported
Engineering Control:	Not reported
Institutional Control:	Not reported
Is Public:	Not reported
Update On:	09/22/2021
Status name:	NFA
Aliases:	Puunene Mill Mud Storage Area; Puunene Sugar Mill Mud Storage Area
Tax Map Keys:	None found;
Latitude:	20.87083
Longitude:	-156.447594

SHWS:

IHEER ID:	1400
Document Type:	No Further Action Determination Letter
Document Title:	Nfa Determination For Two Mill Mud Stockpiles
Document Date:	Aug 24, 2009
Document Number:	5604
IHEER ID:	1400
Document Type:	Site Characterization Report
Document Title:	Enviroservices & Training Center Llc Report, Jan 7, 2009, Subject: Summary Letter, Mill Mud Sampling Activities-Field 6062, Puunene Mill, Puunene, Hawaii
Document Date:	Mar 16, 2009
Document Number:	5610
IHEER ID:	1400
Document Type:	Site Characterization Report
Document Title:	Enviroservices & Training Center Llc Report, Mar 4, 2009, Subject: Summary Letter, Mill Mud Sampling Activities - Field 7111 Settling Basins, Puunene Mill, Puunene Hi
Document Date:	Mar 16, 2009
Document Number:	5605
IHEER ID:	1400
Document Type:	Undetermined
Document Title:	Request For No Action Letter For Fill Material
Document Date:	Mar 16, 2009
Document Number:	5510
IHEER ID:	1400
Document Type:	Review Letter
Document Title:	Review Of Puunene Mill Mud Characterization Report
Document Date:	Aug 3, 2006
Document Number:	5607
IHEER ID:	1400
Document Type:	Site Characterization Report
Document Title:	Puunene Mill Mud Characterization Report
Document Date:	Jul 14, 2006
Document Number:	5603

PUUNENE SUGAR MILL MUD STORAGE AREA (Continued) **S128195979**

IHEER ID: 1400
Document Type: Site Characterization Report
Document Title: Puunene Mill Mud Characterization Report, Puunene Mill Mud Storage Areas, Puunene, Maui Hi, Field 711 And Field 606
Document Date: Jul 14, 2006
Document Number: 5606

IHEER ID: 1400
Document Type: Undetermined
Document Title: Approval Of Mill Mud Sap
Document Date: Jun 6, 2006
Document Number: 5608

IHEER ID: 1400
Document Type: Site Characterization Work Plan
Document Title: Sap Puunene Mill Mud Storage Area
Document Date: Jun 5, 2006
Document Number: 14893

IHEER ID: 1400
Document Type: Site Characterization Work Plan
Document Title: Sap Puunene Mill Mud Storage Areas Puunene, Maui Hi Field 711 And Field 606
Document Date: Jun 1, 2006
Document Number: 5609

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 09/29/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 10/28/2025
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 12/01/2025
Next Scheduled EDR Contact: 01/05/2026
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 09/29/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 10/28/2025
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 12/01/2025
Next Scheduled EDR Contact: 01/05/2026
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 09/29/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 10/28/2025
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 12/01/2025
Next Scheduled EDR Contact: 01/05/2026
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 09/22/2025
Date Data Arrived at EDR: 09/23/2025
Date Made Active in Reports: 11/18/2025
Number of Days to Update: 56

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/10/2025
Next Scheduled EDR Contact: 04/06/2026
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 09/29/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 10/28/2025
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/01/2025
Next Scheduled EDR Contact: 01/19/2026
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 09/29/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 10/28/2025
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/01/2025
Next Scheduled EDR Contact: 01/19/2026
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 03/11/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 06/24/2025
Number of Days to Update: 83

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 10/28/2025
Next Scheduled EDR Contact: 02/16/2026
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/30/2025
Date Data Arrived at EDR: 11/11/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 1

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/11/2025
Next Scheduled EDR Contact: 03/02/2026
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/30/2025
Date Data Arrived at EDR: 11/11/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 1

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/11/2025
Next Scheduled EDR Contact: 03/02/2026
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/23/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 70

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/08/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

SHWS: Sites List

Facilities, sites or areas in which the Office of Hazard Evaluation and Emergency Response has an interest, has investigated or may investigate under HRS 128D (includes CERCLIS sites).

Date of Government Version: 03/06/2024
Date Data Arrived at EDR: 03/07/2024
Date Made Active in Reports: 03/12/2024
Number of Days to Update: 5

Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 11/24/2025
Next Scheduled EDR Contact: 03/16/2026
Data Release Frequency: Semi-Annually

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: Permitted Landfills in the State of Hawaii

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 06/11/2025
Date Data Arrived at EDR: 06/17/2025
Date Made Active in Reports: 06/23/2025
Number of Days to Update: 6

Source: Department of Health
Telephone: 808-586-4245
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Varies

Lists of state and tribal leaking storage tanks

LUST: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 08/20/2025
Date Data Arrived at EDR: 09/16/2025
Date Made Active in Reports: 12/08/2025
Number of Days to Update: 83

Source: Department of Health
Telephone: 808-586-4228
Last EDR Contact: 11/20/2025
Next Scheduled EDR Contact: 03/02/2026
Data Release Frequency: Semi-Annually

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/21/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 05/22/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/21/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/21/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/21/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/22/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/21/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 05/27/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 11/21/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 06/06/2025
Date Data Arrived at EDR: 08/26/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 78
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 11/06/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

UST: Underground Storage Tank Database
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 08/20/2025
Date Data Arrived at EDR: 09/16/2025
Date Made Active in Reports: 12/08/2025
Number of Days to Update: 83
Source: Department of Health
Telephone: 808-586-4228
Last EDR Contact: 11/20/2025
Next Scheduled EDR Contact: 03/02/2026
Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/21/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84
Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/21/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84
Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/21/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84
Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 05/27/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 04/21/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/21/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 05/22/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/22/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

ENG CONTROLS: Engineering Control Sites

A listing of sites with engineering controls in place.

Date of Government Version: 04/17/2019
Date Data Arrived at EDR: 05/21/2019
Date Made Active in Reports: 05/30/2019
Number of Days to Update: 9

Source: Department of Health
Telephone: 404-586-4249
Last EDR Contact: 11/24/2025
Next Scheduled EDR Contact: 03/16/2026
Data Release Frequency: Varies

INST CONTROL: Sites with Institutional Controls

Voluntary Remediation Program and Brownfields sites with institutional controls in place.

Date of Government Version: 04/17/2019
Date Data Arrived at EDR: 05/21/2019
Date Made Active in Reports: 05/30/2019
Number of Days to Update: 9

Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 11/24/2025
Next Scheduled EDR Contact: 03/16/2026
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27
Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Response Program Sites
Sites participating in the Voluntary Response Program. The purpose of the VRP is to streamline the cleanup process in a way that will encourage prospective developers, lenders, and purchasers to voluntarily cleanup properties.

Date of Government Version: 03/06/2024
Date Data Arrived at EDR: 03/07/2024
Date Made Active in Reports: 03/12/2024
Number of Days to Update: 5
Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 11/24/2025
Next Scheduled EDR Contact: 03/16/2026
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Brownfields Sites
With certain legal exclusions and additions, the term 'brownfield site' means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Date of Government Version: 03/06/2024
Date Data Arrived at EDR: 03/07/2024
Date Made Active in Reports: 03/12/2024
Number of Days to Update: 5
Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 11/24/2025
Next Scheduled EDR Contact: 03/16/2026
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/19/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 11/24/2025
Number of Days to Update: 54
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/23/2026
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Solid Waste Recycling Information
A listing of recycling and drop-off facilities located in Hawaii.

Date of Government Version: 06/11/2025
Date Data Arrived at EDR: 06/17/2025
Date Made Active in Reports: 06/23/2025
Number of Days to Update: 6

Source: Department of Health
Telephone: 808-586-4226
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/07/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 02/07/2024
Date Data Arrived at EDR: 11/13/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 6

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 10/23/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 04/04/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/12/2025
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/20/2025
Next Scheduled EDR Contact: 03/02/2026
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Lab Listing
A listing of clandestine drug lab site locations.

Date of Government Version: 08/04/2010
Date Data Arrived at EDR: 09/10/2010
Date Made Active in Reports: 10/22/2010
Number of Days to Update: 42
Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 11/21/2025
Next Scheduled EDR Contact: 03/16/2026
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 04/04/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/12/2025
Number of Days to Update: 71
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/20/2025
Next Scheduled EDR Contact: 03/02/2026
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 09/29/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 10/28/2025
Number of Days to Update: 27
Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 12/01/2025
Next Scheduled EDR Contact: 01/05/2026
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/29/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 70
Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/08/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

SPILLS: Release Notifications
Releases of hazardous substances to the environment reported to the Office of Hazard Evaluation and Emergency Response since 1988.

Date of Government Version: 02/29/2024
Date Data Arrived at EDR: 02/29/2024
Date Made Active in Reports: 05/21/2024
Number of Days to Update: 82
Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 11/04/2025
Next Scheduled EDR Contact: 02/23/2026
Data Release Frequency: Varies

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 03/10/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/11/2013
Number of Days to Update: 39

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 07/23/2025
Date Data Arrived at EDR: 07/23/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 6

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 11/06/2025
Next Scheduled EDR Contact: 02/23/2026
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/07/2025
Next Scheduled EDR Contact: 01/19/2026
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/02/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/03/2025
Next Scheduled EDR Contact: 02/16/2026
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/03/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 12/08/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA Watch List

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 10/22/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 10/30/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 03/23/2026
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 08/11/2025
Date Made Active in Reports: 11/10/2025
Number of Days to Update: 91

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/10/2025
Next Scheduled EDR Contact: 02/23/2026
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 07/14/2025
Date Data Arrived at EDR: 07/14/2025
Date Made Active in Reports: 10/13/2025
Number of Days to Update: 91

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/14/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 10/30/2025
Date Data Arrived at EDR: 11/03/2025
Date Made Active in Reports: 11/18/2025
Number of Days to Update: 15

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/01/2025
Next Scheduled EDR Contact: 03/09/2026
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 07/01/2025
Date Data Arrived at EDR: 07/29/2025
Date Made Active in Reports: 10/28/2025
Number of Days to Update: 91

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/08/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 06/26/2025
Date Data Arrived at EDR: 07/01/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 28

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 12/01/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 08/12/2025
Date Data Arrived at EDR: 09/30/2025
Date Made Active in Reports: 11/24/2025
Number of Days to Update: 55

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 09/30/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 09/23/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/11/2025
Date Data Arrived at EDR: 08/12/2025
Date Made Active in Reports: 11/04/2025
Number of Days to Update: 84

Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 10/23/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 90
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 11/19/2025
Next Scheduled EDR Contact: 03/09/2026
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 11/18/2025
Next Scheduled EDR Contact: 03/09/2026
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 10/30/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 12/09/2025
Next Scheduled EDR Contact: 04/06/2026
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 06/30/2025
Date Data Arrived at EDR: 07/17/2025
Date Made Active in Reports: 10/13/2025
Number of Days to Update: 88

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 10/20/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2025
Date Data Arrived at EDR: 07/29/2025
Date Made Active in Reports: 10/28/2025
Number of Days to Update: 91

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 11/20/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/07/2025
Number of Days to Update: 16

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/08/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 09/29/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 10/22/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 05/15/2025
Date Data Arrived at EDR: 05/15/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 75

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 11/10/2025
Next Scheduled EDR Contact: 02/23/2026
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 09/29/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 10/28/2025
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 12/01/2025
Next Scheduled EDR Contact: 01/05/2026
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 07/01/2025
Date Data Arrived at EDR: 07/01/2025
Date Made Active in Reports: 09/24/2025
Number of Days to Update: 85

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 11/24/2025
Next Scheduled EDR Contact: 03/02/2026
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/08/2025
Date Data Arrived at EDR: 08/18/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 86

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 12/04/2025
Next Scheduled EDR Contact: 03/02/2026
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 04/08/2025
Date Data Arrived at EDR: 05/20/2025
Date Made Active in Reports: 08/12/2025
Number of Days to Update: 84

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/12/2025
Next Scheduled EDR Contact: 03/02/2026
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/20/2025
Next Scheduled EDR Contact: 03/02/2026
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/10/2025
Date Data Arrived at EDR: 09/10/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 63

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/16/2026
Data Release Frequency: Quarterly

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 06/04/2024
Date Data Arrived at EDR: 11/22/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 88

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 11/20/2025
Next Scheduled EDR Contact: 03/02/2026
Data Release Frequency: Varies

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 09/04/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 11/18/2025
Number of Days to Update: 48

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 11/19/2025
Next Scheduled EDR Contact: 03/09/2026
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/20/2025
Date Data Arrived at EDR: 09/26/2025
Date Made Active in Reports: 11/24/2025
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 07/31/2025
Date Data Arrived at EDR: 08/14/2025
Date Made Active in Reports: 11/04/2025
Number of Days to Update: 82

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/29/2025
Next Scheduled EDR Contact: 01/19/2026
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 11/11/2025
Next Scheduled EDR Contact: 03/02/2026
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/07/2025
Date Data Arrived at EDR: 08/07/2025
Date Made Active in Reports: 11/04/2025
Number of Days to Update: 89

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 11/06/2025
Next Scheduled EDR Contact: 02/23/2026
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 62

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 62

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 62

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 62

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 09/24/2025
Number of Days to Update: 90

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 11/12/2024
Date Data Arrived at EDR: 07/21/2025
Date Made Active in Reports: 10/13/2025
Number of Days to Update: 84

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 62

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PFAS PROJECT: NORTHEASTERN UNIVERSITY PFAS PROJECT

The PFAS Contamination Site Tracker records qualitative and quantitative data from each site in a chart, specifically examining discovery, contamination levels, government response, litigation, health impacts, media coverage, and community characteristics. All data presented in the chart were extracted from government websites, such as state health departments or the Environmental Protection Agency, and news articles.

Date of Government Version: 05/15/2024
Date Data Arrived at EDR: 03/06/2025
Date Made Active in Reports: 06/03/2025
Number of Days to Update: 89

Source: Social Science Environmental Health Research Institute
Telephone: N/A
Last EDR Contact: 11/25/2025
Next Scheduled EDR Contact: 03/16/2026
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 62

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 62

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PFAS ECHO FIRE TRAIN: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 62

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PFAS PT 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 62

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 09/25/2025
Date Data Arrived at EDR: 09/26/2025
Date Made Active in Reports: 11/24/2025
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 12/16/2016
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 03/10/2017
Number of Days to Update: 63

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 09/24/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: No Update Planned

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 09/24/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 07/06/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database

US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/31/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 79

Source: Environmental Protecton Agency
Telephone: 202-564-0394
Last EDR Contact: 11/06/2025
Next Scheduled EDR Contact: 02/16/2026
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST FINDER: UST Finder Database

EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 106

Source: Environmental Protection Agency
Telephone: 202-564-0394
Last EDR Contact: 11/06/2025
Next Scheduled EDR Contact: 02/16/2026
Data Release Frequency: Varies

E MANIFEST: Hazardous Waste Electronic Manifest System

EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/04/2025
Date Made Active in Reports: 08/13/2025
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 833-501-6826
Last EDR Contact: 12/05/2025
Next Scheduled EDR Contact: 04/30/2026
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Listing

A listing of sites where "Potential PFAS" were found. The listing includes sites with "PFAs" and "fluoro", and site names that include "firefight", "fire fight", "fire train".

Date of Government Version: 09/02/2025
Date Data Arrived at EDR: 09/03/2025
Date Made Active in Reports: 11/18/2025
Number of Days to Update: 76

Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 11/25/2025
Next Scheduled EDR Contact: 03/16/2026
Data Release Frequency: Varies

AIRS: List of Permitted Facilities

A listing of permitted facilities in the state.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 07/15/2025
Date Made Active in Reports: 10/03/2025
Number of Days to Update: 80

Source: Department of Health
Telephone: 808-586-4200
Last EDR Contact: 12/09/2025
Next Scheduled EDR Contact: 04/06/2026
Data Release Frequency: Varies

DRYCLEANERS: Permitted Drycleaner Facility Listing

A listing of permitted drycleaner facilities in the state.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 07/15/2025
Date Made Active in Reports: 10/03/2025
Number of Days to Update: 80

Source: Department of Health
Telephone: 808-586-4200
Last EDR Contact: 12/09/2025
Next Scheduled EDR Contact: 04/06/2026
Data Release Frequency: Varies

FIN ASSURANCE: Financial Assurance Information Listing

A listing of financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 05/28/2025
Date Data Arrived at EDR: 06/03/2025
Date Made Active in Reports: 08/20/2025
Number of Days to Update: 78

Source: Department of Health
Telephone: 808-586-4226
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/16/2026
Data Release Frequency: Varies

HWP: Hazardous Waste Program Listing

A list of files with HW file numbers. This means there was likely some kind of hazardous waste or used oil activity at the site in the past, but not necessarily currently. There could also be sites for which the department received a complaint from the public but there was never any regulated activity that occurred at that site.

Date of Government Version: 08/27/2025
Date Data Arrived at EDR: 08/28/2025
Date Made Active in Reports: 11/18/2025
Number of Days to Update: 82

Source: Department of Health
Telephone: 808-586-4238
Last EDR Contact: 11/18/2025
Next Scheduled EDR Contact: 03/09/2026
Data Release Frequency: Semi-Annually

LEAD: Lead Inspection Listing

Lead inspections

Date of Government Version: 04/14/2025
Date Data Arrived at EDR: 04/16/2025
Date Made Active in Reports: 07/14/2025
Number of Days to Update: 89

Source: Department of Health
Telephone: 808-586-5800
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/16/2026
Data Release Frequency: Varies

UIC: Underground Injection Wells Listing

A listing of underground injection well locations.

Date of Government Version: 05/17/2024
Date Data Arrived at EDR: 05/21/2024
Date Made Active in Reports: 08/15/2024
Number of Days to Update: 86

Source: Department of Health
Telephone: 808-586-4258
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/02/2026
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Health in Hawaii.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/08/2014
Number of Days to Update: 191

Source: Department of Health
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Health in Hawaii.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/17/2014
Number of Days to Update: 200

Source: Department of Health
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Health in Hawaii.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/03/2014
Number of Days to Update: 186

Source: Department of Health
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Office of Planning
Telephone: 808-587-2895

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

PROPOSED WATER SYSTEM SITE
8401 PULEHU ROAD
KIHEI, HI 96753

TARGET PROPERTY COORDINATES

Latitude (North):	20.8647 - 20˚ 51' 52.92''
Longitude (West):	156.432663 - 156˚ 25' 57.59''
Universal Tranverse Mercator:	Zone 4
UTM X (Meters):	767131.3
UTM Y (Meters):	2309170.0
Elevation:	171 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	9757761 PAIA, HI
Version Date:	2017

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

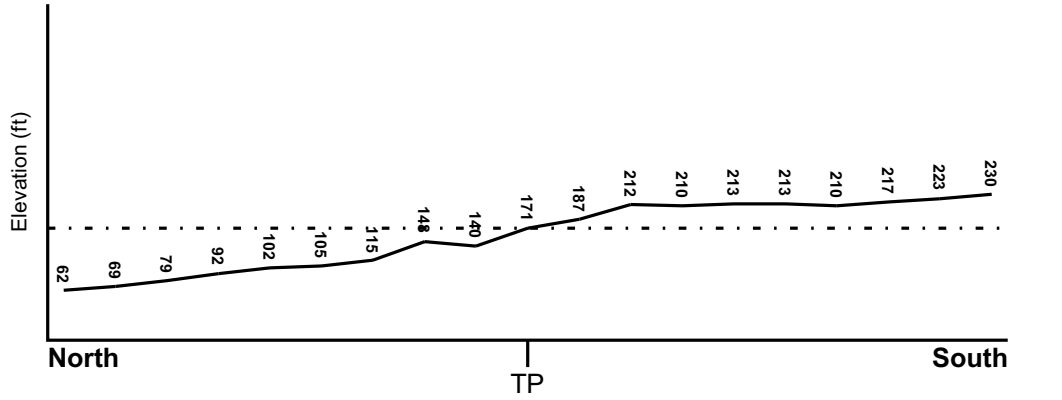
TOPOGRAPHIC INFORMATION

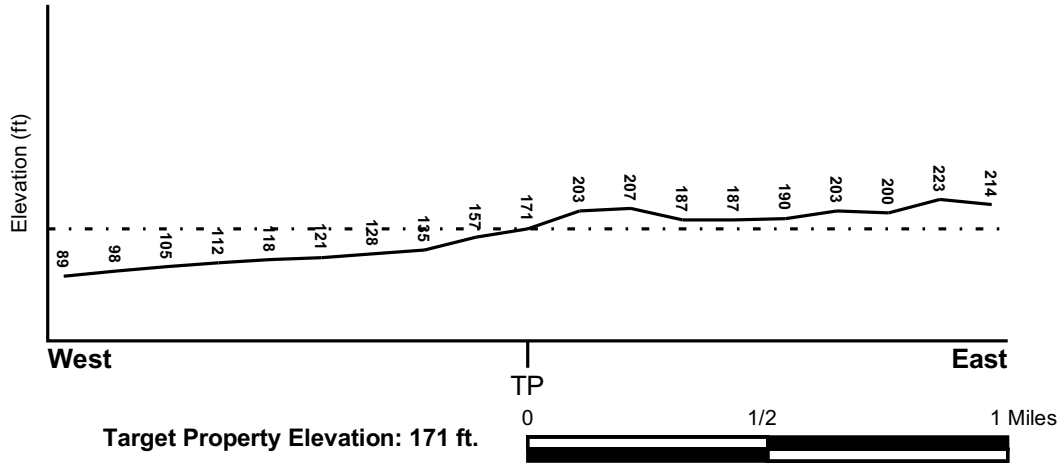
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Target Property Elevation: 171 ft.

0 1/2 1 Miles

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
1500030411E	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
1500030412E	FEMA FIRM Flood data
1500030413E	FEMA FIRM Flood data
1500030414E	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
NOT AVAILABLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

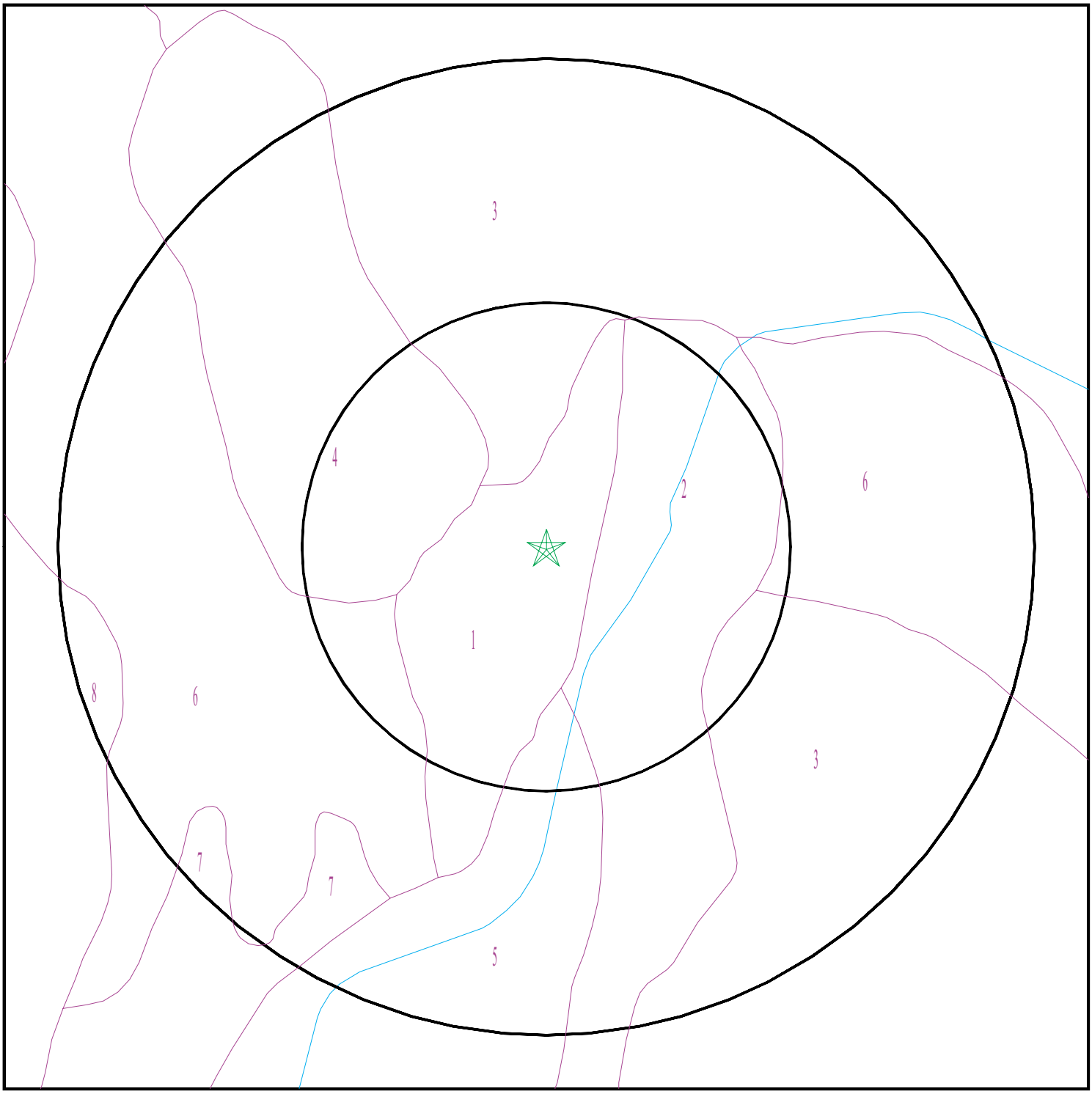
Era:	-
System:	-
Series:	-
Code:	N/A *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: -

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 8199021.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Proposed Water System Site	CLIENT:	MEV, LLC
ADDRESS:	8401 Pulehu Road Kihei HI 96753	CONTACT:	Jeffrey King
		INQUIRY #:	8199021.2s
LAT/LONG:	20.8647 / 156.432663	DATE:	December 12, 2025 12:40 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Molokai

Soil Surface Texture: silty clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	ML-K (proposed)	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6
2	14 inches	72 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	ML-K (proposed)	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6

Soil Map ID: 2

Soil Component Name: Waiakoa

Soil Surface Texture: silty clay loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 84 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	1 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
2	1 inches	25 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
3	25 inches	33 inches	stony silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
4	33 inches	37 inches	bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:

Soil Map ID: 3

Soil Component Name: Waiakoa

Soil Surface Texture: silty clay loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 84 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	1 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
2	1 inches	25 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
3	25 inches	33 inches	stony silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
4	33 inches	37 inches	bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:

Soil Map ID: 4

Soil Component Name: Molokai

Soil Surface Texture: silty clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	ML-K (proposed)	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6
2	14 inches	72 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	ML-K (proposed)	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6

Soil Map ID: 5

Soil Component Name: Waiakoa

Soil Surface Texture: cobbly silty clay loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 84 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	1 inches	cobbly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
2	1 inches	25 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
3	25 inches	33 inches	stony silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
4	33 inches	37 inches	bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:

Soil Map ID: 6

Soil Component Name: Molokai

Soil Surface Texture: silty clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	ML-K (proposed)	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6
2	14 inches	72 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	ML-K (proposed)	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6

Soil Map ID: 7

Soil Component Name: Waiakoa

Soil Surface Texture: very stony silty clay loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 84 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	1 inches	very stony silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	1 inches	25 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
3	25 inches	33 inches	stony silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
4	33 inches	37 inches	bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:

Soil Map ID: 8

Soil Component Name: Pulehu

Soil Surface Texture: clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	20 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 7.8 Min: 6.6
2	20 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 7.8 Min: 6.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

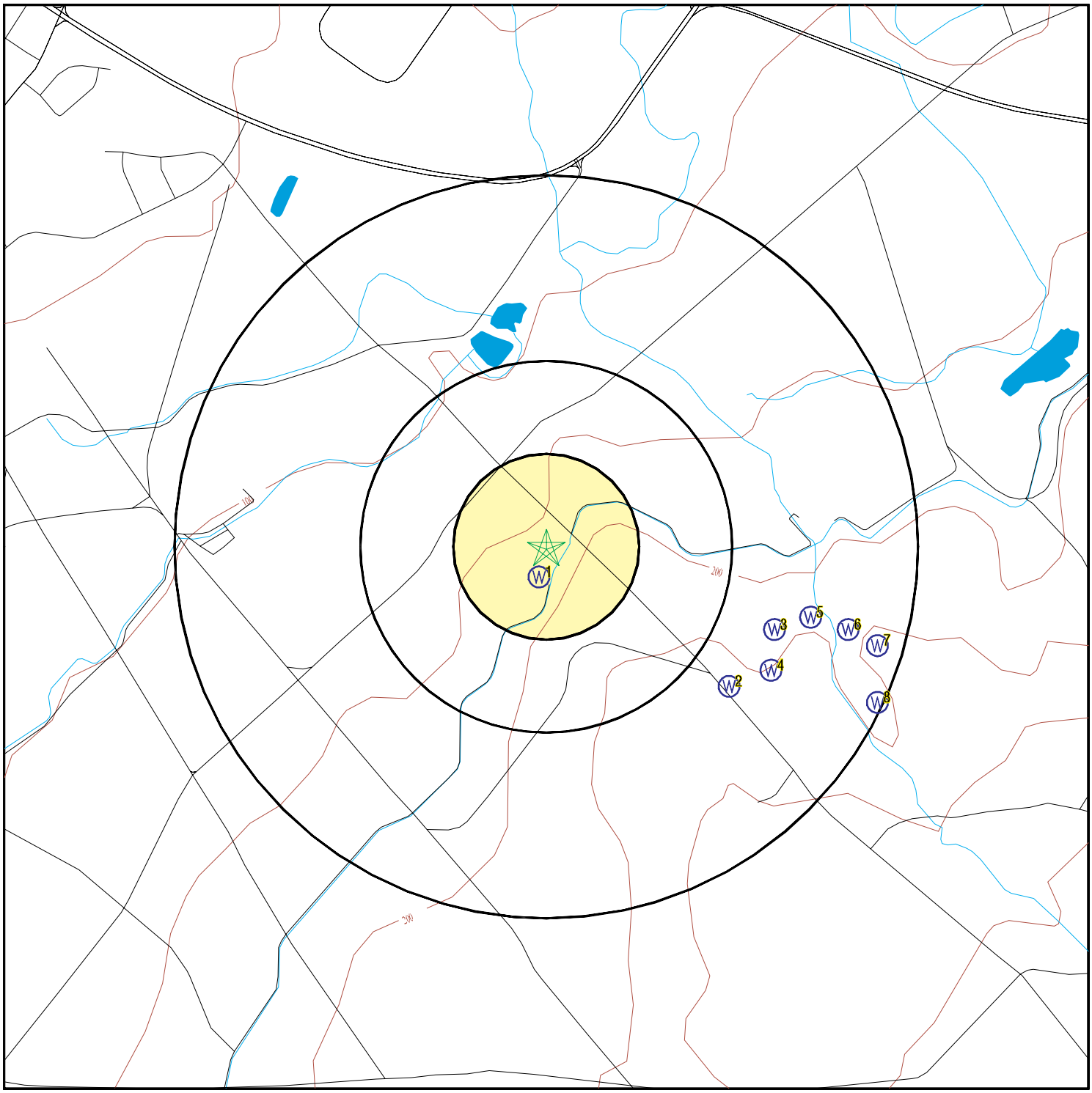
Note: PWS System location is not always the same as well location.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	HI1300000003472	0 - 1/8 Mile SSW
2	HI1300000003435	1/2 - 1 Mile SE
3	HI1300000003437	1/2 - 1 Mile ESE
4	HI1300000003438	1/2 - 1 Mile ESE
5	HI1300000003433	1/2 - 1 Mile ESE
6	HI1300000003439	1/2 - 1 Mile ESE
7	HI1300000003430	1/2 - 1 Mile ESE
8	HI1300000003431	1/2 - 1 Mile ESE

PHYSICAL SETTING SOURCE MAP - 8199021.2s



0 1/4 1/2 1 Miles

County Boundary
Major Roads
Contour Lines
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

Groundwater Flow Direction
GI Indeterminate Groundwater Flow at Location
GV Groundwater Flow Varies at Location

N

SITE NAME:	Proposed Water System Site	CLIENT:	MEV, LLC
ADDRESS:	8401 Pulehu Road	CONTACT:	Jeffrey King
	Kihei HI 96753	INQUIRY #:	8199021.2s
LAT/LONG:	20.8647 / 156.432663	DATE:	December 12, 2025 12:40 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

1
SSW
0 - 1/8 Mile
Higher | **HI WELLS** | **HI1300000003472**

Well #:	6-5226-002	Well Name:	Puunene-Pump 6
Original Name:	Pump 6A & 6B	Aquifer Type:	Basal
Year Drilled:	1934	Driller:	Not Reported
Well Depth (ft):	176	Land Owner:	MP CPR, LLC
Pump Installer:	Not Reported	Well Construction Type:	Shaft
Casing Diameter (in):	Not Reported	Ground Elevation (ft):	182
Solid Casing Depth (ft):	Not Reported	Perf Casing Depth (ft):	Not Reported
Major Well Use:	Agriculture-Crops and Processing		
Initial Water Level (ft):	Not Reported	Water Level After Drilling (ft):	Not Reported
Chloride Content (mg/l):	Not Reported	Date Tested:	Not Reported
Test Pump Rate (g/m):	Not Reported	Test Drawdown Rate (ft):	Not Reported
Test Chloride Content (mg/l):	Not Reported	Test Water Temp:	23.5
Test Unit:	C	Pump GPM:	16100
Max Chloride Level:	Not Reported	Min Chloride Level:	Not Reported
Pump Installed:	1970	Draft Year:	Not Reported
Hole Bottom Elevation:	6	Solid Casing Bot Elevation:	Not Reported
Perf Casing Bot Elevation:	Not Reported	Pump Capacity (MM gal/day):	23
Pump Intake Depth (ft):	Not Reported	Latest WCR1 Report:	31-JUL-12
Latest WCR2 Report:	Not Reported	Transmissivity:	Not Reported

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2
SE
1/2 - 1 Mile
Higher | **HI WELLS** | **HI1300000003435**

Well #:	6-5125-007	Well Name:	Puunene SWF 1
Original Name:	Not Reported	Aquifer Type:	Basal
Year Drilled:	2012	Driller:	Valley Well Drilling, LLC
Well Depth (ft):	301		
Land Owner:	County of Maui, Department of Environmental Management, MDEM		
Pump Installer:	Valley Well Drilling, LLC		
Well Construction Type:	Rotary	Casing Diameter (in):	8
Ground Elevation (ft):	270.4	Solid Casing Depth (ft):	283
Perf Casing Depth (ft):	Not Reported	Major Well Use:	Mining, Dust Control
Initial Water Level (ft):	3.3	Water Level After Drilling (ft):	3.3
Chloride Content (mg/l):	Not Reported	Date Tested:	03-AUG-12
Test Pump Rate (g/m):	160	Test Drawdown Rate (ft):	.54
Test Chloride Content (mg/l):	160	Test Water Temp:	77
Test Unit:	F	Pump GPM:	150
Max Chloride Level:	Not Reported	Min Chloride Level:	Not Reported
Pump Installed:	2012	Draft Year:	Not Reported
Hole Bottom Elevation:	-30.6	Solid Casing Bot Elevation:	-12.6
Perf Casing Bot Elevation:	Not Reported	Pump Capacity (MM gal/day):	.216
Pump Intake Depth (ft):	Not Reported	Latest WCR1 Report:	26-OCT-12
Latest WCR2 Report:	15-JAN-16	Transmissivity:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

3
ESE
1/2 - 1 Mile
Higher

HI WELLS **HI1300000003437**

Well #:	6-5125-009	Well Name:	Wailuku MW-7
Original Name:	Not Reported	Aquifer Type:	Basal
Year Drilled:	2018	Driller:	Valley Well Drilling, LLC
Well Depth (ft):	255	Land Owner:	County of Maui
Pump Installer:	Not Reported	Well Construction Type:	Rotary
Casing Diameter (in):	4	Ground Elevation (ft):	224.75
Solid Casing Depth (ft):	225	Perf Casing Depth (ft):	250
Major Well Use:	Observation-Other		
Initial Water Level (ft):	Not Reported	Water Level After Drilling (ft):	Not Reported
Chloride Content (mg/l):	Not Reported	Date Tested:	Not Reported
Test Pump Rate (g/m):	Not Reported	Test Drawdown Rate (ft):	Not Reported
Test Chloride Content (mg/l):	Not Reported	Test Water Temp:	Not Reported
Test Unit:	F	Pump GPM:	Not Reported
Max Chloride Level:	Not Reported	Min Chloride Level:	Not Reported
Pump Installed:	Not Reported	Draft Year:	Not Reported
Hole Bottom Elevation:	-30.25	Solid Casing Bot Elevation:	-.25
Perf Casing Bot Elevation:	-25.25	Pump Capacity (MM gal/day):	Not Reported
Pump Intake Depth (ft):	Not Reported	Latest WCR1 Report:	Not Reported
Latest WCR2 Report:	Not Reported	Transmissivity:	Not Reported

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4
ESE
1/2 - 1 Mile
Higher

HI WELLS **HI1300000003438**

Well #:	6-5125-010	Well Name:	Wailuku MW-8
Original Name:	Not Reported	Aquifer Type:	Basal
Year Drilled:	2018	Driller:	Valley Well Drilling, LLC
Well Depth (ft):	255	Land Owner:	County of Maui
Pump Installer:	Not Reported	Well Construction Type:	Rotary
Casing Diameter (in):	4	Ground Elevation (ft):	235.34
Solid Casing Depth (ft):	225	Perf Casing Depth (ft):	250
Major Well Use:	Observation-Other		
Initial Water Level (ft):	Not Reported	Water Level After Drilling (ft):	Not Reported
Chloride Content (mg/l):	Not Reported	Date Tested:	Not Reported
Test Pump Rate (g/m):	Not Reported	Test Drawdown Rate (ft):	Not Reported
Test Chloride Content (mg/l):	Not Reported	Test Water Temp:	Not Reported
Test Unit:	F	Pump GPM:	Not Reported
Max Chloride Level:	Not Reported	Min Chloride Level:	Not Reported
Pump Installed:	Not Reported	Draft Year:	Not Reported
Hole Bottom Elevation:	-19.66	Solid Casing Bot Elevation:	10.34
Perf Casing Bot Elevation:	-14.66	Pump Capacity (MM gal/day):	Not Reported
Pump Intake Depth (ft):	Not Reported	Latest WCR1 Report:	Not Reported
Latest WCR2 Report:	Not Reported	Transmissivity:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

5
ESE
1/2 - 1 Mile
Higher

HI WELLS **HI1300000003433**

Well #:	6-5125-005	Well Name:	Wailuku MW-5
Original Name:	Not Reported	Aquifer Type:	Basal
Year Drilled:	2001	Driller:	Valley Well Drilling, LLC
Well Depth (ft):	246	Land Owner:	County of Maui
Pump Installer:	Not Reported	Well Construction Type:	Percussion
Casing Diameter (in):	5	Ground Elevation (ft):	228
Solid Casing Depth (ft):	221	Perf Casing Depth (ft):	241
Major Well Use:	Observation-Other		
Initial Water Level (ft):	3.03	Water Level After Drilling (ft):	Not Reported
Chloride Content (mg/l):	Not Reported	Date Tested:	Not Reported
Test Pump Rate (g/m):	Not Reported	Test Drawdown Rate (ft):	Not Reported
Test Chloride Content (mg/l):	Not Reported	Test Water Temp:	Not Reported
Test Unit:	Not Reported	Pump GPM:	5
Max Chloride Level:	Not Reported	Min Chloride Level:	Not Reported
Pump Installed:	2001	Draft Year:	Not Reported
Hole Bottom Elevation:	-18	Solid Casing Bot Elevation:	7
Perf Casing Bot Elevation:	-13	Pump Capacity (MM gal/day):	.007
Pump Intake Depth (ft):	241	Latest WCR1 Report:	Not Reported
Latest WCR2 Report:	Not Reported	Transmissivity:	Not Reported

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6
ESE
1/2 - 1 Mile
Higher

HI WELLS **HI1300000003439**

Well #:	6-5125-011	Well Name:	Wailuku MW-9
Original Name:	Not Reported	Aquifer Type:	Basal
Year Drilled:	2018	Driller:	Valley Well Drilling, LLC
Well Depth (ft):	250	Land Owner:	County of Maui
Pump Installer:	Not Reported	Well Construction Type:	Rotary
Casing Diameter (in):	4	Ground Elevation (ft):	221.67
Solid Casing Depth (ft):	225	Perf Casing Depth (ft):	250
Major Well Use:	Observation-Other		
Initial Water Level (ft):	Not Reported	Water Level After Drilling (ft):	Not Reported
Chloride Content (mg/l):	Not Reported	Date Tested:	Not Reported
Test Pump Rate (g/m):	Not Reported	Test Drawdown Rate (ft):	Not Reported
Test Chloride Content (mg/l):	Not Reported	Test Water Temp:	Not Reported
Test Unit:	F	Pump GPM:	Not Reported
Max Chloride Level:	Not Reported	Min Chloride Level:	Not Reported
Pump Installed:	Not Reported	Draft Year:	Not Reported
Hole Bottom Elevation:	-28.33	Solid Casing Bot Elevation:	-3.33
Perf Casing Bot Elevation:	-28.33	Pump Capacity (MM gal/day):	Not Reported
Pump Intake Depth (ft):	Not Reported	Latest WCR1 Report:	Not Reported
Latest WCR2 Report:	Not Reported	Transmissivity:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

7
ESE
1/2 - 1 Mile
Higher

HI WELLS **HI1300000003430**

Well #:	6-5125-002	Well Name:	Wailuku MW-2
Original Name:	Not Reported	Aquifer Type:	Basal
Year Drilled:	1995		
Driller:	David Pico Cesspool Digging		
Well Depth (ft):	245	Land Owner:	County of Maui
Pump Installer:	Not Reported	Well Construction Type:	Rotary
Casing Diameter (in):	4	Ground Elevation (ft):	221.76
Solid Casing Depth (ft):	213	Perf Casing Depth (ft):	233
Major Well Use:	Observation-Other		
Initial Water Level (ft):	4.7	Water Level After Drilling (ft):	Not Reported
Chloride Content (mg/l):	Not Reported	Date Tested:	Not Reported
Test Pump Rate (g/m):	Not Reported	Test Drawdown Rate (ft):	Not Reported
Test Chloride Content (mg/l):	Not Reported	Test Water Temp:	Not Reported
Test Unit:	Not Reported	Pump GPM:	6
Max Chloride Level:	Not Reported	Min Chloride Level:	Not Reported
Pump Installed:	1995	Draft Year:	Not Reported
Hole Bottom Elevation:	-23.24	Solid Casing Bot Elevation:	8.76
Perf Casing Bot Elevation:	-11.24	Pump Capacity (MM gal/day):	.009
Pump Intake Depth (ft):	233	Latest WCR1 Report:	09-NOV-95
Latest WCR2 Report:	04-OCT-95	Transmissivity:	Not Reported

8
ESE
1/2 - 1 Mile
Higher

HI WELLS **HI1300000003431**

Well #:	6-5125-003	Well Name:	Wailuku MW-3
Original Name:	Not Reported	Aquifer Type:	Basal
Year Drilled:	1995		
Driller:	David Pico Cesspool Digging		
Well Depth (ft):	260	Land Owner:	County of Maui
Pump Installer:	Not Reported	Well Construction Type:	Rotary
Casing Diameter (in):	4	Ground Elevation (ft):	241.28
Solid Casing Depth (ft):	233	Perf Casing Depth (ft):	253
Major Well Use:	Observation-Other		
Initial Water Level (ft):	2.71	Water Level After Drilling (ft):	Not Reported
Chloride Content (mg/l):	Not Reported	Date Tested:	Not Reported
Test Pump Rate (g/m):	Not Reported	Test Drawdown Rate (ft):	Not Reported
Test Chloride Content (mg/l):	Not Reported	Test Water Temp:	Not Reported
Test Unit:	Not Reported	Pump GPM:	6
Max Chloride Level:	Not Reported	Min Chloride Level:	Not Reported
Pump Installed:	1995	Draft Year:	Not Reported
Hole Bottom Elevation:	-18.72	Solid Casing Bot Elevation:	8.28
Perf Casing Bot Elevation:	-11.72	Pump Capacity (MM gal/day):	.009
Pump Intake Depth (ft):	253	Latest WCR1 Report:	09-NOV-95
Latest WCR2 Report:	27-SEP-95	Transmissivity:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for MAUI County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 96753

Number of sites tested: 10

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.010 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Office of Planning
Telephone: 808-587-2895

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Well Index Database
Source: Commission on Water Resource Management
Telephone: 808-587-0214
CWRM maintains a Well Index Database to track specific information pertaining to the construction and installation of production wells in Hawaii.

OTHER STATE DATABASE INFORMATION

RADON

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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Proposed Water System Site
8401 Pulehu Road
Kihei, HI 96753

Inquiry Number: 8199021.2s
December 12, 2025

EDR Summary Radius Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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LIGHTBOX LIVE

Open LightBox Live to access data, tools, and advanced analytics in one online platform.

http://www.web.edrnet.com/ordering/switchboard/login.aspx?s=goto_lightbox&pguid=D7003DE3-591F-47D3-A14E-1D0828DC14B9

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 23), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

8401 PULEHU ROAD
KIHEI, HI 96753

COORDINATES

Latitude (North):	20.8647000 - 20˚ 51' 52.92''
Longitude (West):	156.4326630 - 156˚ 25' 57.58''
Universal Tranverse Mercator:	Zone 4
UTM X (Meters):	767131.3
UTM Y (Meters):	2309170.0
Elevation:	171 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	U.S. Geological Survey

MAPPED SITES SUMMARY

Target Property Address:
8401 PULEHU ROAD
KIHEI, HI 96753

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	HALEAKALA RESEARCH S		FUDS	Lower	4945, 0.937, NW
2	PUUNENE SUGAR MILL M	HANSEN RD	SHWS	Lower	5247, 0.994, WNW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of state- and tribal hazardous waste facilities

SHWS: A review of the SHWS list, as provided by EDR, and dated 03/06/2024 has revealed that there is 1 SHWS site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PUUNENE SUGAR MILL M	HANSEN RD	WNW 1/2 - 1 (0.994 mi.)	2	8

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

FUDS: A review of the FUDS list, as provided by EDR, and dated 07/23/2025 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

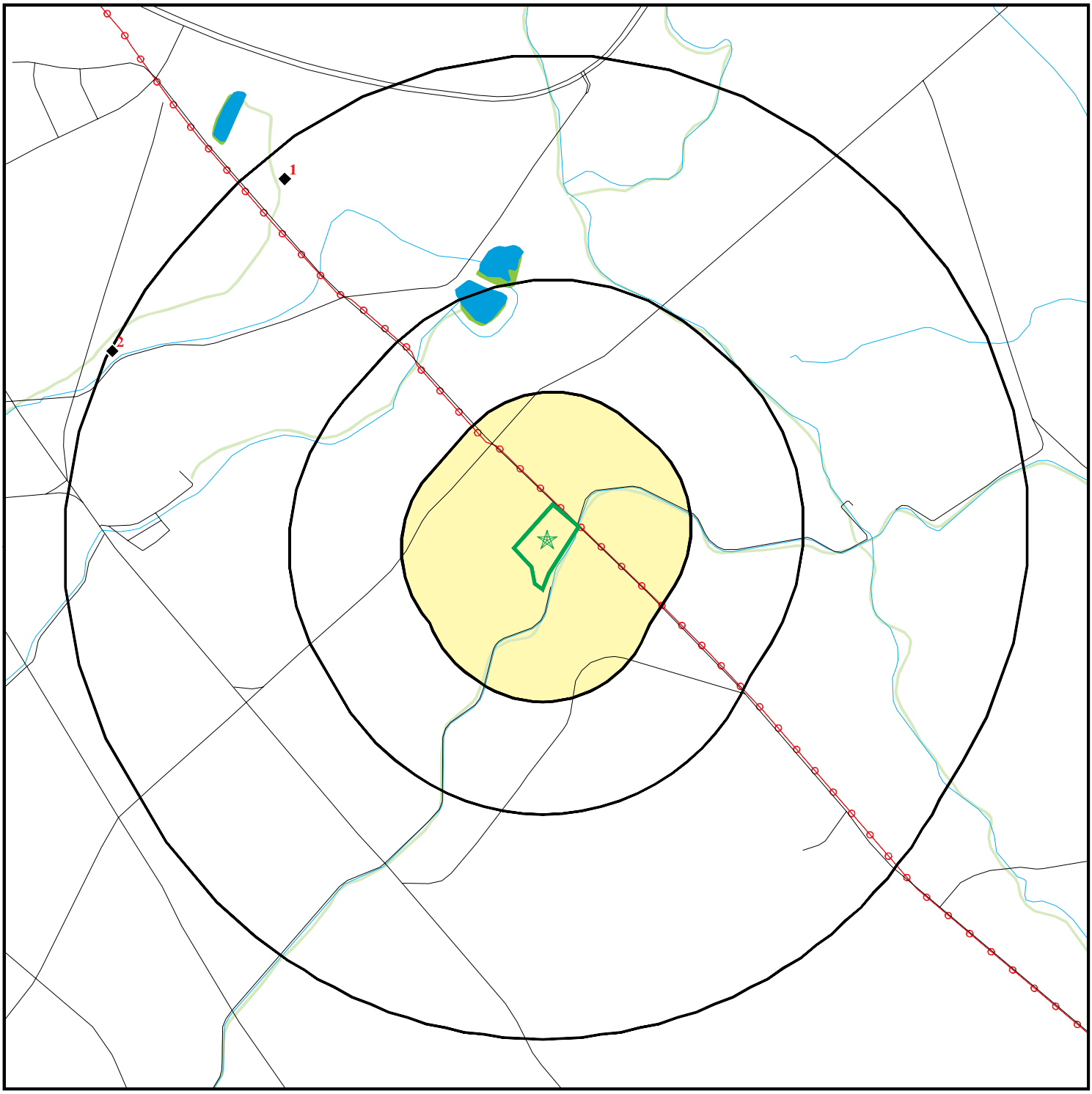
Lower Elevation	Address	Direction / Distance	Map ID	Page
HALEAKALA RESEARCH S		NW 1/2 - 1 (0.937 mi.)	1	8

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

OVERVIEW MAP - 8199021.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

0 1/4 1/2 1 Miles

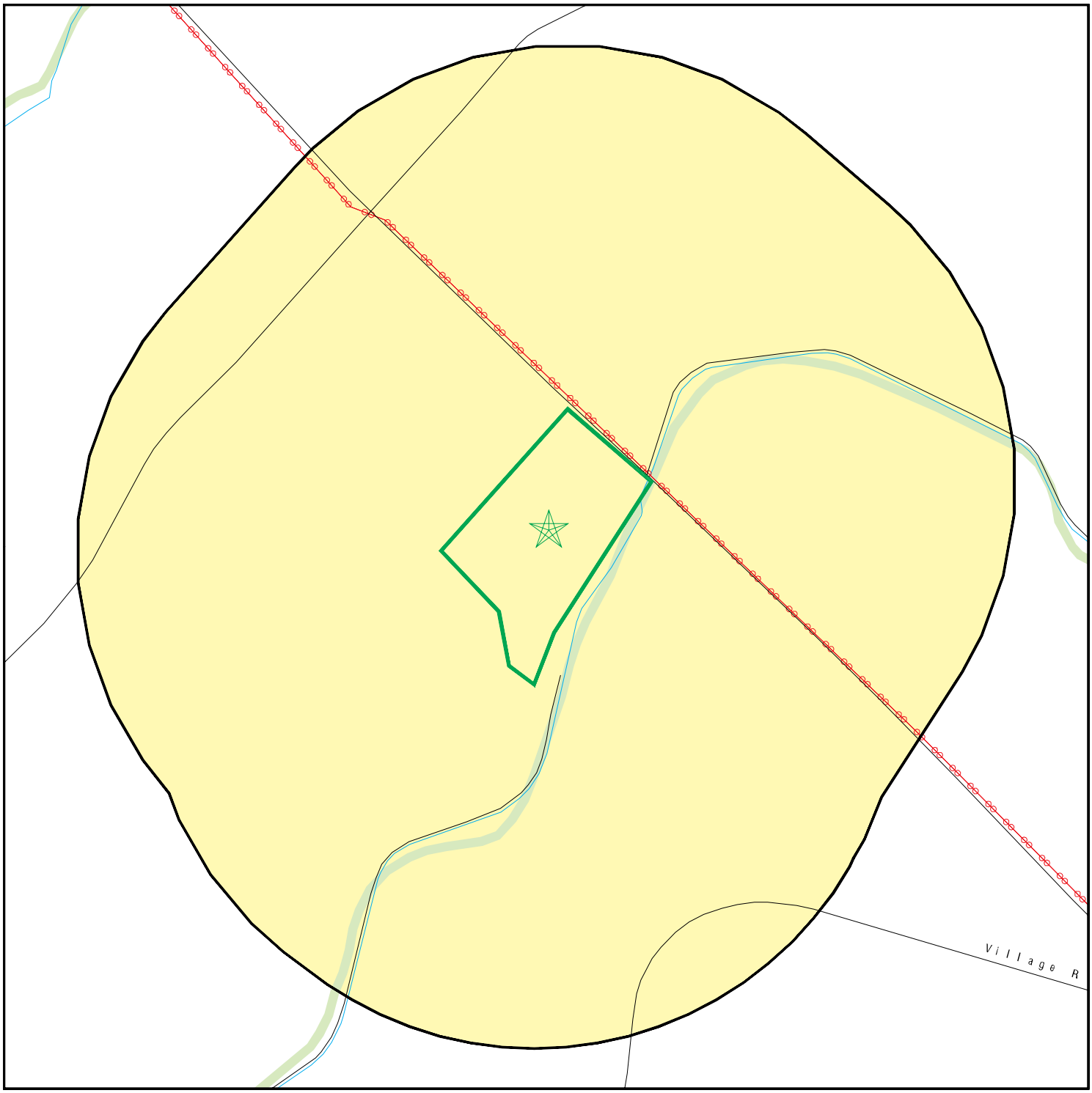
N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Proposed Water System Site ADDRESS: 8401 Pulehu Road Kihei HI 96753 LAT/LONG: 20.8647 / 156.432663	CLIENT: MEV, LLC CONTACT: Jeffrey King INQUIRY #: 8199021.2s DATE: December 12, 2025 12:40 pm

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DETAIL MAP - 8199021.2S



Target Property
Sites at elevations higher than or equal to the target property
Sites at elevations lower than the target property
Manufactured Gas Plants
Sensitive Receptors
National Priority List Sites
Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA
Power transmission lines
Special Flood Hazard Area (1%)
0.2% Annual Chance Flood Hazard
National Wetland Inventory
State Wetlands

N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Proposed Water System Site	CLIENT: MEV, LLC
ADDRESS: 8401 Pulehu Road Kihei HI 96753	CONTACT: Jeffrey King INQUIRY #: 8199021.2s
LAT/LONG: 20.8647 / 156.432663	DATE: December 12, 2025 12:40 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
SHWS	1.000		0	0	0	1	NR	1
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	0	NR	NR	0
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	1	NR	1
DOD	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	TP		NR	NR	NR	NR	NR	0
UST FINDER	0.250		0	0	NR	NR	NR	0
UST FINDER RELEASE	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
E MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HWP	0.250		0	0	NR	NR	NR	0
LEAD	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	TP		NR	NR	NR	NR	NR	0
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	0	0	0	2	0	2

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
1 **NW** **1/2-1** **0.937 mi.** **4945 ft.** **Relative:** **Lower**	**HALEAKALA RESEARCH SITE** **HALEAKALA, HI** **Click here for full text details**	**FUDS**	**1024901949** **N/A**
2 **WNW** **1/2-1** **0.994 mi.** **5247 ft.** **Relative:** **Lower**	**PUUNENE SUGAR MILL MUD STORAGE AREA** **HANSEN RD** **PUUNENE, HI 96784** **Click here for full text details**	**SHWS**	**S128195979** **N/A**

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
HI	AIRS	List of Permitted Facilities	Department of Health	12/31/2024	07/15/2025	10/03/2025
HI	BROWNFIELDS	Brownfields Sites	Department of Health	03/06/2024	03/07/2024	03/12/2024
HI	CDL	Clandestine Drug Lab Listing	Department of Health	08/04/2010	09/10/2010	10/22/2010
HI	DRYCLEANERS	Permitted Drycleaner Facility Listing	Department of Health	12/31/2024	07/15/2025	10/03/2025
HI	ENG CONTROLS	Engineering Control Sites	Department of Health	04/17/2019	05/21/2019	05/30/2019
HI	FIN ASSURANCE	Financial Assurance Information Listing	Department of Health	05/28/2025	06/03/2025	08/20/2025
HI	HWP	Hazardous Waste Program Listing	Department of Health	08/27/2025	08/28/2025	11/18/2025
HI	INST CONTROL	Sites with Institutional Controls	Department of Health	04/17/2019	05/21/2019	05/30/2019
HI	LEAD	Lead Inspection Listing	Department of Health	04/14/2025	04/16/2025	07/14/2025
HI	LUST	Leaking Underground Storage Tank Database	Department of Health	08/20/2025	09/16/2025	12/08/2025
HI	PFAS	PFAS Contamination Site Listing	Department of Health	09/02/2025	09/03/2025	11/18/2025
HI	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Health		07/01/2013	01/08/2014
HI	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Health		07/01/2013	01/17/2014
HI	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Health		07/01/2013	01/03/2014
HI	SHWS	Sites List	Department of Health	03/06/2024	03/07/2024	03/12/2024
HI	SPILLS	Release Notifications	Department of Health	02/29/2024	02/29/2024	05/21/2024
HI	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	03/10/2012	01/03/2013	02/11/2013
HI	SWF/LF	Permitted Landfills in the State of Hawaii	Department of Health	06/11/2025	06/17/2025	06/23/2025
HI	SWRCY	Solid Waste Recycling Information	Department of Health	06/11/2025	06/17/2025	06/23/2025
HI	UIC	Underground Injection Wells Listing	Department of Health	05/17/2024	05/21/2024	08/15/2024
HI	UST	Underground Storage Tank Database	Department of Health	08/20/2025	09/16/2025	12/08/2025
HI	VCP	Voluntary Response Program Sites	Department of Health	03/06/2024	03/07/2024	03/12/2024
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	09/10/2025	09/10/2025	11/12/2025
US	AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing	Environmental Protection Agency	09/25/2025	09/26/2025	11/24/2025
US	BIOSOLIDS	ICIS-NPDES Biosolids Facility Data	Environmental Protection Agency	07/06/2025	07/10/2025	10/02/2025
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2023	02/19/2025	03/07/2025
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2023	10/16/2024	01/14/2025
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	06/30/2025	07/29/2025	10/28/2025
US	CORRACTS	Corrective Action Report	EPA	11/30/2025	12/03/2025	12/10/2025
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	06/30/2025	07/17/2025	10/13/2025
US	Delisted NPL	National Priority List Deletions	EPA	09/29/2025	10/01/2025	10/28/2025
US	E MANIFEST	Hazardous Waste Electronic Manifest System	Environmental Protection Agency	06/02/2025	06/04/2025	08/13/2025
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	09/20/2025	09/26/2025	11/24/2025
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA Watch List	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	09/23/2025	10/01/2025	12/10/2025
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	09/22/2025	09/23/2025	11/18/2025
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	06/06/2025	08/26/2025	11/12/2025
US	FINDS	Facility Index System/Facility Registry System	EPA	09/04/2025	10/01/2025	11/18/2025

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	07/23/2025	07/23/2025	07/29/2025
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	08/07/2025	08/07/2025	11/04/2025
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	03/03/2023	03/03/2023	06/09/2023
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	09/29/2025	10/01/2025	12/10/2025
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	02/07/2024	11/13/2024	11/19/2024
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/21/2025	07/10/2025	10/02/2025
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	05/27/2025	07/10/2025	10/02/2025
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	04/21/2025	07/10/2025	10/02/2025
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/21/2025	07/10/2025	10/02/2025
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/21/2025	07/10/2025	10/02/2025
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	05/22/2025	07/10/2025	10/02/2025
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	05/22/2025	07/10/2025	10/02/2025
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/21/2025	07/10/2025	10/02/2025
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/21/2025	07/10/2025	10/02/2025
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	05/27/2025	07/10/2025	10/02/2025
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	04/21/2025	07/10/2025	10/02/2025
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/21/2025	07/10/2025	10/02/2025
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/21/2025	07/10/2025	10/02/2025
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	05/22/2025	07/10/2025	10/02/2025
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	05/22/2025	07/10/2025	10/02/2025
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/21/2025	07/10/2025	10/02/2025
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	09/29/2025	10/01/2025	10/28/2025
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	09/29/2025	10/01/2025	10/28/2025
US	LUCIS	Land Use Control Information System	Department of the Navy	03/11/2025	04/02/2025	06/24/2025
US	MINES MRDS	Mineral Resources Data System	USGS	06/04/2024	11/22/2024	02/18/2025
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	07/01/2025	07/01/2025	09/24/2025
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/11/2025	08/12/2025	11/04/2025
US	NPL	National Priority List	EPA	09/29/2025	10/01/2025	10/28/2025
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	08/12/2025	09/30/2025	11/24/2025
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	12/16/2016	01/06/2017	03/10/2017
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PFAS ATSDR	PFAS Contamination Site Location Listing	Department of Health & Human Services	11/12/2024	07/21/2025	10/13/2025
US	PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	06/23/2025	06/26/2025	08/27/2025
US	PFAS ECHO FIRE TRAIN	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	06/23/2025	06/26/2025	08/27/2025

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	PFAS FEDERAL SITES	Federal Sites PFAS Information	Environmental Protection Agency	06/23/2025	06/26/2025	08/27/2025
US	PFAS NPDES	Clean Water Act Discharge Monitoring Information	Environmental Protection Agency	06/23/2025	06/26/2025	08/27/2025
US	PFAS NPL	Superfund Sites with PFAS Detections Information	Environmental Protection Agency	06/23/2025	06/26/2025	08/27/2025
US	PFAS PROJECT	NORTHEASTERN UNIVERSITY PFAS PROJECT	Social Science Environmental Health Research	05/15/2024	03/06/2025	06/03/2025
US	PFAS PT 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing	Environmental Protection Agency	06/23/2025	06/26/2025	08/27/2025
US	PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing	Environmental Protection Agency	06/23/2025	06/26/2025	09/24/2025
US	PFAS TRIS	List of PFAS Added to the TRI	Environmental Protection Agency	06/23/2025	06/26/2025	08/27/2025
US	PFAS TSCA	PFAS Manufacture and Imports Information	Environmental Protection Agency	06/23/2025	06/26/2025	08/27/2025
US	PFAS WQP	Ambient Environmental Sampling for PFAS	Environmental Protection Agency	06/23/2025	06/26/2025	08/27/2025
US	PRP	Potentially Responsible Parties	EPA	06/26/2025	07/01/2025	07/29/2025
US	Proposed NPL	Proposed National Priority List Sites	EPA	09/29/2025	10/01/2025	10/28/2025
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	11/30/2025	12/03/2025	12/10/2025
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	11/30/2025	12/03/2025	12/10/2025
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	11/30/2025	12/03/2025	12/10/2025
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	11/30/2025	12/03/2025	12/10/2025
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	11/30/2025	12/03/2025	12/10/2025
US	RMP	Risk Management Plans	Environmental Protection Agency	07/01/2025	07/29/2025	10/28/2025
US	ROD	Records Of Decision	EPA	10/30/2025	11/03/2025	11/18/2025
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	07/30/2021	02/03/2023	02/10/2023
US	SEMS	Superfund Enterprise Management System	EPA	09/29/2025	10/01/2025	10/28/2025
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	09/29/2025	10/01/2025	10/28/2025
US	SSTS	Section 7 Tracking Systems	EPA	07/14/2025	07/14/2025	10/13/2025
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2023	08/11/2025	11/10/2025
US	TSCA	Toxic Substances Control Act	EPA	12/31/2020	06/14/2022	03/24/2023
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	05/15/2025	05/15/2025	07/29/2025
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	09/19/2025	10/01/2025	11/24/2025
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	04/04/2025	06/02/2025	08/12/2025
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	10/30/2025	11/11/2025	11/12/2025
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	06/02/2025	06/03/2025	06/16/2025
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	04/04/2025	06/02/2025	08/12/2025
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	10/30/2025	11/11/2025	11/12/2025
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/08/2025	08/18/2025	11/12/2025
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	04/08/2025	05/20/2025	08/12/2025
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UST FINDER	UST Finder Database	Environmental Protection Agency	06/08/2023	10/04/2023	01/18/2024
US	UST FINDER RELEASE	UST Finder Releases Database	Environmental Protecton Agency	06/08/2023	10/31/2023	01/18/2024
US	UXO	Unexploded Ordnance Sites	Department of Defense	07/31/2025	08/14/2025	11/04/2025

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
HI	State Wetlands	Wetlands Inventory	Office of Planning			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

PROPOSED WATER SYSTEM SITE
8401 PULEHU ROAD
KIHEI, HI 96753

TARGET PROPERTY COORDINATES

Latitude (North):	20.8647 - 20˚ 51' 52.92''
Longitude (West):	156.432663 - 156˚ 25' 57.59''
Universal Tranverse Mercator:	Zone 4
UTM X (Meters):	767131.3
UTM Y (Meters):	2309170.0
Elevation:	171 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	9757761 PAIA, HI
Version Date:	2017

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

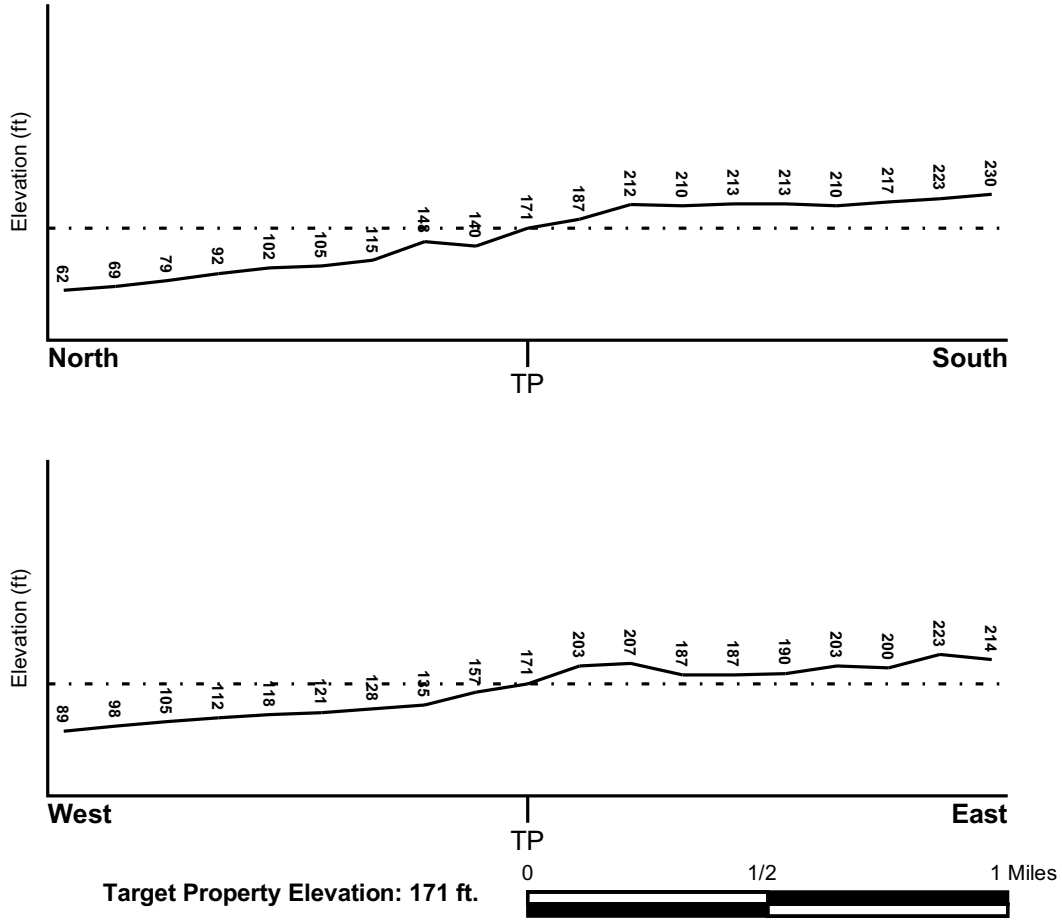
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
1500030411E	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
1500030412E	FEMA FIRM Flood data
1500030413E	FEMA FIRM Flood data
1500030414E	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
NOT AVAILABLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

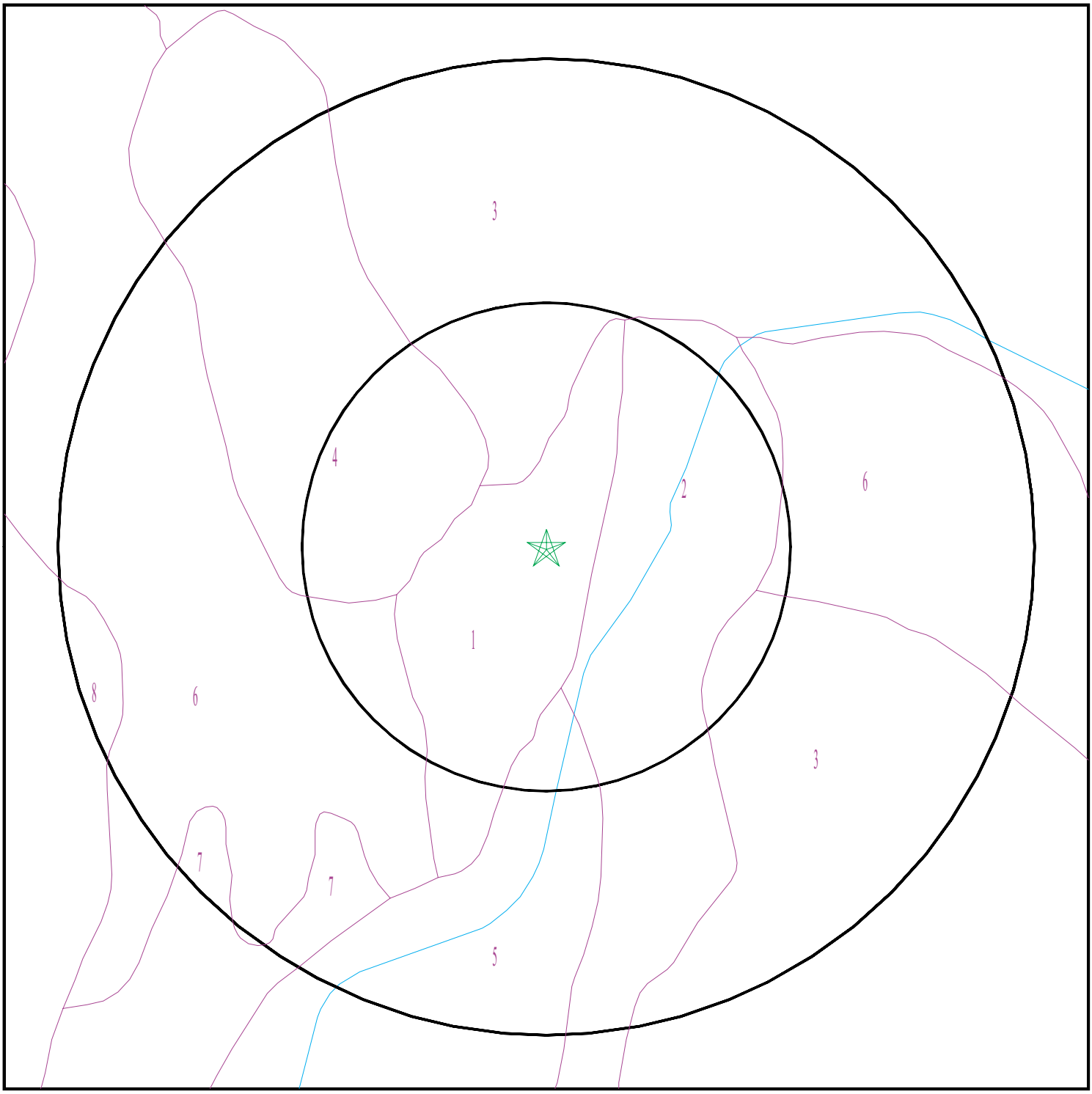
Era:	-
System:	-
Series:	-
Code:	N/A *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: -

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 8199021.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Proposed Water System Site	CLIENT:	MEV, LLC
ADDRESS:	8401 Pulehu Road Kihei HI 96753	CONTACT:	Jeffrey King
		INQUIRY #:	8199021.2s
LAT/LONG:	20.8647 / 156.432663	DATE:	December 12, 2025 12:40 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Molokai

Soil Surface Texture: silty clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	ML-K (proposed)	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6
2	14 inches	72 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	ML-K (proposed)	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6

Soil Map ID: 2

Soil Component Name: Waiakoa

Soil Surface Texture: silty clay loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 84 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	1 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
2	1 inches	25 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
3	25 inches	33 inches	stony silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
4	33 inches	37 inches	bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:

Soil Map ID: 3

Soil Component Name: Waiakoa

Soil Surface Texture: silty clay loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 84 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	1 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
2	1 inches	25 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
3	25 inches	33 inches	stony silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
4	33 inches	37 inches	bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:

Soil Map ID: 4

Soil Component Name: Molokai

Soil Surface Texture: silty clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	ML-K (proposed)	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6
2	14 inches	72 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	ML-K (proposed)	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6

Soil Map ID: 5

Soil Component Name: Waiakoa

Soil Surface Texture: cobbly silty clay loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 84 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	1 inches	cobbly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
2	1 inches	25 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
3	25 inches	33 inches	stony silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
4	33 inches	37 inches	bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:

Soil Map ID: 6

Soil Component Name: Molokai

Soil Surface Texture: silty clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	ML-K (proposed)	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6
2	14 inches	72 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	ML-K (proposed)	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6

Soil Map ID: 7

Soil Component Name: Waiakoa

Soil Surface Texture: very stony silty clay loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 84 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	1 inches	very stony silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	1 inches	25 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
3	25 inches	33 inches	stony silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
4	33 inches	37 inches	bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:

Soil Map ID: 8

Soil Component Name: Pulehu

Soil Surface Texture: clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	20 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 7.8 Min: 6.6
2	20 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 14.11	Max: 7.8 Min: 6.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

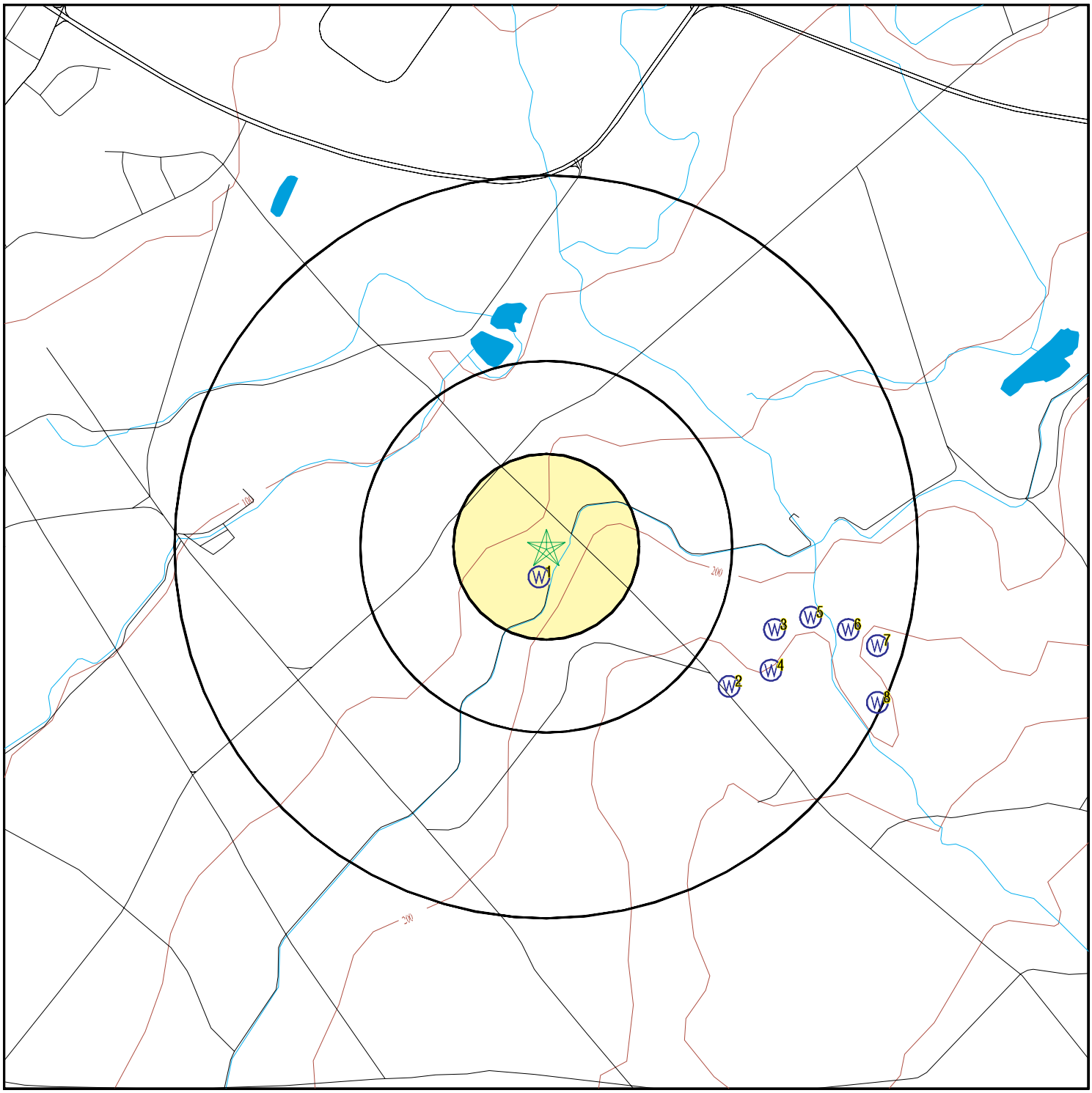
Note: PWS System location is not always the same as well location.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	HI1300000003472	0 - 1/8 Mile SSW
2	HI1300000003435	1/2 - 1 Mile SE
3	HI1300000003437	1/2 - 1 Mile ESE
4	HI1300000003438	1/2 - 1 Mile ESE
5	HI1300000003433	1/2 - 1 Mile ESE
6	HI1300000003439	1/2 - 1 Mile ESE
7	HI1300000003430	1/2 - 1 Mile ESE
8	HI1300000003431	1/2 - 1 Mile ESE

PHYSICAL SETTING SOURCE MAP - 8199021.2s



0 1/4 1/2 1 Miles

County Boundary
Major Roads
Contour Lines
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

Groundwater Flow Direction
GI Indeterminate Groundwater Flow at Location
GV Groundwater Flow Varies at Location

N

SITE NAME:	Proposed Water System Site	CLIENT:	MEV, LLC
ADDRESS:	8401 Pulehu Road	CONTACT:	Jeffrey King
	Kihei HI 96753	INQUIRY #:	8199021.2s
LAT/LONG:	20.8647 / 156.432663	DATE:	December 12, 2025 12:40 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
1 **SSW** **0 - 1/8 Mile** **Higher**	Click here for full text details	**HI WELLS**	**HI1300000003472**
2 **SE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**HI WELLS**	**HI1300000003435**
3 **ESE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**HI WELLS**	**HI1300000003437**
4 **ESE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**HI WELLS**	**HI1300000003438**
5 **ESE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**HI WELLS**	**HI1300000003433**
6 **ESE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**HI WELLS**	**HI1300000003439**
7 **ESE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**HI WELLS**	**HI1300000003430**
8 **ESE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**HI WELLS**	**HI1300000003431**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for MAUI County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 96753

Number of sites tested: 10

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.010 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Office of Planning
Telephone: 808-587-2895

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Well Index Database
Source: Commission on Water Resource Management
Telephone: 808-587-0214
CWRM maintains a Well Index Database to track specific information pertaining to the construction and installation of production wells in Hawaii.

OTHER STATE DATABASE INFORMATION

RADON

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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Appendix E:

Regulatory File Review

MALAMA Environmental

February 3, 2026

Hawaii State Department of Health
919 Ala Moana Blvd., Room 309
Honolulu, Hawaii 96814
Attn: Clean Air Branch

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

We are requesting a search for any past or pending environmental permits, licenses, citations, releases, or other information pertaining to the site(s) described below.

SITE INFORMATION:

MEV Project #:	Proposed Water System Site
TMK, Address & Current Owner:	**TMK: (2)-3-8-006-001-0000** ADDRESS: 8401 Pulehu Road Kahului, Hawaii 96732 CURRENT OWNER: MAUI ECONOMIC OPPORTUNITY CONDO- MASTER

Please email any information to:

Micheal R. Clea – Malama Environmental
Email: mev.llc.mclea@gmail.com
Phone: (919) 632-7387
Thank you for your assistance.
Sincerely yours,

Micheal R. Clea – Malama Environmental

MALAMA Environmental

February 3, 2026

Hawaii State Department of Health
919 Ala Moana Blvd., Room 301
Honolulu, Hawaii 96814
Attn: Clean Water Branch

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

We are requesting a search for any past or pending environmental permits, licenses, citations, releases, or other information pertaining to the site(s) described below.

SITE INFORMATION:

MEV Project #:	Proposed Water System Site
TMK, Address & Current Owner:	**TMK: (2)-3-8-006-001-0000** ADDRESS: 8401 Pulehu Road Kahului, Hawaii 96732 CURRENT OWNER: MAUI ECONOMIC OPPORTUNITY CONDO- MASTER

Please email any information to:

Micheal R. Clea – Malama Environmental
Email: mev.llc.mclea@gmail.com
Phone: (919) 632-7387
Thank you for your assistance.
Sincerely yours,

Micheal R. Clea – Malama Environmental

MALAMA Environmental

February 3, 2026

Maui county Fire Department
Online Records Request Portal

Attn: Acting Officer

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

We are requesting any past or present information of environmental concern pertaining to the subject site(s) and adjacent sites from the Fire Department's database. This could include information on environmental releases (spills), permits, citations, inspections, fires, etc.

SITE INFORMATION:

MEV Project #:	Proposed Water System Site
TMK, Address & Current Owner:	**TMK: (2)-3-8-006-001-0000** ADDRESS: 8401 Pulehu Road Kahului, Hawaii 96732 CURRENT OWNER: MAUI ECONOMIC OPPORTUNITY CONDO- MASTER

Please email any information to:

Micheal R. Clea – Malama Environmental
Email: mev.llc.mclea@gmail.com
Phone: (919) 632-7387
Thank you for your assistance.
Sincerely yours,

Micheal R. Clea – Malama Environmental

February 3, 2026

Maui county Environmental Management Department
Online Records Request Portal

Attn: Acting Officer

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

We are requesting any past or present information of environmental concern pertaining to the subject site(s) and adjacent sites from the Fire Department's database. This could include information on environmental releases (spills), permits, citations, inspections, fires, etc.

SITE INFORMATION:

MEV Project #:	Proposed Water System Site
TMK, Address & Current Owner:	**TMK: (2)-3-8-006-001-0000** ADDRESS: 8401 Pulehu Road Kahului, Hawaii 96732 CURRENT OWNER: MAUI ECONOMIC OPPORTUNITY CONDO- MASTER

Please email any information to:

Micheal R. Clea – Malama Environmental
Email: mev.llc.mclea@gmail.com
Phone: (919) 632-7387
Thank you for your assistance.
Sincerely yours,

Micheal R. Clea – Malama Environmental

MALAMA Environmental

February 3, 2026

Hawaii State Department of Health
919 Ala Moana Blvd., Room 206
Honolulu, Hawaii 96814

Attn: HEER Office

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

We are requesting a search for any past or pending environmental permits, licenses, citations, releases, or other information pertaining to the site(s) described below.

SITE INFORMATION:

MEV Project #:	Proposed Water System Site
TMK, Address & Current Owner:	**TMK: (2)-3-8-006-001-0000** ADDRESS: 8401 Pulehu Road Kahului, Hawaii 96732 CURRENT OWNER: MAUI ECONOMIC OPPORTUNITY CONDO- MASTER

Please email any information to:

Micheal R. Clea – Malama Environmental
Email: mev.llc.mclea@gmail.com
Phone: (919) 632-7387
Thank you for your assistance.
Sincerely yours,

Micheal R. Clea – Malama Environmental

MALAMA Environmental

February 3, 2026

Hawaii State Department of Health
919 Ala Moana Blvd., Room 308
Honolulu, Hawaii 96814
Attn: Safe Drinking Water Branch

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

We are requesting a search for any past or pending environmental permits, licenses, citations, releases, or other information pertaining to the site(s) described below.

SITE INFORMATION:

MEV Project #:	Proposed Water System Site
TMK, Address & Current Owner:	**TMK: (2)-3-8-006-001-0000** ADDRESS: 8401 Pulehu Road Kahului, Hawaii 96732 CURRENT OWNER: MAUI ECONOMIC OPPORTUNITY CONDO- MASTER

Please email any information to:

Micheal R. Clea – Malama Environmental
Email: mev.llc.mclea@gmail.com
Phone: (919) 632-7387
Thank you for your assistance.
Sincerely yours,

Micheal R. Clea – Malama Environmental

February 3, 2026

Hawaii State Department of Health
919 Ala Moana Blvd., Room 212
Honolulu, Hawaii 96814
Attn: Solid & Hazardous Waste Branch

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

We are requesting a search for any past or pending environmental permits, licenses, citations, releases, or other information pertaining to the site(s) described below.

SITE INFORMATION:

MEV Project #:	Proposed Water System Site
TMK, Address & Current Owner:	**TMK: (2)-3-8-006-001-0000** ADDRESS: 8401 Pulehu Road Kahului, Hawaii 96732 CURRENT OWNER: MAUI ECONOMIC OPPORTUNITY CONDO- MASTER

Please email any information to:

Micheal R. Clea – Malama Environmental
Email: mev.llc.mclea@gmail.com
Phone: (919) 632-7387
Thank you for your assistance.
Sincerely yours,

Micheal R. Clea – Malama Environmental

MALAMA Environmental

February 3, 2026

Hawaii State Department of Health
919 Ala Moana Blvd., Room 203
Honolulu, Hawaii 96814
Attn: Wastewater Branch

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

We are requesting a search for any past or pending environmental permits, licenses, citations, releases, or other information pertaining to the site(s) described below.

SITE INFORMATION:

MEV Project #:	Proposed Water System Site
TMK, Address & Current Owner:	**TMK: (2)-3-8-006-001-0000** ADDRESS: 8401 Pulehu Road Kahului, Hawaii 96732 CURRENT OWNER: MAUI ECONOMIC OPPORTUNITY CONDO- MASTER

Please email any information to:

Micheal R. Clea – Malama Environmental
Email: mev.llc.mclea@gmail.com
Phone: (919) 632-7387
Thank you for your assistance.
Sincerely yours,

Micheal R. Clea – Malama Environmental

State of Hawaii
COMMISSION ON WATER RESOURCE MANAGEMENT
Department of Land and Natural Resources

WELL INFORMATION RELEASE REQUEST

Instructions: Please print in ink or type and send completed form with attachments to the Commission on Water Resource Management, via mail to P.O. Box 621, Honolulu, Hawaii 96809, via facsimile to (808) 587-0219, or via e-mail to dlnr.cwrm@hawaii.gov. For further information and updates to this application form, visit http://www.hawaii.gov/dlnr/cwrm.

For Official Use Only:

Well Info Request No.:

Please fill out this form to request a release of well information in the form of maps, database information, and/or file documents. Upon submission, Commission staff shall review the request, prior to delivery of the requested information. Copying charges may apply and must be paid prior to copies being made.

Name: Micheal Clea - Malama Environmental

Mailing Address, Phone Number, and E-mail:

Phone: (808) 344-2871
Email: mev.llc.mclea@gmail.com

Company Name: (If obtaining information for a business.) Malama Environmental

Company Phone Number, Fax, and Email: See above.

Location of Interest: (Please attach map if possible.)

Proposed Water System Site Property 8401 Pulehu Road Kahului, Hawaii 96732

Island: Maui

Tax Map Key(s): (2)-3-8-006-001

Specific Information Desired:

Information about the location and use of wells on the subject property and in a 1-mile radius of the subject property.

For Official Use Only:
Information provided:

Staff providing information:

Date provided:

Total Copy Charges: (See attached, "Record of Copied Materials" form.) **$**

REQUEST TO ACCESS A GOVERNMENT RECORD

DATE: 02/03/2026

TO: Department of Health, Solid & Hazardous Waste Branch

FROM: Micheal Clea, Malama Environmental

Name or Alias Phone: (808) 344-2871

Contact Information Email: mev.llc.mclea@gmail.com

Although you are not required to provide any personal information, you should provide enough information to allow the agency to contact you about this request. The processing of this request may be stopped if the agency is unable to contact you. Therefore, please provide any information that will allow the agency to contact you (name or alias, telephone or fax number, mailing address, e-mail address, etc.).

I WOULD LIKE THE FOLLOWING GOVERNMENT RECORD:

Describe the government record as specifically as possible so that it can be located. Try to provide a record name, subject matter, date, location, purpose, or names of persons to whom the record refers, or other information that could help the agency identify the record. A complete and accurate description of the government record you request will prevent delays in locating the record. Attach a second page if needed.

We are requesting a search for any past or pending environmental permits, licenses, citations, releases, or other information pertaining to the site described below:
TMK: (2)-3-8-006-001 ADDRESS: 8401 Pulehu Road Kahului, Hawaii 96732
*PLEASE SEE THE ATTACHED COVER LETTER AND TMK MAP.

I WOULD LIKE: (please check one or more of the options below)

☐ **To inspect the government record.**

☒ **A copy of the government record:** (Please check one of the options below.) See the back of this page for information about fees that you may be required to pay for agency services to process your record request. Note: Copying and transmission charges may also apply to certain options.

- ☐ Pick up at agency (**date and time**): _____
- ☐ Mail
- ☐ Fax (toll free and only if available)
- ☒ Other, if available (please specify): Email: mev.llc.mclea@gmail.com

☐ If the agency maintains the records in a form other than paper, please advise in which format you would prefer to have the record.

☒ Electronic ☐ Audio ☐ Other (please specify):_____

☐ Check this box if you are attaching a request for waiver of fees in the public interest (see waiver information on back).

SEE BACK FOR IMPORTANT INFORMATION

FEES FOR PROCESSING RECORD REQUESTS

You may be charged fees for the services that the agency must perform when processing your record request, including fees for making photocopies and other lawful fees. **The first $30 of fees charged for searching for a record, reviewing, and segregating will not be charged to you. Any amount over $30 will be charged to you.** Fees are as follows:

Search for a Record	$2.50 for 15 minutes
Review and Segregation of a Record	$5.00 for 15 minutes

WAIVER OF FEES IN THE PUBLIC INTEREST

Up to $60 of fees for searching for, segregating and reviewing records may be waived when the waiver would serve the public interest as described in section 2-71-32, Hawaii Administrative Rules. If you wish to apply for a waiver of fees in the public interest, you must attach to this request a statement of facts, including your identity as the requester, to show how the waiver of fees would serve the public interest. The criteria for this waiver, found at section 2-71-32, Hawaii Administrative Rules, are:

(1) The requested record pertains to the operations or activities of an agency;
(2) The record is not readily available in the public domain; and
(3) The requester has the primary intention and the actual ability to widely disseminate information from the government record to the public at large.

AGENCY RESPONSE TO YOUR REQUEST FOR ACCESS

The agency to which you addressed your request must respond within a set time period. The agency will normally respond to you within 10 business days from the date it receives your request; however, in ***extenuating circumstances*** the agency must respond within 20 business days from the date of your request. If you have questions about the response time, you may contact the agency's UIPA contact person. If you are not satisfied with the agency's response, you may call the Office of Information Practices at 808-586-1400.

REQUESTER'S RESPONSIBILITIES

You have certain responsibilities under §2-71-16, Hawaii Administrative Rules. You may obtain a copy of these rules from the Lieutenant Governor's Office or from the Office of Information Practices. These responsibilities include making arrangements to inspect and copy records, providing further clarification or description of the requested record as instructed by the agency's notice, and making a prepayment of fees, if assessed.

REQUEST TO ACCESS A GOVERNMENT RECORD

DATE: 02/03/2026

TO: Department of Health, HAZARD EVALUATION & EMERGENCY RESPONSE

FROM: Micheal Clea, Malama Environmental

Name or Alias Phone: (808) 344-2871

Contact Information Email: mev.llc.mclea@gmail.com

Although you are not required to provide any personal information, you should provide enough information to allow the agency to contact you about this request. The processing of this request may be stopped if the agency is unable to contact you. Therefore, please provide any information that will allow the agency to contact you (name or alias, telephone or fax number, mailing address, e-mail address, etc.).

I WOULD LIKE THE FOLLOWING GOVERNMENT RECORD:

Describe the government record as specifically as possible so that it can be located. Try to provide a record name, subject matter, date, location, purpose, or names of persons to whom the record refers, or other information that could help the agency identify the record. A complete and accurate description of the government record you request will prevent delays in locating the record. Attach a second page if needed.

We are requesting a search for any past or pending environmental permits, licenses, citations, releases, or other information pertaining to the site described below:
TMK: (2)-3-8-006-001 ADDRESS: 8401 Pulehu Road Kahului, Hawaii 96732
*PLEASE SEE THE ATTACHED COVER LETTER AND TMK MAP.

I WOULD LIKE: (please check one or more of the options below)

☐ **To inspect the government record.**

☒ **A copy of the government record:** **(**Please check one of the options below.) See the back of this page for information about fees that you may be required to pay for agency services to process your record request. Note: Copying and transmission charges may also apply to certain options.

- ☐ Pick up at agency (**date and time**): _____
- ☐ Mail
- ☐ Fax (toll free and only if available)
- ☒ Other, if available (please specify): Email: mev.llc.mclea@gmail.com

☐ If the agency maintains the records in a form other than paper, please advise in which format you would prefer to have the record.

☒ Electronic ☐ Audio ☐ Other (please specify):_____

☐ Check this box if you are attaching a request for waiver of fees in the public interest (see waiver information on back).

SEE BACK FOR IMPORTANT INFORMATION

FEES FOR PROCESSING RECORD REQUESTS

You may be charged fees for the services that the agency must perform when processing your record request, including fees for making photocopies and other lawful fees. **The first $30 of fees charged for searching for a record, reviewing, and segregating will not be charged to you. Any amount over $30 will be charged to you.** Fees are as follows:

Search for a Record	$2.50 for 15 minutes
Review and Segregation of a Record	$5.00 for 15 minutes

WAIVER OF FEES IN THE PUBLIC INTEREST

Up to $60 of fees for searching for, segregating and reviewing records may be waived when the waiver would serve the public interest as described in section 2-71-32, Hawaii Administrative Rules. If you wish to apply for a waiver of fees in the public interest, you must attach to this request a statement of facts, including your identity as the requester, to show how the waiver of fees would serve the public interest. The criteria for this waiver, found at section 2-71-32, Hawaii Administrative Rules, are:

(1) The requested record pertains to the operations or activities of an agency;
(2) The record is not readily available in the public domain; and
(3) The requester has the primary intention and the actual ability to widely disseminate information from the government record to the public at large.

AGENCY RESPONSE TO YOUR REQUEST FOR ACCESS

The agency to which you addressed your request must respond within a set time period. The agency will normally respond to you within 10 business days from the date it receives your request; however, in ***extenuating circumstances*** the agency must respond within 20 business days from the date of your request. If you have questions about the response time, you may contact the agency's UIPA contact person. If you are not satisfied with the agency's response, you may call the Office of Information Practices at 808-586-1400.

REQUESTER'S RESPONSIBILITIES

You have certain responsibilities under §2-71-16, Hawaii Administrative Rules. You may obtain a copy of these rules from the Lieutenant Governor's Office or from the Office of Information Practices. These responsibilities include making arrangements to inspect and copy records, providing further clarification or description of the requested record as instructed by the agency's notice, and making a prepayment of fees, if assessed.

REQUEST TO ACCESS A GOVERNMENT RECORD

DATE: 01/24/2026

TO: Clean Air Branch, Hawaii State Department of Health

FROM: Micheal Clea, Malama Environmental

Name or Alias Phone: (808) 344-2871

Contact Information Email: mev.llc.mclea@gmail.com

Although you are not required to provide any personal information, you should provide enough information to allow the agency to contact you about this request. The processing of this request may be stopped if the agency is unable to contact you. Therefore, please provide any information that will allow the agency to contact you (name or alias, telephone or fax number, mailing address, e-mail address, etc.).

I WOULD LIKE THE FOLLOWING GOVERNMENT RECORD:

Describe the government record as specifically as possible so that it can be located. Try to provide a record name, subject matter, date, location, purpose, or names of persons to whom the record refers, or other information that could help the agency identify the record. A complete and accurate description of the government record you request will prevent delays in locating the record. Attach a second page if needed.

We are requesting a search for any past or pending environmental permits, licenses, citations, releases, or other information pertaining to the site described below:

TMK: (2)-3-8-006-001 ADDRESS: 8401 Pulehu Road Kahului, Hawaii 96732

*PLEASE SEE THE ATTACHED COVER LETTER AND TMK MAP.

I WOULD LIKE: (please check one or more of the options below)

☐ **To inspect the government record.**

☒ **A copy of the government record:** **(**Please check one of the options below.) See the back of this page for information about fees that you may be required to pay for agency services to process your record request. Note: Copying and transmission charges may also apply to certain options.

- ☐ Pick up at agency (**date and time**): _____
- ☐ Mail
- ☐ Fax (toll free and only if available)
- ☒ Other, if available (please specify): Email: mev.llc.mclea@gmail.com

☐ If the agency maintains the records in a form other than paper, please advise in which format you would prefer to have the record.

☒ Electronic ☐ Audio ☐ Other (please specify):_____

☐ Check this box if you are attaching a request for waiver of fees in the public interest (see waiver information on back).

SEE BACK FOR IMPORTANT INFORMATION

FEES FOR PROCESSING RECORD REQUESTS

You may be charged fees for the services that the agency must perform when processing your record request, including fees for making photocopies and other lawful fees. **The first $30 of fees charged for searching for a record, reviewing, and segregating will not be charged to you. Any amount over $30 will be charged to you.** Fees are as follows:

Search for a Record	$2.50 for 15 minutes
Review and Segregation of a Record	$5.00 for 15 minutes

WAIVER OF FEES IN THE PUBLIC INTEREST

Up to $60 of fees for searching for, segregating and reviewing records may be waived when the waiver would serve the public interest as described in section 2-71-32, Hawaii Administrative Rules. If you wish to apply for a waiver of fees in the public interest, you must attach to this request a statement of facts, including your identity as the requester, to show how the waiver of fees would serve the public interest. The criteria for this waiver, found at section 2-71-32, Hawaii Administrative Rules, are:

(1) The requested record pertains to the operations or activities of an agency;
(2) The record is not readily available in the public domain; and
(3) The requester has the primary intention and the actual ability to widely disseminate information from the government record to the public at large.

AGENCY RESPONSE TO YOUR REQUEST FOR ACCESS

The agency to which you addressed your request must respond within a set time period. The agency will normally respond to you within 10 business days from the date it receives your request; however, in ***extenuating circumstances*** the agency must respond within 20 business days from the date of your request. If you have questions about the response time, you may contact the agency's UIPA contact person. If you are not satisfied with the agency's response, you may call the Office of Information Practices at 808-586-1400.

REQUESTER'S RESPONSIBILITIES

You have certain responsibilities under §2-71-16, Hawaii Administrative Rules. You may obtain a copy of these rules from the Lieutenant Governor's Office or from the Office of Information Practices. These responsibilities include making arrangements to inspect and copy records, providing further clarification or description of the requested record as instructed by the agency's notice, and making a prepayment of fees, if assessed.

REQUEST TO ACCESS A GOVERNMENT RECORD

DATE: 02/03/2026

TO: Clean Water Branch, Environmental Management Division, Hawaii DOH

FROM: Micheal Clea, Malama Environmental

Name or Alias Phone: (808) 344-2871

Contact Information Email: mev.llc.mclea@gmail.com

Although you are not required to provide any personal information, you should provide enough information to allow the agency to contact you about this request. The processing of this request may be stopped if the agency is unable to contact you. Therefore, please provide any information that will allow the agency to contact you (name or alias, telephone or fax number, mailing address, e-mail address, etc.).

I WOULD LIKE THE FOLLOWING GOVERNMENT RECORD:

Describe the government record as specifically as possible so that it can be located. Try to provide a record name, subject matter, date, location, purpose, or names of persons to whom the record refers, or other information that could help the agency identify the record. A complete and accurate description of the government record you request will prevent delays in locating the record. Attach a second page if needed.

We are requesting a search for any past or pending environmental permits, licenses, citations, releases, or other information pertaining to the site described below:
TMK: (2)-3-8-006-001 ADDRESS: 8401 Pulehu Road Kahului, Hawaii 96732
*PLEASE SEE THE ATTACHED COVER LETTER AND TMK MAP.

I WOULD LIKE: (please check one or more of the options below)

☐ **To inspect the government record.**

☒ **A copy of the government record:** **(**Please check one of the options below.) See the back of this page for information about fees that you may be required to pay for agency services to process your record request. Note: Copying and transmission charges may also apply to certain options.

- ☐ Pick up at agency (**date and time**): _____
- ☐ Mail
- ☐ Fax (toll free and only if available)
- ☒ Other, if available (please specify): Email: mev.llc.mclea@gmail.com

☐ If the agency maintains the records in a form other than paper, please advise in which format you would prefer to have the record.

☒ Electronic ☐ Audio ☐ Other (please specify):_____

☐ Check this box if you are attaching a request for waiver of fees in the public interest (see waiver information on back).

SEE BACK FOR IMPORTANT INFORMATION

FEES FOR PROCESSING RECORD REQUESTS

You may be charged fees for the services that the agency must perform when processing your record request, including fees for making photocopies and other lawful fees. **The first $30 of fees charged for searching for a record, reviewing, and segregating will not be charged to you. Any amount over $30 will be charged to you.** Fees are as follows:

Search for a Record	$2.50 for 15 minutes
Review and Segregation of a Record	$5.00 for 15 minutes

WAIVER OF FEES IN THE PUBLIC INTEREST

Up to $60 of fees for searching for, segregating and reviewing records may be waived when the waiver would serve the public interest as described in section 2-71-32, Hawaii Administrative Rules. If you wish to apply for a waiver of fees in the public interest, you must attach to this request a statement of facts, including your identity as the requester, to show how the waiver of fees would serve the public interest. The criteria for this waiver, found at section 2-71-32, Hawaii Administrative Rules, are:

(1) The requested record pertains to the operations or activities of an agency;
(2) The record is not readily available in the public domain; and
(3) The requester has the primary intention and the actual ability to widely disseminate information from the government record to the public at large.

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The agency to which you addressed your request must respond within a set time period. The agency will normally respond to you within 10 business days from the date it receives your request; however, in ***extenuating circumstances*** the agency must respond within 20 business days from the date of your request. If you have questions about the response time, you may contact the agency's UIPA contact person. If you are not satisfied with the agency's response, you may call the Office of Information Practices at 808-586-1400.

REQUESTER'S RESPONSIBILITIES

You have certain responsibilities under §2-71-16, Hawaii Administrative Rules. You may obtain a copy of these rules from the Lieutenant Governor's Office or from the Office of Information Practices. These responsibilities include making arrangements to inspect and copy records, providing further clarification or description of the requested record as instructed by the agency's notice, and making a prepayment of fees, if assessed.

Appendix F:

Qualifications

MALAMA Environmental

STATEMENT OF QUALIFICATIONS

for

Jeffrey R. King, Project Manager-Technical Services

Company Position:

Project Manager – Technical Services

Responsibilities and Duties:

- Phase I & II Environmental Site Assessments/Investigations
- Soil and Groundwater Investigation and Remediation Projects
- Underground Storage Tank (UST) Projects
- Asbestos, Lead-Based Paint, Hazardous Materials Inspections and Sampling
- Storm Water and Indoor Air Quality Investigations and Sampling
- Waste Management and Regulatory Compliance Projects
- Proposals, Contracts, Marketing

Experience:

- Soil and Groundwater Investigations/Remediation
- UST Investigations, Removal, and Closure
- Subsurface Investigations with Various Drill Rig Technologies
- Environmental Site Assessments, Property Condition Assessments
- Environmental Report Writing, Review, and Authorization
- Environmental Health and Safety
- Regulatory Compliance/Permitting
- Emergency Response

Training & Education:

- Bachelor of Science, Geology, University of California, Los Angeles, 1979
- Graduate Courses in Hazardous Materials Management, Wayne State University, Detroit, Michigan, 1988-89
- 40-hr OSHA HAZWOPER Course and current 8-hour refresher
- Certified Hazardous Materials Manager (CHMM) Overview Course, CHMM-Michigan
- Michigan Risk-Based Corrective Action (RBCA) Course
- Licensed Professional Geologist #1795, Indiana
- Certified Asbestos Inspector #HIASB-3545, Hawaii
- Certified Lead Risk Assessor #PB-0663, Hawaii

P.O. Box 880487 ♦ Pukalani, Hawaii 96788-0487 ♦ (808) 876-0500 Phone ♦ (808) 876-1900 Fax
Email: mauimalama@gmail.com ♦ Web: www.mauimalama.com

MALAMA Environmental

STATEMENT OF QUALIFICATIONS

for

Micheal Clea, CSMP, MESH Environmental Engineer

Company Position: Environmental Engineer

Responsibilities and Duties:

- Phase I & II Environmental Site Assessments/Investigations
- Soil and Groundwater Investigation and Remediation Projects
- Underground Storage Tank (UST) Projects
- Storm Water Investigations and Sampling

Experience:

- Environmental Consulting
- Ambient Air Quality Compliance Management
- Air Quality Permitting (PSD, Title V, Synthetic Minors Sources),
- Screen 3 Air Emissions Modeling
- Indoor Air Quality Surveys & Industrial Hygiene sampling,
- Environmental Due Diligence (Phase I ESA & Phase II ESA)
- Site Remediation, Monitoring and Reporting
- Best Management Practices (BMP) Plans for Industrial Facilities
- Industrial Tier II Inventories, TRI Reporting
- Asbestos Surveys and abatement supervision (Residential, Commercial)
- General Industry G.A.P. EHS Auditing,

Training & Education:

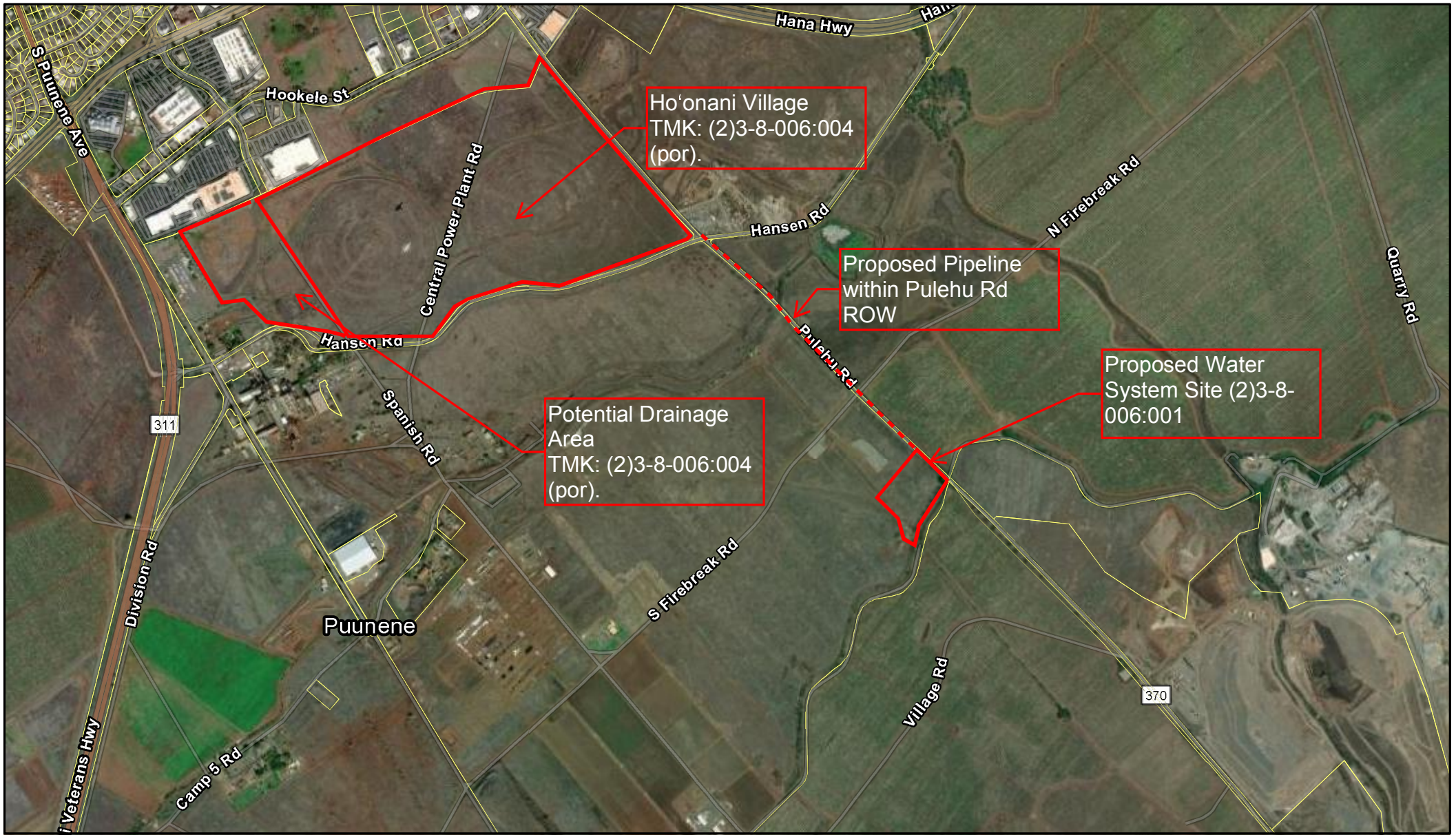
- MBA- Business Management & Organizational Leadership - 2010
- BA- Environmental Engineering/ Environmental Resource Management (IS) - 2001
- Federal OSHA Outreach Trainer.
- Certified Safety Management Practitioner (CSMP)
- Manager of Environmental Safety & Health (MESH)
- North Carolina Licensed Asbestos Building Inspector & Supervisor
- Air Quality Opacity Reader
- EPA Air Quality Permitting

P.O. Box 880487 ♦ Pukalani, Hawaii 96788-0487 ♦ (808) 876-0500 Phone ♦ (808) 876-1900 Fax
Email: mauimalama@gmail.com ♦ Web: www.mauimalama.com

Appendix G:

Additional Documentation

Project Site Map



10/29/2025, 9:57:59 AM

Tax Map Key

1:18,933

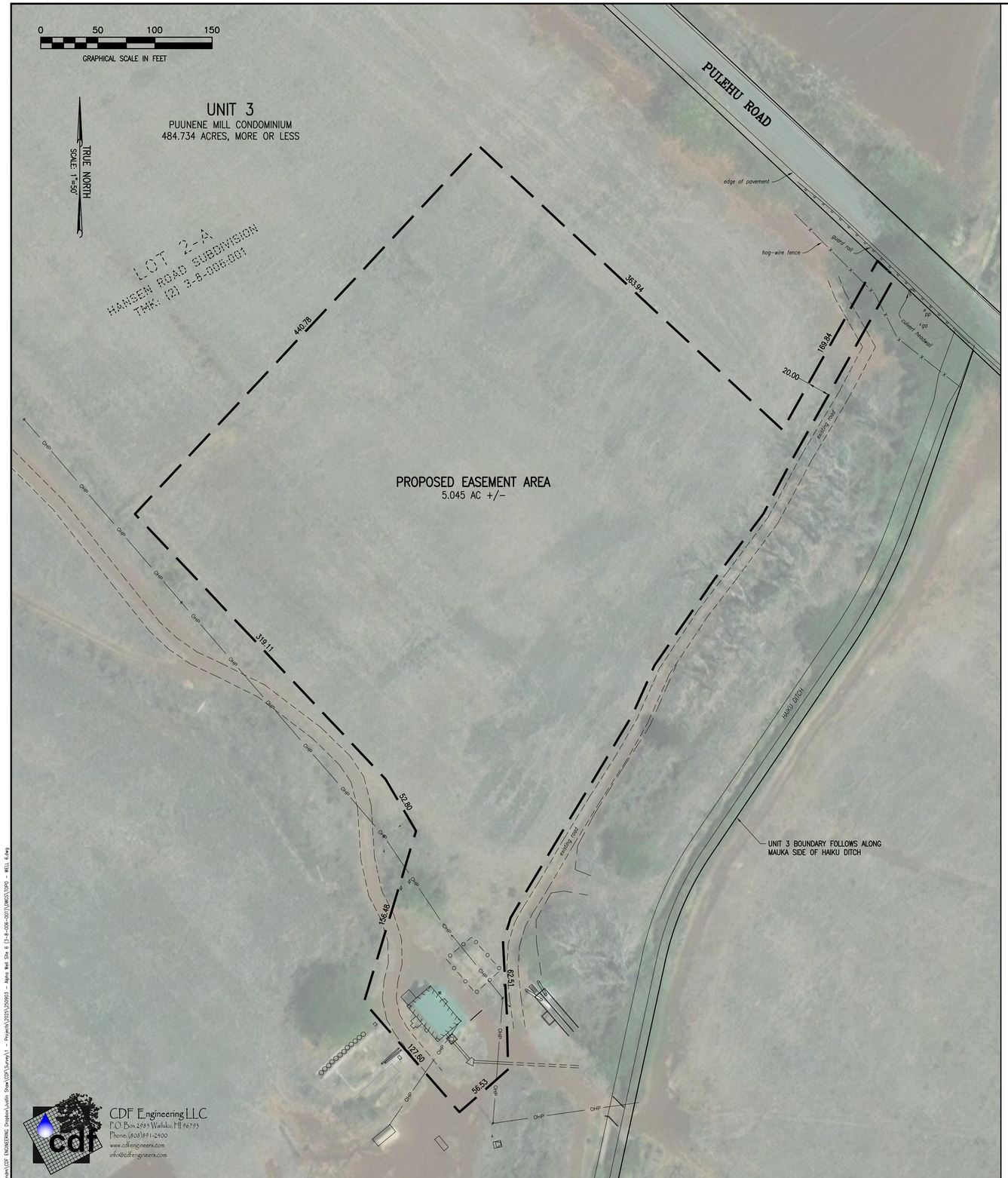
0 0.15 0.3 0.6 mi

0 0.23 0.45 0.9 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Resource Mapping Hawaii, Vantor

ArcGIS Web AppBuilder

Resource Mapping Hawaii, Vantor | Tetra Tech, Inc. for The State of Hawai'i 2018 Hazard Mitigation Plan, Hawaii Emergency Management Agency | Federal Emergency Management Agency (FEMA) | Hawaii State Land Use Commission; Hawaii Statewide GIS Program | Counties of Hawaii,



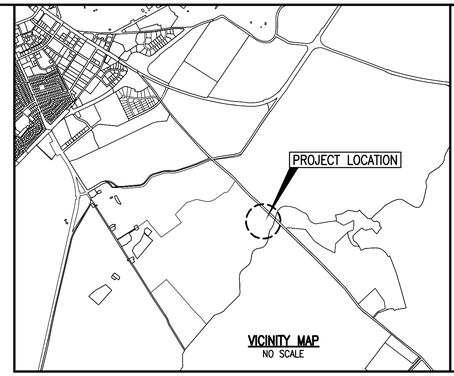
TAX MAP KEY: (2) 3-8-006:001-0003

JOB NUMBER: 250903

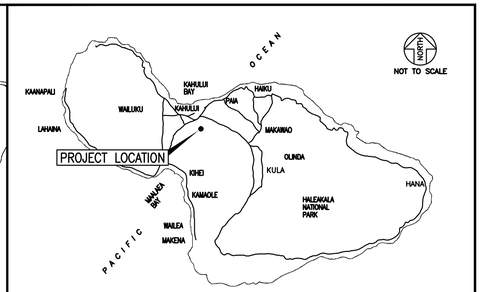
C:\Users\kevin\CDF ENGINEERING Dropbox\Kevin Shea (CDF\Survey\1 - Projects\2025\250903 - Alpha Rad Site 6 (3-8-006:001)\DWGS\250903 - MELL 6.dwg

NOTES:

1. AZIMUTHS AND COORDINATES REFERRED TO GOVERNMENT SURVEY TRIANGULATION STATION "LUKE".
2. OWNERS OF ADJOINING LAND TAKEN FROM RECORDS OF THE REAL PROPERTY MAPPING BRANCH.
3. THIS MAP IS BASED ON A GROUND SURVEY PERFORMED ON SEPTEMBER 26, 2025



VICINITY MAP
NO SCALE

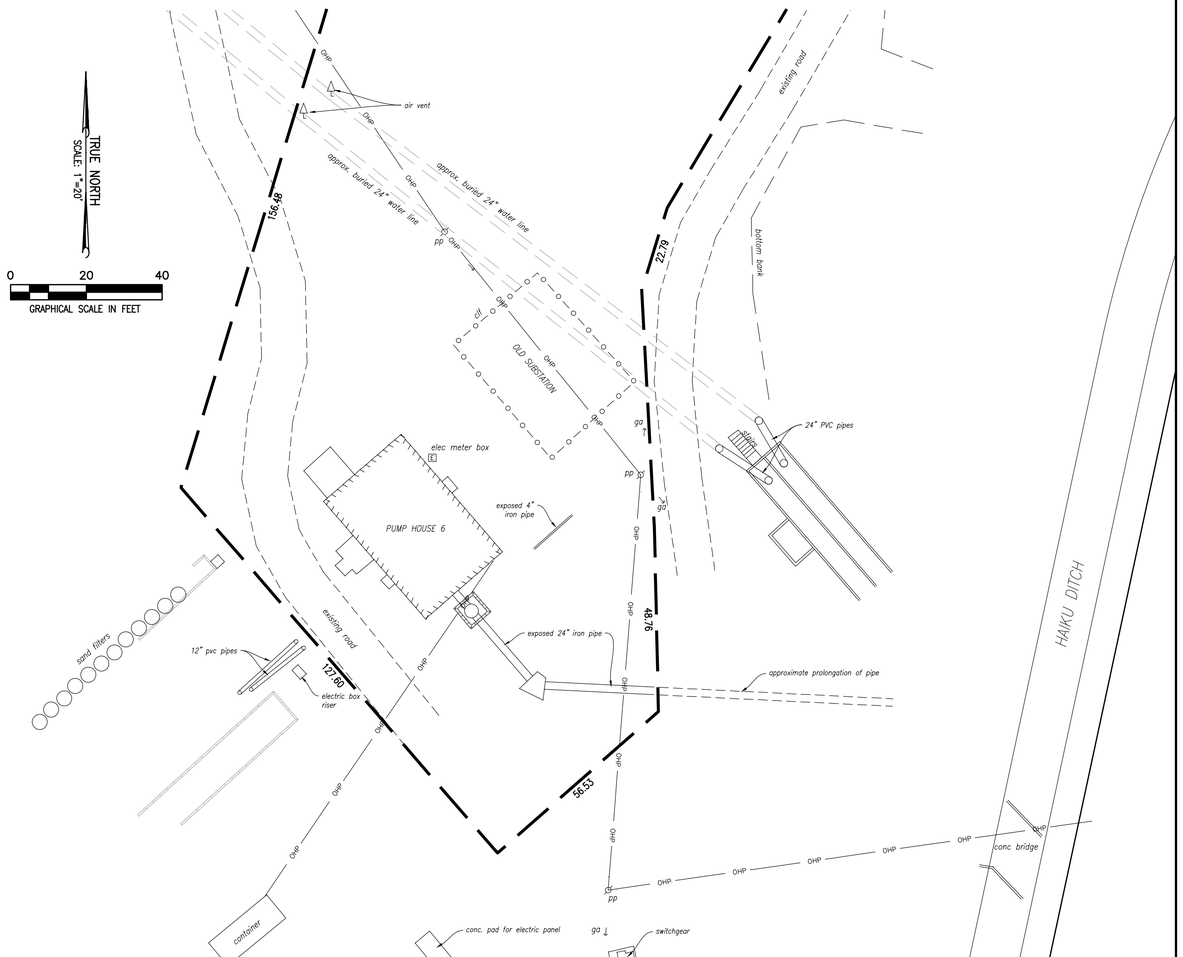


ISLAND OF MAUI
LOCATION MAP

CONCEPTUAL USE ONLY

DESIGNATION OF PROPOSED EASEMENT AREA

AFFECTING UNIT 3 OF THE PUUNENE MILL CONDOMINIUM
BEING A PORTION OF LOT 2-A OF THE HANSEN ROAD SUBDIVISION
BEING ALSO A PORTION OF GRANT 3343 TO CLAUS SPRECKELS



DATE: 9/30/2025

22" x 34"

MAUI COUNTY PARCEL HISTORY (TT102) FOR:

TMK: 3-8-006-001-0000

03/14/2024
INSTR-DESC: GRANT

INSTR_NO:A88390343

TRANS NO: 425858
INSTR-DATE: 06/13/2023
REC-DATE: 03/14/2024

AREA: 801.9000 ACRES
OTHER-TMKS: 3-8-006-001-0000 ETC.

AMENDED AND RESTATED GRANT OF ESMTS

FROM: ALEXANDER & BALDWIN LLC
TO: MKP CENTRAL A LLC; MP CENTRAL B LLC; MP CPR LLC; MP EAST A LLC; MP EAST B LLC; MP WEST LLC; AND MAHI PONO "ORIGINAL GRANTEE"; MAHI PONO LLC "GRANTEE"

1. GRANTEE. ORIGINAL GRANTEE IS HEREBY REPLACED WITH GRANTEE
2. GRANT OF ESMTS.
   A. 25 FT WIDE TEMPORARY UTILITY ESMTS HE-1 (NO DES) & HE-5 (NO DES)
   B. 25 FT WIDE PERMANENT UTILITY ESMT HE-2 (NO DES)
   C. TEMPORARY EQUIPMENT ESMT HE-3 (NO DES)
   D. 15 FT WIDE TEMPORARY ACCESS ESMT HE-4 (NO DES)

F/D: SUBJ/ESMTS

LOT 2-A HANSEN ROAD SUBD RPGR 3343 801.900 AC

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	PUUNENE MILL CONDOMINIUM - CONDO MASTER				

12/27/2021
INSTR-DESC: AMEND CPR

INSTR_NO:A80310402

TRANS NO: 407278
INSTR-DATE: 12/27/2021
REC-DATE: 12/27/2021

AREA: 801.9000 ACRES
OTHER-TMKS: 3-8-006-001-0000 ETC.

1ST AMENDMENT TO DECL OF CPR OF PUUNENE MILL

ALEXANDER & BALDWIN LLC "DECLARANT"; MP CPR LLC "MP CPR"

THE PARTIES HEREBY AMEND THE DECL AS FOLLOWS:
2. AMENDMENT TO CONDO MAP. THE CONDO MAP IS HEREBY AMENDED AND REPLACED IN ITS ENTIRETY WITH THE REVISED CONDO MAP
3. AMENDMENTS TO DECL.
   A. AMENDMENT TO SEC 5 (COMMON INTEREST). SEC 5 OF THE DECL IS HEREBY DELETED IN ITS ENTIRETY AND REPLACED WITH THE FOLLOWING LANGUAGE
      5. COMMON INTEREST (SEE DOC) - UNITS 2 & 3
   B. AMENDMENTS TO SEC 8 (ESMTS): SECTIONS 8.1.3 AND 8.1.4 OF THE DECL ARE HEREBY DELETED IN THEIR ENTIRETY AND REPLACED WITH THE FOLLOWING LANGUAGE (SEE DOC)
   C. AMENDMENT TO SEC 14 (INDEMNITIES & WAIVERS). SEC 14 OF THE DECL IS AMENDED BY ADDING NEW SUBSEC 14.3 AND 14.4 AS FOLLOWS (SEE DOC)
   D. EXH A-2 (PERIMETER BOUNDARY OF UNIT 2). EXH A-2 TO THE DECL IS HEREBY DELETED IN ITS ENTIRETY AND REPLACED WITH EXH A-2 ATTACHED HERETO AND MADE A PART HEREOF. REGARDING CONFIGURATION CHG AFFECTING UNIT 2 & 3 CHANGING BOUNDARY AND CONFIGURATIONS

F/D: AMEND DECL; CONDO MAP; COMMON INTEREST; UNIT 2 BOUNDARY

GROUP# NAME F TC %-OWNER TITLE-DESC
2 0011 PUUNENE MILL CONDOMINIUM - CONDO MASTER

01/01/2021
INSTR-DESC: GRANT TRANS NO: 407138
INSTR_NO:A79961099 INSTR-DATE: 11/22/2021
REC-DATE: 11/22/2021

AREA: 801.9000 ACRES
OTHER-TMKS: 3-8-006-001-0002 ETC.

FROM: ALEXANDER & BALDWIN LLC
TO: A & B PROPERTIES HAWAII LLC
GRANT DRAINAGE ESMT DD-2 (5.217 AC) DES OVER TMK 3806-1-2

ESMT DD-2 OVER TMK 3806-1-2 5.217 AC DES

F/D: SUBJ/ESMT DD-2

GROUP# NAME F TC %-OWNER TITLE-DESC
2 0011 PUUNENE MILL CONDOMINIUM - CONDO MASTER

01/01/2021
INSTR-DESC: ROUTE SLIP TRANS NO: 401886
INSTR-DATE: 01/01/2021
REC-DATE: 01/01/2021

AREA: 801.9000 ACRES
OTHER-TMKS: 3-8-006-001-0000 ETC.

SUBDIVISION FILE 3.417 APPROVED 5/20/1966 (CONSOLIDATION OF PARCELS 1 AND 2 INTO ONE LOT) WAS OMITTED FROM PARCEL HISTORY ON TMKS 3806-1 AND 3806-50.

TMB NOTES:
1. TMK 3806-50 METES/BOUNDS CONFIGURATION CAN BE CONFIRMED ON CONDO MAP 5864 DTD 11/28/18 WHICH SURVEYS THE AREA DIRECTLY ABUTTING AND SURROUNDING TMK 3806-50 (CONDO MASTER TMK 3806-1). CONDO MAP 5864 ON FILE (A/X ASMT CORRESPONDENCE UNDER TMK 3806-1).
2. AREA OF TMK 3806-1 RECENTLY UPDATED TO 801.900 AC PER REVIEW WITH OWNER 10/30/2018 AND CPR DECL DOC# A69190790 REC 12/11/18

F/D: RECOGNIZE SUBD FILE 3.417 APPRVD 5/20/1966

GROUP# NAME F TC %-OWNER TITLE-DESC
2 0011 PUUNENE MILL CONDOMINIUM - CONDO MASTER

12/28/2018
INSTR-DESC: GRANT TRANS NO: 380748
INSTR_NO:A69360349 INSTR-DATE: 12/20/2018
REC-DATE: 12/28/2018

AREA: 801.9000 ACRES
OTHER-TMKS: 3-8-006-001-0000 ETC.

FROM: ALEXANDER & BALDWIN LLC
TO: MP CENTRAL A LLC; AND MP CENTRAL B, LLC; AND MP CPR LLC; AND MP EAST A LLC; AND MP EAST B LLC; AND MP WEST LLC; AND MAHI PONO LLC; AND EAST MAUI IRRIGATION COMPANY LLC

-GRANT EQUIPMENT ESMT (NO DES)

F/D: SUBJ/ESMT

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	PUUNENE MILL CONDOMINIUM - CONDO MASTER				

12/11/2018
INSTR-DESC: DECL/REST CPR
INSTR_NO:A69190790
TRANS NO: 380726
INSTR-DATE: 12/11/2018
REC-DATE: 12/11/2018

AREA: 801.9000 ACRES
OTHER-TMKS: 3-8-006-001-0000 ETC.

ALEXANDER & BALDWIN LLC "DECLARANT"

SUBMIT THE FOLLOWING TO CONDO PROPERTY REGIME:
TMK 3806-1 POR RPGR 3343 801.900 AC NO DES
TOG/ESMT AND ESMTS D-5, S-1A, S-1B, S-6, E-1 & W-1
SUBJ/ESMT AND ESMTS 1, 2 & 3

TMB NOTES:
1. TMK 3806-1 = LOT 2-A, HANSEN ROAD SUBDIVISION FILE 3.2306 PLUS ADDITIONAL AREAS FROM SURRENDERED LEASES AS SHOWN BY R/S DTD 10/30/2018
2) CORRECT OWNERSHIP TO REMOVE LESSEE MAUI ELECTRIC CO LTD WHICH WAS ERRONEOUSLY ADDED BY 10/7/1987 CONVERSION ERROR

PROJECT: PUUNENE MILL CONDOMINIUM CONDO MAP 5864

F/D: STATUS - CONDO; 3 UNITS

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	PUUNENE MILL CONDOMINIUM - CONDO MASTER				

10/30/2018
INSTR-DESC: Correction
TRANS NO: 378085
INSTR-DATE: 10/30/2018
REC-DATE: 10/30/2018

AREA: 801.9000 ACRES
OTHER-TMKS: 3-8-006-001-0000 ETC.

FROM: 3806-13	5,833 SF	PARTIAL SURRENDER LEASE	BK 2901/9 REC 12/10/1954
3806-16	0.75 AC	5 YR LEASE	BK 9850/67 REC 4/1/1974
3806-18	0.59 AC	LEASE TERMINATION	BK 10638/87 REC 5/15/1975
3806-41	0.6 AC	PARTIAL SURRENDER LEASE	BK 16301/704 REC 4/27/1982
3806-51	0.264 AC	5 YR LEASE	BK 4720/162 REC 4/2/1964

REMOVE TAX PARCELS CREATED BY SHORT TERM LEASES THAT HAVE EXPIRED:
DROP TMK'S 3806-13, 16, 18, 41 & 51 TOTAL AREA 2.338 AC - INTO 3806-1

TMB NOTE: REVIEW & UPDATE PER INQUIRY BY J SHAW A&B, 10-22-2018

F/D: AREA/BDRY

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN LLC				
7 0011	MAUI ELECTRIC CO LTD				ON 17,958 F

12/04/2015
INSTR-DESC: ROUTE SLIP
TRANS NO: 353908
INSTR-DATE: 12/04/2015
REC-DATE: 12/04/2015

AREA: 799.5630 ACRES STATE-CONV-TAX: $ 0
OTHER-TMKS: 3-8-001-002-0000 ETC.

GRANT OF ELECTRICAL EASEMENT DOC# A58160995 REC 12/04/2015; AND
GRANT OF WATER LINE EASEMENT DOC# A58160996 REC 12/04/2015
FROM: ALEXANDER & BALDWIN LLC
TO: ALEXANDER & BALDWIN LLC

BY DOC# A58160995 REC 12/04/2015: GRANT ELECTRICAL ESMT E-1 OVER TMK 3801-2 FOR THE BENEFIT OF TMK 3806-01
BY DOC# A58160996 REC 12/04/2015: GRANT WATER LINE ESMT W-1 OVER TMK 3801-2 FOR THE BENEFIT OF TMK 3806-01

ESMT E-1 POR GR 3343 1.346 AC DES
ESMT W-1 POR GR 3343 0.580 AC DES

F/D: TOG/ESMTS E-1 & W-1

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN LLC				
7 0011	MAUI ELECTRIC CO LTD				ON 17,958 F

06/07/2014
INSTR-DESC: GRANT
TRANS NO: 346370
INSTR-DATE: 06/07/2014
REC-DATE: 06/07/2014

AREA: 799.5630 ACRES STATE-CONV-TAX: $ 0
OTHER-TMKS: 3-8-006-001-0000 ETC.

DOCUMENT OUT OF ORDER

GRANT OF SEWER EASEMENT DOC# A47440545 REC 12/27/2012

FROM: ALEXANDER & BALDWIN LLC, FKA ALEXANDER & BALDWIN INC (AS GIVEN)
TO: MAUI ECONOMIC OPPORTUNITY INC

GRANT NON-EXCL SEWER ESMT OVER POR LOT 2-C-4-C-1-A (TMK 3806-79)FOR THE BENEFIT OF UNITS 1 & 2, MAUI ECONOMIC OPPORTUNITY CONDO (3806-4 CPR 1 & 2), TMK 3806-1 AND TMK 3806-3

TMB NOTE: POR ESMT S-6 ALSO OVER LOT 2-C-4-C-1-E (TMK 3806-4)

ESMT S-6 OVER LOTS 2-C-4-C-1-A AND 2-C-4-C-1-E FIRST ASSEMBLY OF GOD SUBD POR FR 3344 0.424 AC DES

F/D: TOG/ESMT S-6 (DES)

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN LLC				
7 0011	MAUI ELECTRIC CO LTD				ON 17,958 F

06/06/2014
INSTR-DESC: LUCA
TRANS NO: 344828
INSTR-DATE: 06/06/2014
REC-DATE: 06/06/2014

AREA: 799.5630 ACRES STATE-CONV-TAX: $ 0
OTHER-TMKS: 3-8-006-001-0000 ETC.

HANSEN ROAD SUBDIVISION - FILE 3.2306

SUBDIVISION OF LOT 2 INTO LOTS 2-A AND 2-B PER PLAN BY CONTROLPOINT SURVEYING INC APPROVED 6/6/14

TO: 3806-89 (NEW) LOT 2-B 36 SF

F/D: AREA, BDRY, NEW LOT 2-A

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN LLC				
7 0011	MAUI ELECTRIC CO LTD				ON 17,958 F

12/27/2012
INSTR-DESC: CANCEL ESMT
INSTR_NO:A47440541
TRANS NO: 330288
INSTR-DATE: 12/27/2012
REC-DATE: 12/27/2012

AREA: 799.5640 ACRES
OTHER-TMKS: 3-8-006-004-0000 ETC.

CANCELLATION OF GRANT OF ESMT MADE BY ALEXANDER & BALDWIN LLC FOR SEWER ESMT S-1

F/D: TOG/CANCELLATION OF ESMT S-1

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN LLC				
7 0011	MAUI ELECTRIC CO LTD				ON 17,958 F

12/27/2012
INSTR-DESC: GRANT
INSTR_NO:A47440535
TRANS NO: 330258
INSTR-DATE: 12/27/2012
REC-DATE: 12/27/2012

AREA: 799.5640 ACRES
OTHER-TMKS: 3-8-006-004-0000 ETC.

FROM: ALEXANDER & BALDWIN LLC
TO: ALEXANDER & BALDWIN LLC
ESMT S1-A 0.401 AC DES

TMB NOTE: CORRECT OWNERSHIP TO ALEXANDER & BALDWIN LLC
1) DUE TO CONVERSION ERROR A & B PROPERTIES INC SHOWING AS FEE OWNER INSTEAD OF ALEXANDER & BALDWIN INC (REF: HISTORY)
2) ALEXANDER & BALDWIN INC WAS CONVERTED TO ALEXANDER &

BALDWIN LLC BY DCCA CERT OF CONVERSION EFFECTIVE 6/7/2012

F/D: TOG/SEWERLINE ESMT S1-A

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	ALEXANDER & BALDWIN LLC				
7 0011	MAUI ELECTRIC CO LTD				ON 17,958 F

09/09/1997
INSTR-DESC: LEASE
INSTR_NO:9700121285
TRANS NO: 62713
INSTR-DATE: 05/07/1997
REC-DATE: 09/09/1997
ACK/EFF DATE: 09/09/1997
AMOUNT:$65,505
AREA: 799.5640 ACRES
STATE-CONV-TAX: $ 65.50

FROM: A & B HAWAII INC
TO: UNITED STATES POSTAL SERVICE
7,310 SF OF PREMISES SITUATE ON POR OF LANDS LOCATED AT CORNER OF HANSEN/HELM STREETS IN PUUNENE MAUI

F/D: KEYED ONLY - SPACE LEASE

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	A & B PROPERTIES, INC				
7 0011	MAUI ELECTRIC CO LTD				ON 17,958 F

12/02/1996
INSTR-DESC: FINAL ORDER OF CONDEMNATION
INSTR_NO:9600170196
TRANS NO: 62714
INSTR-DATE: 11/25/1996
REC-DATE: 12/02/1996
ACK/EFF DATE: 12/02/1996
AREA: 799.5640 ACRES

FROM: A&B-HAWAII INC & ALEXANDER & BALDWIN INC "DEFENDANTS"
TO: MAUI ELECTRIC COMPANY LIMITED "PLAINTIFF"
2ND CIR CT, CIVIL CASE NO. 96-0929(3); ORDERED & ADJUDGED:
LOT A-1, A-2, BEING A POR OF GR 3343, DESC IN EXH "A", & ESMTS 5, 6, 7, 8, 9, 10 & 11 FOR ELECTRICAL PURPOSES, OVER, UNDER, ACROSS & THROUGH GR 3343, DESC IN EXH "B"; AREA CONDEMNED FOR A POWER GENERATION FACILITY & RELATED POWER TRANSMISSION LINES & TITLE IS VESTED IN MAUI ELECTRIC COMPANY LIMITED.

ESMT 10 ELECTRICAL TRANS LINE PURPOSES POR GR 3343 153,068 SF OR 3.514 AC

F/D: SUBJ TO ELEC TRANS LINES ESMT "10" IN FAVOR OF MAUI ELEC CO LTD

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	A & B PROPERTIES, INC				
7 0011	MAUI ELECTRIC CO LTD				ON 17,958 F

05/13/1993
INSTR-DESC: LEASE
INSTR_NO:9300076967
TRANS NO: 62709
INSTR-DATE: 01/01/1900
REC-DATE: 05/13/1993
ACK/EFF DATE: 05/13/1993
AREA: 799.5640 ACRES
STATE-CONV-TAX: $ 0.00

ACK: 2/19/93
FROM: A&B HAWAII INC

TO: UNITED STATES POSTAL SERVICE

TOTAL SITE AREA = 7,310 SF
F/D: KEYED ONLY - FLOOR SPACE

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	A & B PROPERTIES, INC				
7 0011	MAUI ELECTRIC CO LTD				ON 17,958 F

06/15/1989
INSTR-DESC: R/S TRANS NO: 62710
INSTR_NO:0000000000 INSTR-DATE: 06/13/1989
ACK/EFF DATE: 06/15/1989
AREA: 799.5640 ACRES
FROM: 3806-17 0.37 AC
3806-25 0.35 AC
PARCELS 3806-17 & 25 DROPPED FOR TAX PURPOSES

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	A & B - HAWAII INC				
7 0011	MAUI ELECTRIC CO LTD				ON 17,958 F

03/30/1989
INSTR-DESC: DEED TRANS NO: 460607
LIBER/PAGE: 23006/583 INSTR_NO:8900043371 INSTR-DATE: 03/30/1989
REC-DATE: 03/30/1989
AREA: 798.8440 ACRES
FROM: ALEXANDER & BALDWIN, INC
TO: A & B HAWAII,INC
ALL OF THOSE CERTAIN PARCELS OF LAND SITUATE IN THE COUNTY OF MAUI, STATE OF HAWAII, AS DESCRIBED IN EXHIBIT "A".

TMB NOTES:
1. 3711-1 LE TO KAHULUI RAILROAD CO EXPIRED 11/30/86 - LE OUT
2. 2703-83 LE TO MITSUGI YAMAMURA &WF EXPIRED 12/31/83 - LE OUT
3. 3701-5 LE TO KAHULUI RAILROAD CO EXPIRED 11/30/86 - LE OUT
4. 3702-6 LE TO KAHULUI RAILROAD CO EXPIRED 11/30/86 - LE OUT
5. 2715-34 LE TO STEPHEN PERREIRA EXPIRED 10/1/83- LE OUT
6. 3804-22 LE TO STEPHEN PERREIRA EXPIRED 10/1/83- LE OUT
7. 2501-9 LE TO STEPHEN PERREIRA EXPIRED 10/1/83- LE OUT

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	A & B - HAWAII INC				
7 0011	MAUI ELECTRIC CO LTD				ON 17,958 F

10/08/1987
INSTR-DESC: SHORT FORM LEASE TRANS NO: 62712
LIBER/PAGE: 20404/578 INSTR_NO:0000000000 INSTR-DATE: 01/15/1987
REC-DATE: 02/26/1987
ACK/EFF DATE: 10/08/1987
AREA: 798.8440 ACRES
FROM: ALEXANDER & BALDWIN INC
TO: UNITED STATES POSTAL SERVICE
-PREMISES LOCATED HANSON & HELM STREETS, PUUNENE, MAUI HI 96784-9998

AREA: 1ST FLOOR 1,440 SF
PLATFORM 790 SF
PARKING & MANEUVERING 2,180 SF

F/D: KEYED ONLY (FLOOR SPACE)

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	A & B PROPERTIES, INC				
7 0011	MAUI ELECTRIC CO LTD				ON 17,958 F

10/08/1987

INSTR-DESC: MEMO OF LEASE
LIBER/PAGE: 20272/680 INSTR_NO:8700004303
TRANS NO: 62711
INSTR-DATE: 12/26/1986
REC-DATE: 01/13/1987
AMOUNT:$520,413
ACK/EFF DATE: 10/08/1987
AREA: 798.8440 ACRES STATE-CONV-TAX: $ 260.20

FROM: ALEXANDER & BALDWIN INC
TO: CALIFORNIA AND HAWAIIAN SUGAR COMPANY
-LEASE ALL THOSE CERTAIN PREMISES IN THE ISLAND & COUNTY OF MAUI DESCRIBED IN EXHIBIT A ATTACHED

5.133 AC DROPPED INTO 3806-70 (NEW)
F/D: AREA, BDRY; (MAP ON FILE)

GROUP#	NAME	F	TC	%-OWNER	TITLE-DESC
2 0011	A & B PROPERTIES, INC				
7 0011	MAUI ELECTRIC CO LTD				ON 17,958 F

----------SEE HISTORY SHEET FOR MORE INFORMATION----------

APPENDIX ‘C’ – CULTURAL IMPACT ASSESSMENT



Cultural Impact Assessment Report for Hoʻonani Village Mixed-Use Development Project
Wailuku and Kalialinui Ahupuaʻa, Wailuku and Kula Districts (Moku), Maui Island
TMK: [2] 2-5-001:016 (por.), 3-8-006:004 (por.) & Pulehu Road ROW

Prepared for
Pioneer Design Group – Hawaiʻi, LLC

Prepared by

HONUA CONSULTING

July 2025

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Note on Hawaiian language usage

In keeping with other Hawaiian scholars, we do not italicize Hawaiian words. Hawaiian is both the native language of the pae ʻāina of Hawaiʻi and an official language of the State of Hawaiʻi. Some authors will leave Hawaiian words italicized if part of a quote; we do not. In the narrative, we use diacritical markings to assist our readers, except in direct quotes, in which we keep the markings used in the original text. We provide translations contextually when appropriate.

Front Cover Credit

Digital Archives of Hawaiʻi. (n.d.). *Sugar cane, Puunene, Maui*. [Photograph]. Reference PNL-6-00181. https://digitalarchives.hawaii.gov/item/ark:70111/4c36

Executive Summary

At the request of Pioneer Design Group – Hawai'i, LLC, Honua Consulting, LLC prepared a Cultural Impact Assessment for the proposed Ho'onani Village Mixed-Use Development project. This project is a large-scale, mixed-use residential and community development planned for 288-acres in Pu'unēnē, Wailuku and Kalialinui ahupua'a, Wailuku (Pū'ali Komohana) and Kula moku in Central Maui. Ho'onani Village is envisioned as a new, walkable community that will provide a mix of residential and community amenities. The project includes: approximately 1,625 residential units; over 19 acres of greenspace and community areas, including parks, pedestrian paths, and recreational facilities; and supporting infrastructure, including a wastewater treatment plant, proposed water well and tank site on Mahi Pono lands, and an internal roadway network. A new waterline will convey water from the proposed well to the project area.

Research in preparation of this report involved a thorough search of Hawaiian language documents including, but not limited to, the Bishop Museum mele index and Bishop Museum archival documents, such as the Hawaiian language archival cache. All Hawaiian language documents were reviewed by Hawaiian language experts for relevant information that could be included in the report. Documents considered relevant to this analysis are included herein and translations are provided when appropriate to the discussion. Summaries of interviews and information on other oral testimonies are also provided. An impact analysis and *Ka Pa'akai* analysis are both included in this CIA.

Based on the extensive identification effort and thorough analysis undertaken for this assessment, which included interviews with a number of cultural experts and area practitioners, there is a potential for the project to have an impact on valued cultural, historical, or natural resources in the project area or larger geographic extent, which is to be addressed through the HRS Chapter 6E process. Additionally, there is a negligible potential for the project to have a direct, adverse impact on traditional or customary Native Hawaiian rights in the project area or in the larger geographic extent, largely in part to the extensive commercial agricultural use of the project area for over 100 years. It is unfortunate, but any cultural practices that may have occurred in the project area or surrounding area were likely discontinued after the land was acquired by companies with commercial interests for plantation use. Cultural resources that may have once existed in the project area were likely irreparably destroyed by decades of agricultural use. Any potential for an adverse indirect or cumulative impact in the larger geographic extent can be minimized through the conditions and BMPs recommended herein. These conditions and BMPs constitute feasible action that may be reasonably taken to protect Native Hawaiian rights and cultural rights in the larger geographic extent.

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Abbreviations and Acronyms

A&B: Alexander & Baldwin
ALRA: Archaeological Literature Review and Assessment
AMSL: Above Mean Sea Level
BMP: Best Management Practice
CIA: Cultural Impact Assessment
DLNR: Department of Land and Natural Resources
EaA: Ewa silty clay loam, 0-3% slopes
EIS: Environmental Impact Statement
ERP: Environmental Review Program
ESOHP: Ethnic Studies Oral History Project
ft.: Linear feet
GIS: Geographic Information System
HAR: Hawai‘i Administrative Rules
HC&S: Hawaiian Commercial & Sugar Company
HRS: Hawai‘i Revised Statutes
HSA: Hawai‘i State Archives
ICH: Intangible Cultural Heritage
Ka Pa‘akai: Ka Pa‘akai O Ka ‘Āina v. Land Use Commission, 94 Haw. 31 (2000)
KnaC: Keahua cobbly silty clay loam, 7-15% slopes
KnbD: Keahua very stony silty clay loam, 7-25% slopes
LCA: Land Commission Award
m.: Meters
MA Company: Maui Agricultural Company
MAGIS: Maps Aerial Photographs and GIS
Māhele: The Māhele ‘Āina of 1848
NAS Pu‘unēnē: Naval Air Station Pu‘unēnē
NOAA: National Oceanic and Atmospheric Administration
ROW: Right-of-way
SHPD: State Historic Preservation Division
SIHP: State Inventory of Historic Places
SLH: Session Laws of Hawai‘i
TMK: Tax Map Key
USFWS: U.S. Fish and Wildlife Service
USGS: The United States Geological Survey
WWII: World War II

1.0 Project Description

At the request of Pioneer Design Group Hawai'i, LLC, Honua Consulting, LLC prepared a Cultural Impact Assessment (CIA) for the proposed Ho'onani Village Mixed-Use Development project. The proposed action is the development of Ho'onani Village, envisioned as a high-density, master-planned, mixed-use community in the Pu'unene-Kahului area of Central Maui on approximately 166.512 acres of land that are currently vacant but were previously used for plantation agriculture (**Figure *1*Error! Reference source not found.**). Ho'onani Village is proposed to include approximately 1,608 multi-family residential housing units, along with a blend of commercial, office, retail, restaurant, entertainment, light industrial, and hospitality uses. The project site is currently zoned "AG-Agriculture" by the County of Maui. A change in zoning is being pursued to rezone the project site to "M-1 Light Industrial" to achieve land use compatibility with the proposed mixed-uses.

All the housing units are intended to be affordable rental units offered to households earning 140 percent or below of area median income (AMI) for a minimum of 10 years. As defined by the Hawai'i Housing Finance & Development Corporation (HHFDC), 140% AMI is the threshold for affordable housing. The Applicant is proposing to have one third of the units reserved for renters at 60% AMI or below; the specific breakdown of AMI levels may be adjusted based on demand and need at the time of development and potential for-sale units may be considered in the future. To expedite development of the project and delivery of homes, the Applicant intends to work with HHFDC to have the project certified as an affordable housing project under HRS § 201H-38 and to qualify under HHFDC's Low Income Housing Tax Credit (LIHTC) program. Once certified under 201H, the Applicant will seek approval from the Maui County Council for a limited number of exemptions from the standards required for market-priced developments in an effort to reduce costs and begin construction as soon as possible. 201H approval would also be sought for a limited area within the Project Site to authorize hospitality uses, as such uses are not permitted within the current or planned County zoning district for the Project Site.

The project's development, which includes project design, obtaining necessary entitlements and substantial construction completion, will be phased over 17 years.

Access to the Project Site is planned to be provided from Pūlehu Road and Hansen Road, both of which are County roadways (**Figure *1*** and **Figure *2***). Improvements to these County roads will be completed to meet the requirements of the County of Maui's Street Design Manual. Infrastructure to support the project will be installed within portions of these County rights-of-way. Within the project, individual uses will be connected by an

internal roadway network. Pedestrian and bicycle circulation will be created within the project with on-street sidewalks and a system of multi-use paths to provide internal connections and to emphasize multi-modal transportation within the development. Additional infrastructure improvements, including drainage management in an onsite detention basin, the potential construction of an onsite wastewater treatment plant (WWTP), and an offsite water system are also proposed.

The following objectives guide the vision for Hoʻonani Village:

- Provision of housing opportunities for Maui residents across a range of income levels near existing services and job opportunities.
- Provision of commercial business and light industrial spaces for local businesses to operate and expand.
- Creation of an authentic community and gathering place for Maui.

As previously noted, development of Hoʻonani Village is proposed to occur in phases (**Figure 3**). The residential components are front-loaded starting in phase one. The other project components (commercial, industrial, and hospitality uses) will be woven into the phasing in a coordinated manner. The phasing plan allows infrastructure, circulation, and utilities to be extended systematically across the Project Site while delivering severely needed residential units from the start. The bicycle and pedestrian circulation elements will be installed within each phase at the time of development.

Several land use changes are needed to implement the project, including the following.

- Maui Island Plan Amendment to the Urban Growth Boundary
  Approximately 3.068 acres of the Project Site are currently within the Maui Island Plan (MIP) Urban Growth Boundary (UGB). The County Council has initiated an amendment to the UGB to incorporate the remainder of the Project Site.

- Wailuku–Kahului Community Plan Amendment
  Almost all of the Project Site is designated Agriculture under the Community Plan, with a 3.068-acre portion designated Heavy Industrial. The County Council has initiated a Community Plan Amendment (CPA) to have the Agriculture area designated to Business/Multi-Family.

- Change in Zoning
  The entirety of the Project Site is planned to be rezoned from the County Agricultural zoning district to the M-1 Light Industrial zoning district. The County Council has initiated that rezoning process.

- State Land Use District Boundary Amendment (DBA)
  The Project Site is in the State Land Use (SLU) Agricultural District and will need to be reclassified into the SLU Urban District.

The following summarizes each phase construction phase and its planned program of uses. This CIA covers all phases and the planned programs. The time estimates assume timely receipt of all needed entitlements and construction permits:

Phase 1 – Residential (2028- 2029)
Phase 1 consists of approximately 268 multifamily rental units. This phase initiates the residential neighborhood framework and establishes key internal roadways and utility extensions needed to support subsequent phases. Additionally, the proposed off-site water system will have to be constructed and in place to serve this initial phase. The sewer system and drainage improvements will also have to be installed to manage the drainage and sewage flows for Phase 1.

Phase 2 – Residential & Commercial (2030- 2031)
Phase 2 includes an additional 268 residential units at the same density as Phase 1, along with 5.1 acres of commercial space. These commercial pads are positioned along Pūlehu Road to serve both early residents and surrounding neighborhoods.

Phase 3 – Residential & Light Industrial (2033- 2034)
This phase introduces another 268 residential units and approximately 9.5 acres of light industrial space. The industrial component is located along the western edge of the property, aligning with existing industrial uses near Hansen Road and the former sugar mill.

Phase 4 – Residential & Office (2035- 2036)
Phase 4 adds 268 more residential units and develops 4.3 acres of office space, responding to demand for employment space in Central Maui. This phase strengthens the “live-work” balance by placing jobs within walking proximity to housing.

Phase 5 – Residential & Commercial / Entertainment (2035- 2036)
Phase 5 includes 268 additional residential units and a significant mixed commercial area incorporating retail, restaurant, food hall, and entertainment uses totaling approximately 11.2 acres. These facilities help establish the project’s

commercial identity and serve both on-site residents and the wider island community.

Phase 6 – Residential (2037- 2038)
Phase 6 completes the primary residential buildout with 268 additional units, supporting the project's intended role in addressing Maui's regional housing demand.

Phase 7 – Hospitality (2037- 2038)
Phase 7 introduces a proposed 240-key hospitality development, designed as a dual-brand hotel with shared amenities. This phase supports visitor needs near the airport and commercial centers while generating local employment opportunities.

Phase 8 – Light Industrial & Office (2039- 2040)
Phase 8 includes approximately 13.9 acres of light industrial space and 5.4 acres of office space, expanding economic and employment opportunities and complementing the adjacent Maui Business Park corridor.

Phase 9 – Recreation/Entertainment, Civic, and Community Uses (2041-2042)
Phase 9 incorporates major recreation and entertainment uses. Additional parcels are designated for future civic or commercial uses totaling roughly 10.6 acres, allowing flexibility to serve long-term community needs.

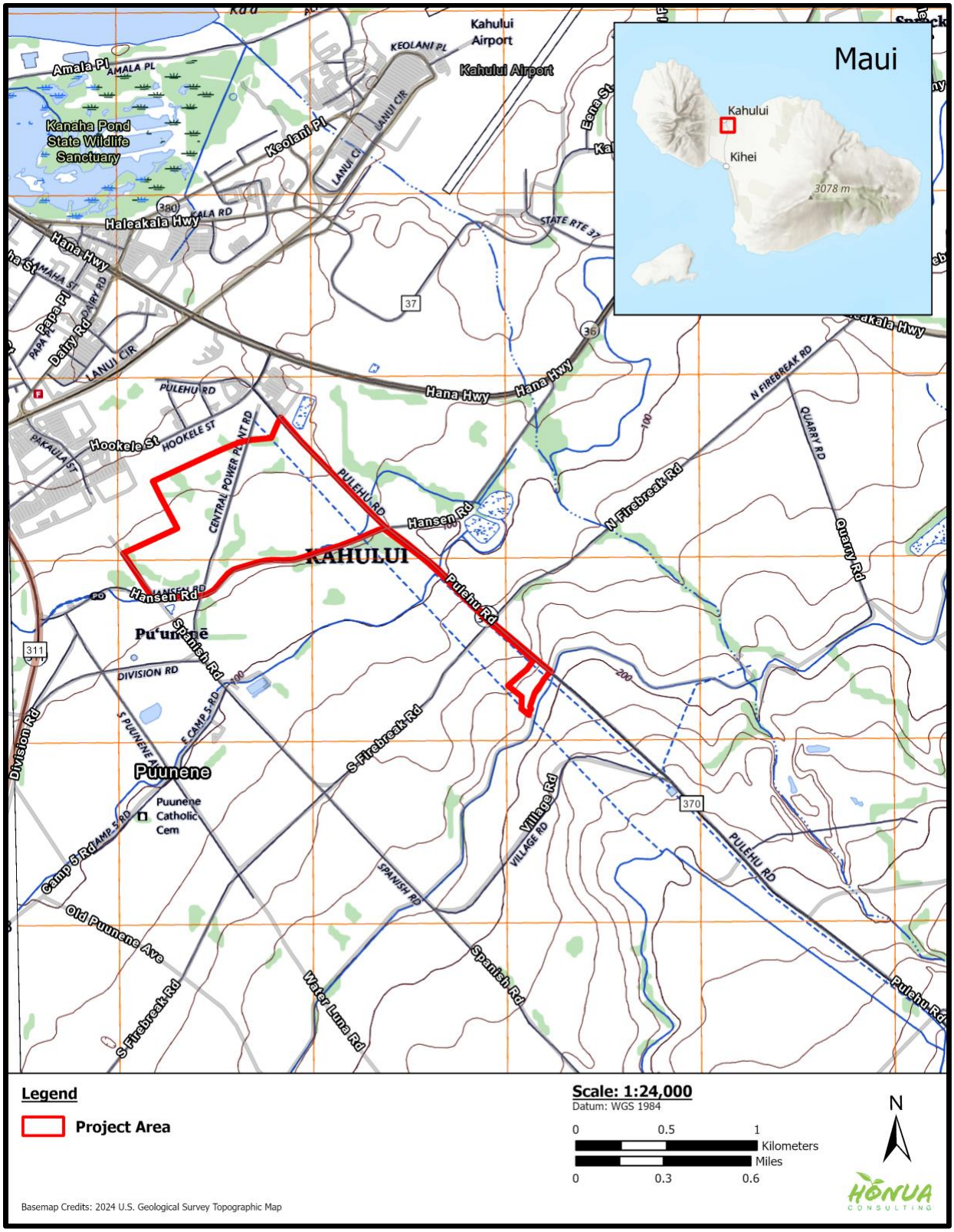


Figure 1. Portion of 2013 USGS Topographic Map Showing Project Area

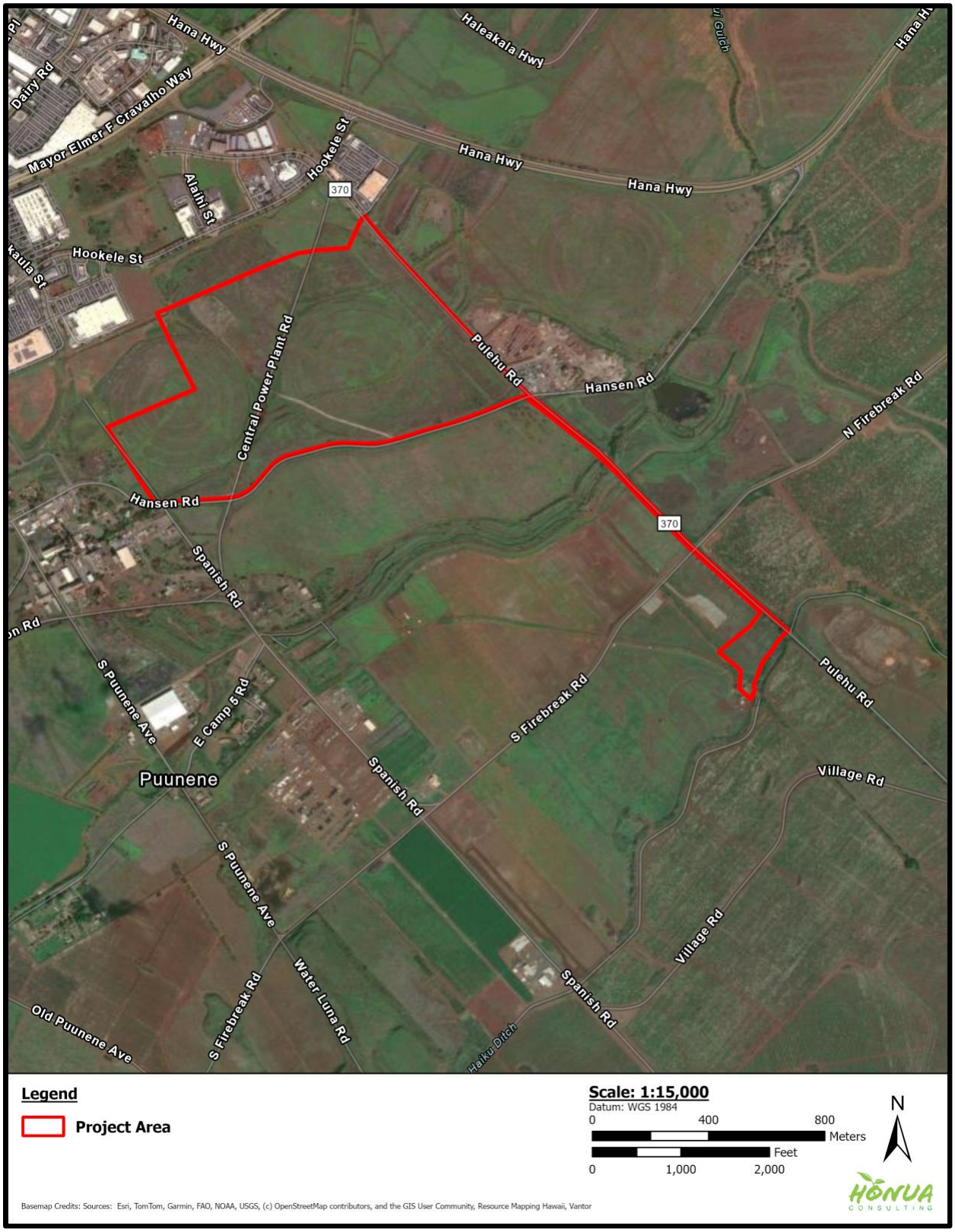


Figure 2. Aerial Image Showing Project Area

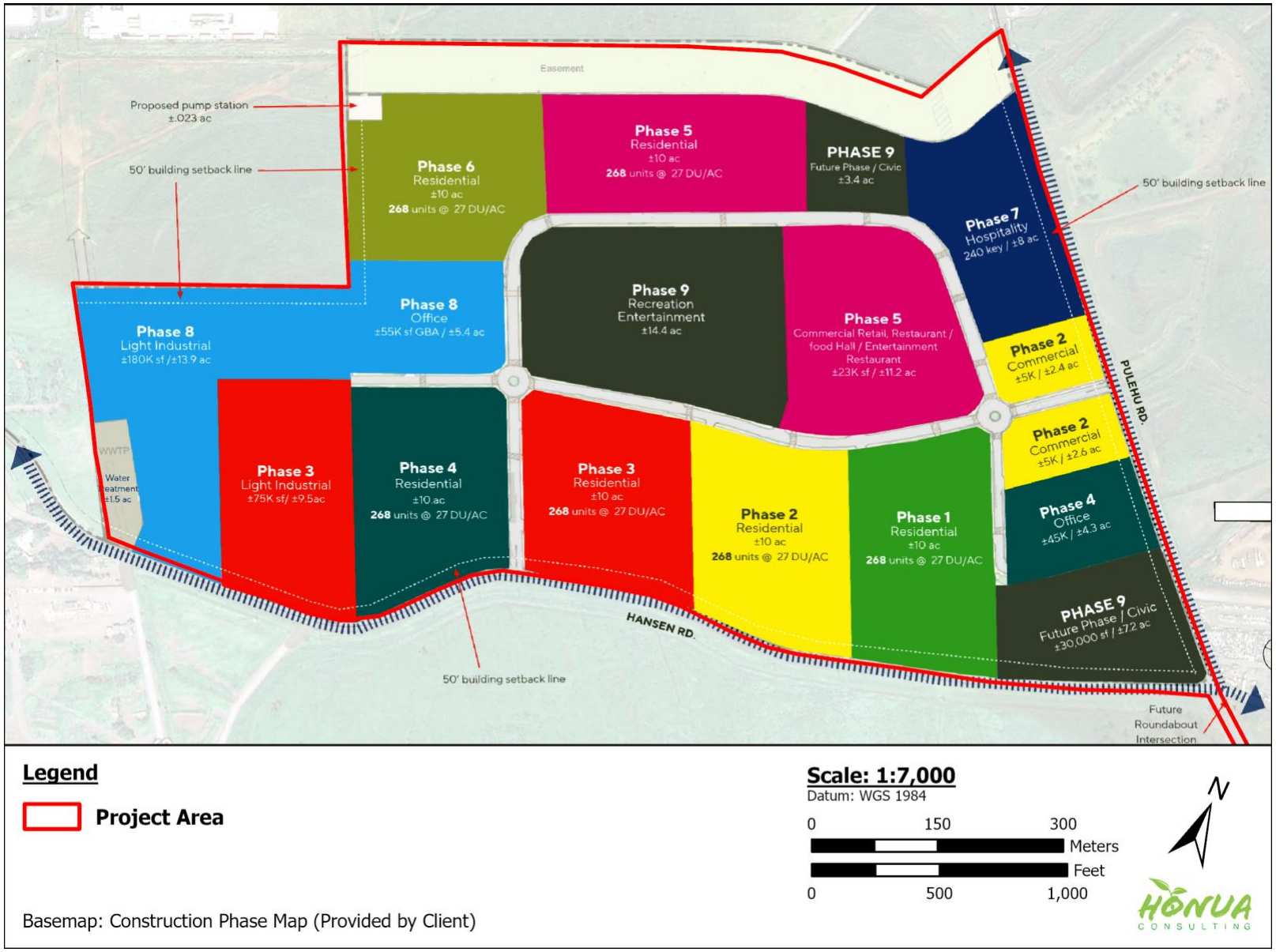


Figure 3. Figure showing future construction phases.

1.1 Description of the Project Area

The project site is part of the historic plantation-era lands once cultivated for sugarcane by Hawaiian Commercial & Sugar Company (HC&S) and more recently used as agricultural land under Mahi Pono, LLC. It is located within the Nā Wai ʻEhā region, an area historically rich in Native Hawaiian history and cultural significance.

The boundaries of the moku and ahupuaʻa of Maui have been redefined from the traditional boundaries, but the most widely accepted model illustrates that the northern parcel lies within Wailuku ahupuaʻa, Wailuku (Pūʻali Komohana) moku, while the southern parcel lies within Kalialinui ahupuaʻa, Kula moku (Figure 1).

Elevation of the project area varies from about 500 ft. (152.4 meters (m.)) above mean sea level (amsl) in the mauka portion to about 60 ft. (18.3 m.) amsl in the makai portion. Mean annual rainfall is about 20 inches (Giambelluca et al., 2013), which is a relatively low average when compared to Maui island as a whole. Vegetation of the project area would have consisted of dryland forest and shrubs prior to Western contact, but is currently dominated by cultivated crops, invasive grasses, and weeds due to commercial agriculture and human alteration of the landscape.

The soil type within the project area – excluding the Pulehu Road ROW – consists of Ewa silty clay loam (EaA, 0-3% slopes) in the northern parcel, and Keahua very stony silty clay loam (KnbD, 7-25% slopes) and Keahua cobbly silty clay loam (KnaC, 7-15% slopes) in the southern parcel (Figure 8). EaA is typically used for sugar cane and homesites, as runoff is very slow with slight erosion hazards (Foote et al., 1972, p. 30). KnbD is used for pasture and wildlife habitat, but is not considered prime farmland (Foote et al., 1972, p. 66). KnaC is used for sugarcane and pasture, with a few acres used for truck crops (Foote et al., 1972, p. 66).

1.2 Background

The State and its agencies have an affirmative obligation to preserve and protect Native Hawaiians' customarily and traditionally exercised rights to the extent feasible.[1] State law further recognizes that the cultural landscapes provide living and valuable cultural resources where Native Hawaiians have and continue to exercise traditional and customary practices, including hunting, fishing, gathering, and religious practices. In *Ka Paʻakai*, the Hawaiʻi Supreme Court provided government agencies an analytical framework to ensure the protection and preservation of traditional and customary Native

[1] Article XII, Section 7 of the Hawaiʻi State Constitution, *Ka Paʻakai O Ka ʻĀina v. Land Use Commission*, 94 Haw. 31 [2000] (Ka Paʻakai), Act 50 Session Laws of Hawaiʻi (SLH) 2000.

Hawaiian rights while reasonably accommodating competing private development interests. This is accomplished through:

1) The identification of valued cultural, historical, or natural resources in the project area, including the extent to which traditional and customary Native Hawaiian rights are exercised in the project area;
2) The extent to which those resources—including traditional and customary Native Hawaiian rights—will be affected or impaired by the proposed action; and
3) The feasible action, if any, to be taken to reasonably protect Native Hawaiian rights if they are found to exist.

The appropriate information concerning the project area has been collected, focusing on areas near or adjacent to the project area. A thorough analysis of this project and potential impacts to cultural resources, historical resources, and archaeological sites is included in this survey.

This CIA provides an overview of cultural and historic resources in the project area using thorough literature review, community and cultural practitioner consultation, and high-level, project-specific surveys. This CIA focuses on identifying areas in which disturbance should be avoided or minimized to reduce impacts to historic properties or culturally important features. The paramount goal is to minimize impact through avoidance of sensitive areas and mitigating for impacts only if avoidance is not feasible.

1.3 Geographic Extent

The geographic extent for impacts to cultural resources and historic properties includes the project area and localized surroundings. This CIA also reviews some of the resources primarily covered by the regulatory review. It primarily researches and reviews the range of biocultural resources identified through historical documents, traditional knowledge, information found in the Hawaiian language historical cache, and oral histories and knowledge collected from cultural practitioners and experts.

The best practice for CIAs is to define a geographic extent beyond the identified or typical boundaries of the geographic project area. The recommended area is typically the size of the ahupuaʻa or moku, but this can be larger or smaller depending on what best helps to identify the resources appropriately.

The geographic extent of the CIA is based on the position that the “Project Area” is part of an existing or former cultural landscape or cultural landscapes, and that therefore it is most appropriate to set and study the proposed alternatives within that cultural context.

This approach is not to imply that an eligible cultural landscape currently exists in the region.

Additionally, this geographic extent is rather unique because of its location and the geopolitical history of Maui. Wailuku is part of “Na Poko,” which is an unusual land designation compared to the majority of land designations throughout traditional Hawai‘i. In 1891, W.D. Alexander wrote:

> On Maui the lands of Waikapu and Wailuku appropriated almost the whole isthmus so as to cut off half of the lands in the district of Kula from access to the sea. These two ahupuaas (sic), together with Waiehu and Waihee, which were independent, belonging to no Moku, were called Na Poko, and have been formed into a district in modern times. (p. 106)

1.4 Goal of Cultural Impact Assessment

This CIA, along with the archaeological literature review and assessment (ALRA) being completed by Honua Consulting, aims to fulfill the requirement of taking into account the Project’s potential impacts on historic and cultural resources and, at a minimum, describe: a) any valued cultural, historic, or natural resources in the area in question, including the extent to which traditional and customary native Hawaiian rights are exercised in the area, b) the extent to which those resources – including traditional and customary Native Hawaiians rights – will be affected or impaired by the Project; and c) the feasible action, if any, to be taken to reasonably protect Native Hawaiian rights if they are found to exist.

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2.0 Methodology

The approach to developing the CIA is as follows:

1) Gather Best Information Available
   a) Gather historic cultural information from stories and other oral histories about the affected area to provide cultural foundation for the report;
   b) Inventory as much information as can be identified as many known cultural, historic, and natural resources, including previous archaeological inventory surveys, CIAs, etc. that may have been completed for the area; and
   c) Update the information with interviews with cultural or lineal descendants or other knowledgeable cultural practitioners.
2) Identify Potential Impacts to Cultural Resources
3) Develop Reasonable Mitigation Measures to Reduce Potential Impacts
   a) Involve the community and cultural experts in developing culturally appropriate mitigation measures; and
   b) Develop specific best management practices (BMPs), if any are required, for conducting the project in a culturally appropriate and/or sensitive manner as to mitigation and/or reduce any impacts to cultural practices and/or resources.

While numerous studies have been conducted on this area, very few have effectively utilized Hawaiian language resources and Hawaiian knowledge. This appears to have impacted modern understanding of this location, as many of the relevant documents are native testimonies given by Kanaka Hawai‘i (Hawaiians) who lived on this land.

While hundreds of place names and primary source historical accounts (from both Hawaiian and English language narratives) are cited in this document, it is impossible to tell the whole story of these lands in any given manuscript. A range of history, spanning generations, has been covered. Importantly, the resources herein are a means of connecting people with the history of their communities—that they are part of that history. Knowledge of place will, in turn, promote appreciation for place and encourage acts of stewardship for the valued resources that we pass on to the future.

Background research was conducted using materials obtained from the State Historic Preservation Division (SHPD) library in Kapolei and the Honua Consulting LLC report library. On-line materials consulted included the Ulukau Electronic Hawaiian Database (www.ulukau.com), Papakilo Database (www.papakilodatabase.com), the State Library on-line (http://www.librarieshawaii.org/Serials/databases.html), and Waihona ‘Āina Māhele database (http://www.waihona.com). Hawaiian terms and place names were translated using the on-line Hawaiian dictionaries (Nā Puke Wehewehe ‘Ōlelo Hawai‘i) (www.wehewehe.com), and *Place Names of Hawai‘i* (Pukui et al., 1976), and *Hawai‘i*

Place Names (Clark, 2002). Historic maps were obtained from the State Archives, State of Hawai'i Land Survey Division website (http://ags.hawaii.gov/survey/map-search/), and the UH-Mānoa Maps, Aerial Photographs, and Geographic Information System (GIS) website (http://guides.library.manoa.hawaii.edu/magis). Maps were geo-referenced for this report using ArcGIS 10.3. It should be noted that GIS is not 100% precise and historic maps were created with inherent flaws; therefore, geo-referenced maps should be understood to have some built-in inaccuracy.

While conducting the research, primary references included, but were not limited to: land use records, including the Hawaiian Land Commission Awards (LCA) records from the Māhele 'Āina (Land Division) of 1848; the Boundary Commission Testimonies and Survey records of the Kingdom and Territory of Hawai'i; and historical texts authored or compiled by numerous native and foreign writers. The study also includes several native accounts from Hawaiian language newspapers (primarily compiled and translated from Hawaiian to English by Kepā Maly), and historical records authored by nineteenth century visitors, and residents of the region.

M. P. Nogelmeier (2010) discusses the adverse impacts of methodology that fails to properly research and consider Hawaiian language resources. He strongly cautions against a mono-rhetorical approach that marginalizes important native voices and evidence from consideration, specifically in the field of archaeology. For this reason, Honua Consulting consciously employs a poly-rhetorical approach, whereby all data, regardless of language, is researched and considered. To fail to access these millions of pages of information within the Hawaiian language cache could arguably be a violation of Act 50, as such an approach would fundamentally fail to gather the best information available, especially considering the voluminous amounts of historical accounts available for native tenants in the Hawaiian language.

Hawaiian culture views natural and cultural resources as largely inextricable: without the resources provided by nature, cultural resources could and would not be procured. From a Hawaiian perspective, all natural and cultural resources are interrelated, and all natural and cultural resources are culturally significant. Kepā Maly (2001), ethnographer and Hawaiian language scholar, points out, "In any culturally sensitive discussion on land use in Hawai'i, one must understand that Hawaiian culture evolved in close partnership with its natural environment. Thus, Hawaiian culture does not have a clear dividing line of where culture ends and nature begins" (p. 1). As leading researchers and scholars on Hawaiian culture, Maly and his wife, Onaona, have conducted numerous ground-breaking studies on cultural histories throughout Hawai'i. A substantial part of the archival research utilized in this study was previously compiled and published by Kepā and Onaona Maly, who have granted their permission to use this important work and are identified properly as associated authors and researchers to this study.

This study also specifically looks to identify intangible resources. Tangible and intangible heritage are inextricably linked (Bouchenaki, 2003). Intangible cultural resources, also identified as intangible cultural heritage (ICH), are resources without a physical form, such as hulu or mele (song). These resources are critical to the perpetuation of cultures globally. International and human rights law professor Federico Lenzerini (2011) notes that, "At present, we are aware on a daily basis of the definitive loss—throughout the world—of language, knowledge, knowhow, customs, and ideas, leading to the progressive impoverishment of human society" (p. 102). Lenzerini (2011) goes on to warn that:

> The rich cultural variety of humanity is progressively and dangerously tending towards uniformity. In cultural terms, uniformity means not only loss of cultural heritage—conceived as the totality of perceptible manifestations of the different human groups and communities that are exteriorized and put at the others' disposal—but also standardization of the different peoples of the world and of their social and cultural identity into a few stereotyped ways of life, of thinking, and of perceiving the world. Diversity of cultures reflects diversity of peoples; this is particularly linked to ICH, because such a heritage represents the living expression of the idiosyncratic traits of the different communities. Preservation of cultural diversity, as emphasized by Article 1 of the UNESCO Universal Declaration on Cultural Diversity, 'is embodied in the uniqueness and plurality of the identities of the groups and societies making up humankind'. Being a 'source of exchange, innovation and creativity', cultural diversity is vital to humanity and is inextricably linked to the safeguarding of ICH. Mutual recognition and respect for cultural diversity—and, *a fortiori*, appropriate safeguarding of the ICH of the diverse peoples making up the world—is essential for promoting harmony in intercultural relations, through fostering better appreciation and understanding of the differences between human communities. (p. 103)

Therefore, tradition and practice, as elements of Hawaiian ICH, are essential to the protection of Hawaiian rights, the perpetuation of the Hawaiian culture, and the preservation of cultural diversity as a whole.

2.1 Identifying Traditional or Customary Practices

Through this contextual lens of tradition and practice serving as elements of Hawaiian ICH, Honua Consulting developed a framework to define traditional or customary practices:



Figure 4. Diagram of Elements that Contribute to Traditional or Customary Practices (Honua Consulting)

The first element, knowledge, has been referred to as traditional ecological knowledge, Indigenous local knowledge, or ethnoscience. In the context of this study, knowledge is the information, data, or expertise Native Hawaiians or local communities possessed or possess about an area's environment. In a traditional context, this would have included information Hawaiians possessed to have the skills to utilize the area's resources for a range of purposes, including, but not limited to, travel, food, worship or habitation. This element is largely intangible.

The second element is the resources themselves. These are primarily tangible resources, either archaeological resources (e.g., habitation structures, walls, etc.) or natural resources (e.g., plants, animals, etc.). Resources can also be places or geographic features, such as a wahi pana (legendary places) or sacred/culturally important sites. While wahi pana may sometimes be construed as general locations, their importance and value need not be diminished. It is important to recognize that potential eligibility as a "historic site" on the National Register of Historic Places would require identifiable boundaries of a site.

The third element is access. Access serves as the important catalyst through which the first two elements, knowledge and resource, can be operationalized for traditional and customary practices to take place. In this way, practitioners must have access to the resource to practice their traditional customs. Importantly, access as defined here expands beyond mere physical access but also includes the ability to access resources. For example, if a particular plant species is used for medicinal purposes, a sufficient population of that plant species must be accessible to practitioners for use. In this example, an action that would adversely impact the population of the culturally important plant species would impact practitioners' ability to access that plant. By extension, the action would also adversely impact the traditional or customary practice.

Traditional or customary practices are, therefore, the combination of knowledge, resource(s), and access. Each of these individual elements should be researched and identified in assessing any potential practices or impacts to said practices.

2.2 Traditional Knowledge and the Identification of Cultural Resources

The concept of ethnoscience was first established in the 1960s and has been defined as "the field of inquiry concerned with the identification of the conceptual schemata that indigenous peoples use to organize their experience of the environment" (Roth, 2019). Ethnoscience includes a wide range of subfields, such as ethnoecology, ethnobotany, ethnozoology, ethnoclimatology, ethnomedicine and ethnopedology. All these fields are important to properly identify traditional knowledge within a certain area.

Traditional Native Hawaiian practitioners were scientists and expert natural resource managers by necessity. Without modern technological conveniences to rely upon, Hawaiians developed and maintained prosperous and symbiotic relationships with their natural environment for thousands of years. Their environments were their families, their homes, and their laboratories. They knew the names of every wind and every rain. The elements taught and inspired. The ability of Indigenous people to combine spirituality and science led to the formation of unique land-based methodologies that spurred unsurpassed innovation. Therefore, identifying significant places requires a baseline understanding of what made places significant for Hawaiians.

Hawaiians were both settlers and explorers. Krauss (1993) explains: "Exploration of the forests revealed trees, the timber of which was valuable for building houses and making canoes. The forests also yielded plants that could be used for making and dying tapa, for medicine, and for a variety of other artifacts" (p. 1). Analysis of native plants and resource management practices reveals the depth to which Hawaiians excelled in their environmental science practices:

> [Hawaiians] demonstrated great ability in systematic differentiation, identification, and naming of the plants they cultivated and gathered for use. Their knowledge of the gross morphology of plants, their habits of growth, and the requirements for greatest yields is not excelled by expert agriculturists of more complicated cultures. They worked out the procedures of cultivation for every locality, for all altitudes, for different weather conditions and exposures, and for soils of all types. In their close observations of the plants they grew, they noted and selected mutants (spores) and natural hybrids, and so created varieties of the plants they already had. Thus over the years after their arrival in the Islands, the Hawaiians added hundreds of named varieties of taro, sweet potatoes, sugarcane, and other cultivated plants to those they had brought with them from the central Pacific. (Krauss, 1993, p. 3)

Thus, Native Hawaiians reinforced the biodiversity that continues to exist in Hawai'i today through their customary traditional natural resource management practices.

The present analyses of archival documents, oral traditions (oli [chants], mele, and/or hula dances and haʻi moʻolelo [storytelling performances]), and Hawaiian language sources including books, manuscripts, and newspaper articles, are focused on identifying recorded cultural resources present on the landscape, including: Hawaiian and non-Hawaiian place names; landscape features (ridges, gulches, cinder cones); archaeological features (kuleana parcel walls, house platforms, shrines, heiau [places of worship], etc.); culturally significant areas (viewsheds, unmodified areas where gathering practices and/or rituals were performed); and significant biological, physiological, or natural resources. This research also looks to document the wide range of Hawaiian science that existed within the geographic extent.

2.3 Moʻolelo ʻĀina: Native Traditions of the Land

Among the most significant sources of native moʻolelo (history, narrative, story) are the Hawaiian language newspapers which were printed between 1838 and 1948, and the early writings of foreign visitors and residents. Most of the accounts that were submitted to the papers were penned by native residents of areas being described and noted native historians. Over the last 30 years, Kepā Maly has reviewed and compiled an extensive index of articles published in the Hawaiian language newspapers, with particular emphasis on those narratives pertaining to lands, customs, and traditions. Many traditions naming places around Hawaiʻi are found in these early writings. Many of these accounts describe native practices, the nature of land use at specific locations, and native moʻolelo. Thus, we are given a means of understanding how people related to their environment and sustained themselves on the land.

2.4 Historic Maps

There are also numerous, informative historic maps for the region. Surveyors of the eighteenth and nineteenth centuries were skilled in traversing land areas and capturing important features and resources throughout Hawaiʻi's rich islands. Historic maps were carefully studied, and the features detailed therein were aggregated and categorized to help identify specific places, names, features, and resources throughout the study area. From these, among other documents, new maps were created that more thoroughly capture the range of resources in the area.

2.5 Archaeological and Biological Studies

An archaeological literature review and assessment was completed by Honua Consulting. Previous archaeological studies and other findings are further discussed in that survey. The previous archaeology for that report was provided and reviewed, and this literature review showed no previous historic sites within the proposed project area. Any potential impact to historic properties is addressed through the archaeological survey and resolved

through Hawai‘i Revised Statutes (HRS) Chapter 6E in consultation with practitioners and SHPD.

A biological assessment was conducted by Starr Environmental in 2024. The findings are discussed in **Section 4.2 (Natural Resources with Cultural Significance)**.

2.6 Ethnographic Methodology

Information from lineal and cultural descendants is instrumental in procuring information about the project area’s transformation over time and its changing uses. The information gathered through research helped to focus interview questions on specific features and elements within the project area. Descendants and individuals with personal ties to the area were contacted and interviewed for this CIA. These interview summaries are included in **Section 5.0 (Oral Records, Interviews, and Consultations)**.

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3.0 Historic Background

Maui has a unique geography because it is "made up of two distinct mountain masses joined by a low flat isthmus" (Sterling, 1998, p. 3). The land divisions on Maui are also unlike those on other islands. Ancient names for Maui include ʻIhikapalaumaewa and Kulua (Sterling, 1998, p. 2).

In Hawaiian culture, natural and cultural resources – the honua ola (biocultural landscape) – are one and the same. Native traditions describe the formation of the Hawaiian Islands and the presence of life on and around them in the context of genealogical accounts. All forms of the honua ola, including the heavens, mountain peaks, barren lava flows, watered valleys, plains, shores, and the ocean depths, are the kino lau (myriad body forms) of Hawaiian gods, goddesses, and other deities. Hawaiian genealogical accounts reveal that various gods, goddesses, and creative forces of nature gave birth to the Hawaiian Islands. Among them are Wākea (the expanse of the sky, the father) and Papa-hānau-moku (Strata-earth who gave birth to the islands, the mother[2]). Hawaiʻi was the largest and first-born of these island children, followed by Kahoʻolawe or Kanaloa, born as a miscarriage, and then Maui. These same god-beings – or creative forces of nature who gave birth to the islands, stretching from Hawaiʻi to the Moku Papapa,[3] – were also the parents of the first man, Hāloa, the ancestor from which all Hawaiian people are descended. It was in this context of kinship, that the ancient Hawaiians addressed their environment, and it is the basis of the Hawaiian system of land use.

There is some uncertainty regarding the meaning of Kahului. Pukui et al. (1976) define the name as "the winning" (p. 67). Hului is also a type of bag fish net, so considering Kahului's known history as a place with abundant fishing, it is possible the name references this bag net or a fishing technique. Hului is also the term for pulling together the ends of a fish net when the net is full, so it is possible the term is Ka-hului, "the hului."

Wailuku is widely agreed to mean the "waters of destruction." While many associate the term with the Battle of Kapaniwai, scholars believe the term to have an older origin. One moʻolelo recounts a battle in Wailuku between kanaka (humans) and pueo (owls). While such tales seem far-fetched, this moʻolelo is not unique to Maui, as a similar moʻolelo of a great battle between kanaka and pueo is found on Oʻahu. The Wailuku tale speaks of how many humans and chiefs were killed, including Kapoi and his wife (Uaua, 1871, p. 1). Clark (1980) provides an interpretation of this story:

> In 1871 the Hawaiian newspaper *Ke Au ʻOkoʻa* told a legend involving a man named Kapoi who lived with his wife at Kaimuheʻe, just above the two waters

[2] Also Haumea-nui-hānau-wā-wā (Great Haumea—Woman-earth born time and time again).
[3] The distant atolls and pinnacle-islets of the Northwestern Hawaiian Island Chain.

> Kanahā and Mauoni. One day Kapoi's wife went out to gather *ʻūhini* (grasshoppers) and found an owl's nest with seven eggs. Thinking they were duck's eggs, she took them and gave them to Kapoi. He realized what they were, but refused to give them back to the owl who appeared and requested for their return. Kapoi then smashed the eggs against the stone wall surrounding the house. Infuriated over the senseless loss, ʻAʻapueo, the mother owl, and her mate, Pueokaia, gathered owls from all the islands. All of the men and chiefs of the area, including Kapoi and his wife, were destroyed. The place *mauka* of the ponds where the cruel breaking of ʻAʻapueo's eggs was avenged was called Wailuku, "water (of) destruction." (pp. 8-9)

In this moʻolelo, the place name Kaimuhee is found: "I ka wa e noho alii ana o Kanenenuiakawaikalu no Maui, ma Wailuku kona wahi noho mau, e noho ana kekahi kanaka kaulana o ia wahi, o Kapoi me kana wahine, ma Kaimuhee, mauka ae o na wai elua, o Kanaha me Mauoni, he mau loko kaulana ia no Wailuku…" (Uaua, 1871, p. 1). This specifies that Kapoi and his wife lived in Kaimuhee, mauka from the famed ponds of Wailuku: Kanahā and Mauʻoni.

The following research and analyses appropriately study the history and cultural resources of Puʻunēnē and Kahului within Wailuku moku, focusing on the project area and the surrounding environment.

On Maui, as with the other inhabited islands of the archipelago, determining a project area's traditional district (moku) and ahupuaʻa can be difficult because varied configurations and names commonly appear in different historical and modern sources. Reasons for this include political changes (both traditional and historic), conquest of one island by another, economic factors, and so on. For example, despite how the ahupuaʻa concept is explained in some sources as "ancient," some knowledgeable cultural historians argue that the so-called ahupuaʻa system was introduced to Oʻahu in the late or terminal pre-Contact period (i.e., at or around the time of Kahekili [circa 1783] or Kamehameha [circa 1795]) and, thus, it is not necessarily ancient nor endemic to Oʻahu Island.[4]

Figure 5 and Figure 6 illustrate the research problem of differing land divisions for Maui. The former configuration (see Figure 5), which places the project area in the moku of "Hamakuapoko" and the ahupuaʻa of "Poniau," is based on research conducted by the Aha Moku Advisory Committee (see website in figure caption). In contrast, the latter map (see Figure 6) is the result of research by Maui Nui Ahupuaʻa Project (see website in figure caption), the SHPD GIS program and the Office of Hawaiian Affairs (OHA).

[4] On Oʻahu, a possibly older concept than the ahupuaʻa was known as kaʻānaniʻau, defined by Pukui and Elbert (186:108) as "Same as *ahupuaʻa*, the altar marking the land division. *Oʻahu. Rare."* See Genz (2011) for a perspective on this topic.

This moku/ahupua‘a configuration seems to be the most widely accepted model at the current time. According to this, the project area is in the moku of Pū‘ali Komohana and the ahupua‘a of Wailuku. Names aside, from a traditional Hawaiian perspective, the importance of these two sets of land-division names accurately reflects the fact that the project area is associated with the coastal and near-coastal settlement and growing area around Kahului Harbor in the central, “saddle” region between Maui’s two volcanoes (West Maui, or Pu‘u Kukui and Haleakalā).

Ruberti et al. (2021:13-14) discuss the challenge of understanding the many meanings and definitions of Wailuku:

> The general area of [their] study is located in the *ahupua‘a* of Wailuku [. . .]. An independent ahupua‘a that was once able to sustain hundreds of families, Wailuku is often mistakenly referred to as a small part of one large ahupua‘a that includes three other ahupua‘a: Waikapū, Waiehu, and Waihe‘e. Traditionally, these four districts have been collectively referred to as Nā Wai ‘Ehā, or The Four Waters. In the Māhele Book, which recorded the names of all the ahupua‘a on each of the islands, these four ahupua‘a are identified as being in the kalana (a land division smaller than a moku) of Pū‘ali Komohana (West Isthmus). After the establishment of the Office of Hawaiian Government Survey (OHGS) in 1870, Maui was surveyed and mapped. This resulted in Wailuku being used as the primary name for the ahupua‘a and the larger district of Wailuku, of which the four ahupua‘a are now a part of. A reason for this name choice was given by Curtis J. Lyons, an OHGS surveyor, who wrote, “Wailuku, Waikapu, Waiehu, and Waihee were independent, belonging to no Moku. On the map it was necessary to form a new district and call it Wailuku, Nawaieha, the four waters, being too cumbursome and ill understood” [. . .]

Pukui et al. (1974) do not include Pū‘ali Komohana in their place name compendium, but they do translate Pū‘ali, a place on Moloka‘i, as “groove.” Pukui and Elbert’s (1986:165.) *Hawaiian Dictionary* defines komohana as “west, or western, so-called because the sun ‘enters’ *(komo)* the sea in the west.” They (ibid.:346) also define pū‘ali as isthmus (among other definitions). Thus, this moku name may be translated as something like the isthmus (i.e., saddle between Maui’s two volcanoes) where the sun sets.

Pukui et al. (1974:225), citing Kuykendall’s (1938:Vol.1:31) *The Hawaiian Kingdom,* Vol. 1, Kamakau’s (1961:148) *Ruling Chiefs of Hawaii* and Nathaniel Emerson’s (1915:57) *Pele and Hiiaka*, provide the following under the entry for Maui’s Wailuku:

> Land division, elementary school, quadrangle, heights, city, point, sugar company, and stream, West Maui; site of the battle in the late eighteenth century in which the army of Ka-lani-‘ōpu‘u was nearly annihilated by Ka-hekili of Maui.

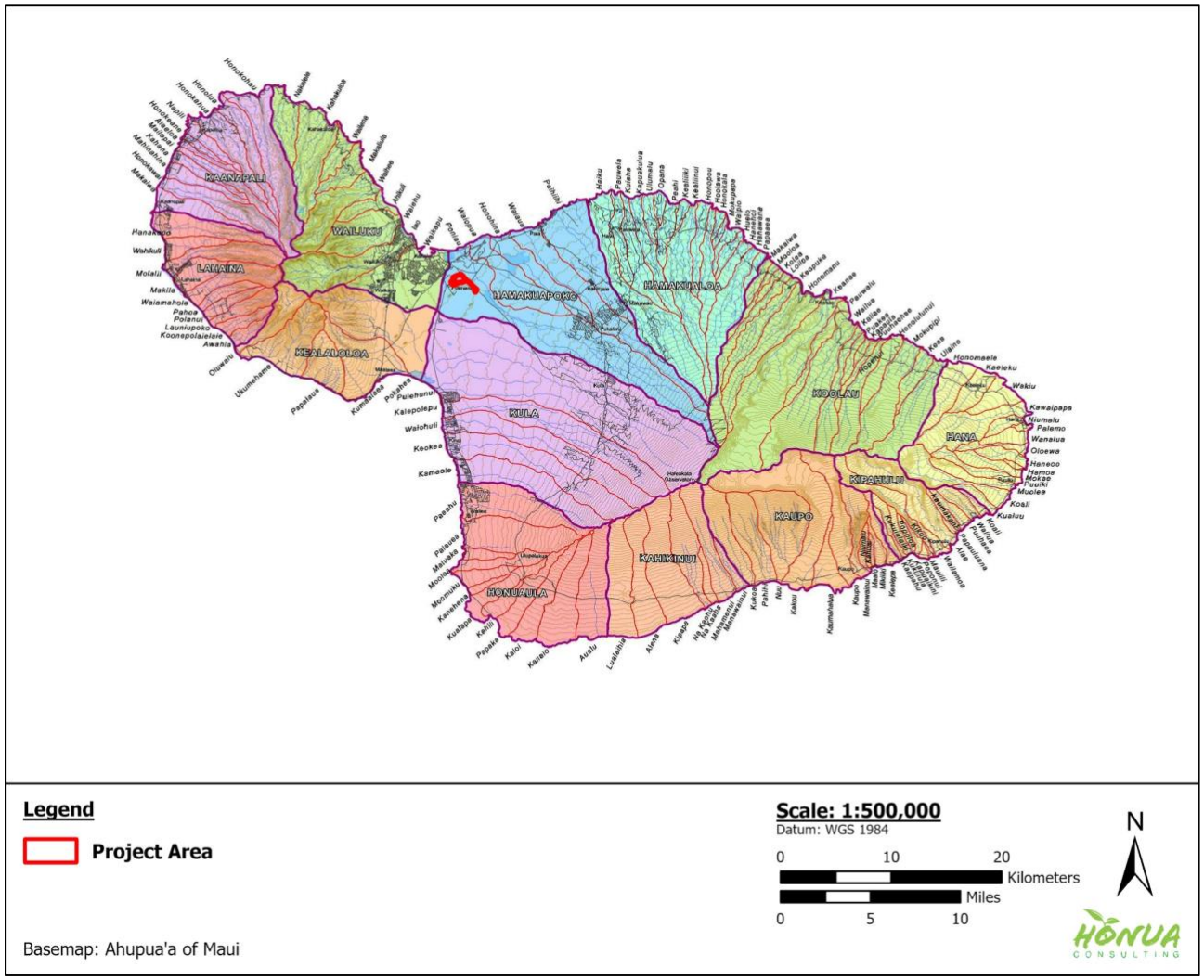


Figure 5. Traditional moku (districts) and ahupua‘a of Maui according to the Aha Moku Advisory Committee (base map source: http://www.ahamoku.org)

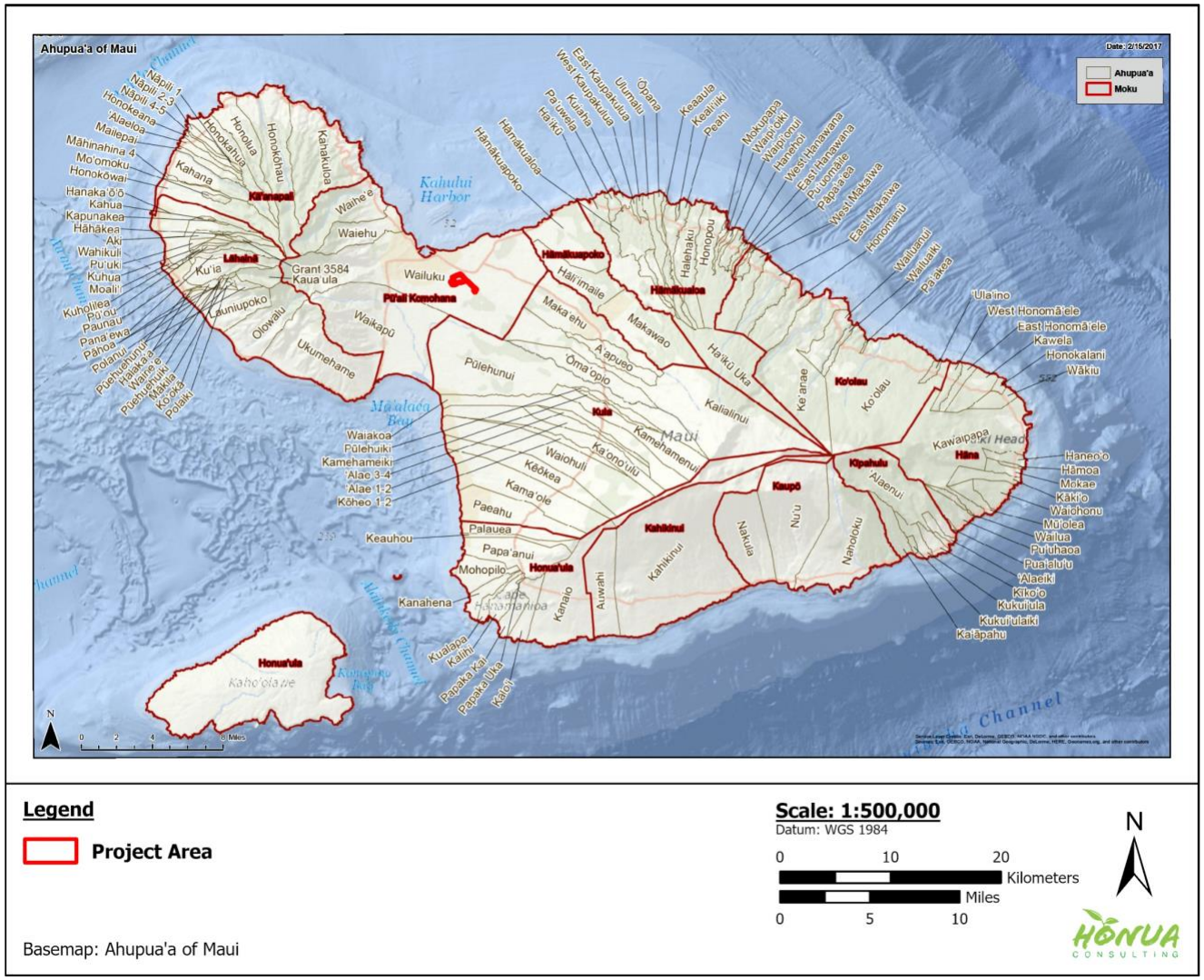


Figure 6. Traditional moku (districts) and ahupua'a of Maui according to the Maui Nui Ahupua'a Project (base map source: http:// www.mauinuiahupuaaproject.com)

3.1 Inoa ʻĀina (Place Names)

In ancient times, named localities served a variety of functions, telling people about: (1) places where the gods walked the earth and changed the lives of people for good or worse; (2) heiau or other features of ceremonial importance; (3) triangulation points such as koʻa (ceremonial markers) for fishing grounds and fishing sites; (4) residences and burial sites; (5) areas of planting; (6) water sources; (7) trails and trail side resting places (oʻioʻina), such as a rock shelter or tree shaded spot; (8) the sources of particular natural resources/resource collections areas, or any number of other features; or (9) notable events which occurred at a given area. Through inoa ʻāina, knowledge of the past and places of significance were handed down across countless generations.

Historic maps are a primarily important resource for identifying these wahi pana, especially as these maps show changes in land use over time.

Figure 7, a portion of 1885 map (Registered Map 1268AWIDEcolor) by F.S. Dodge, shows the entire project is within the limits (denoted by red line boundary) of commercial sugar cane operations of the Hawaiian Commercial and Sugar Co. (HC&S). This map does not explain the meaning of the red and dark blue points—including two just west of the project area. At this time, the entire area was referred to as Wailuku and the name C. Spreckles as the major landowner is also shown. Puʻu Koae (spelled Koahe on other historic maps) is shown south of the project area.

Figure 8, a portion of 1893 map by Lyons, depicts the extent and features of the original Sprecklesville Plantation within which the proposed mixed-use development project area was located. This map shows several railroad lines crossing through and near the proposed mixed-use development project area. In addition to the main line (“Main R.R.”), numerous named laterals (including “Sam Sing R.R.” traversing the parcel) and branch lines are also depicted. These lines would have moved harvested cane from the fields to processing mills at Pāʻie and Puʻunēnē. A series of workers’ camps are depicted along the “Waihee Ditch,” which cuts across the project area along Pulehu Road, including one just east of the current project area along Pulehu Road. Another major irrigation ditch labeled “Haiku Ditch” also cut across (presumably under via a culvert) Pulehu Road. A fence line labeled “H. C. & S.” cuts across the middle of the project area along Pulehu Road.

Figure 9, a portion of 1924 topographic map, shows many site-features and details on the landscape in and around the current project area, showing the area was completely dedicated to the commercial sugar cane industry at this time. The “Sam Sing” railway line runs from the Sam Sing Camp to a narrow gauge line to the north. A pipeline traversed the eastern portion of the proposed mixed-use development project area. Many other

ditches, pipelines and rail lines are depicted in or adjacent to the project area along its length with numerous workers' camp on either side of Kula (now Pulehu) Road.

Figure 10, a portion of 1929 map, shows similar features in less detail than the previous (1924) map.

Figure 11, a portion of 1950 aerial photograph, shows the proposed mixed-use development project area completely under commercial sugar cane agriculture with several linear resources depicted consisting of roads, an irrigation ditch along the southern boundary of the proposed mixed-use development project area and a pipeline in its eastern portion. Other than these features, there are no structures or developments in the proposed mixed-use development project area. Figure 12 – Figure 14 show additional historic changes to the area over time.

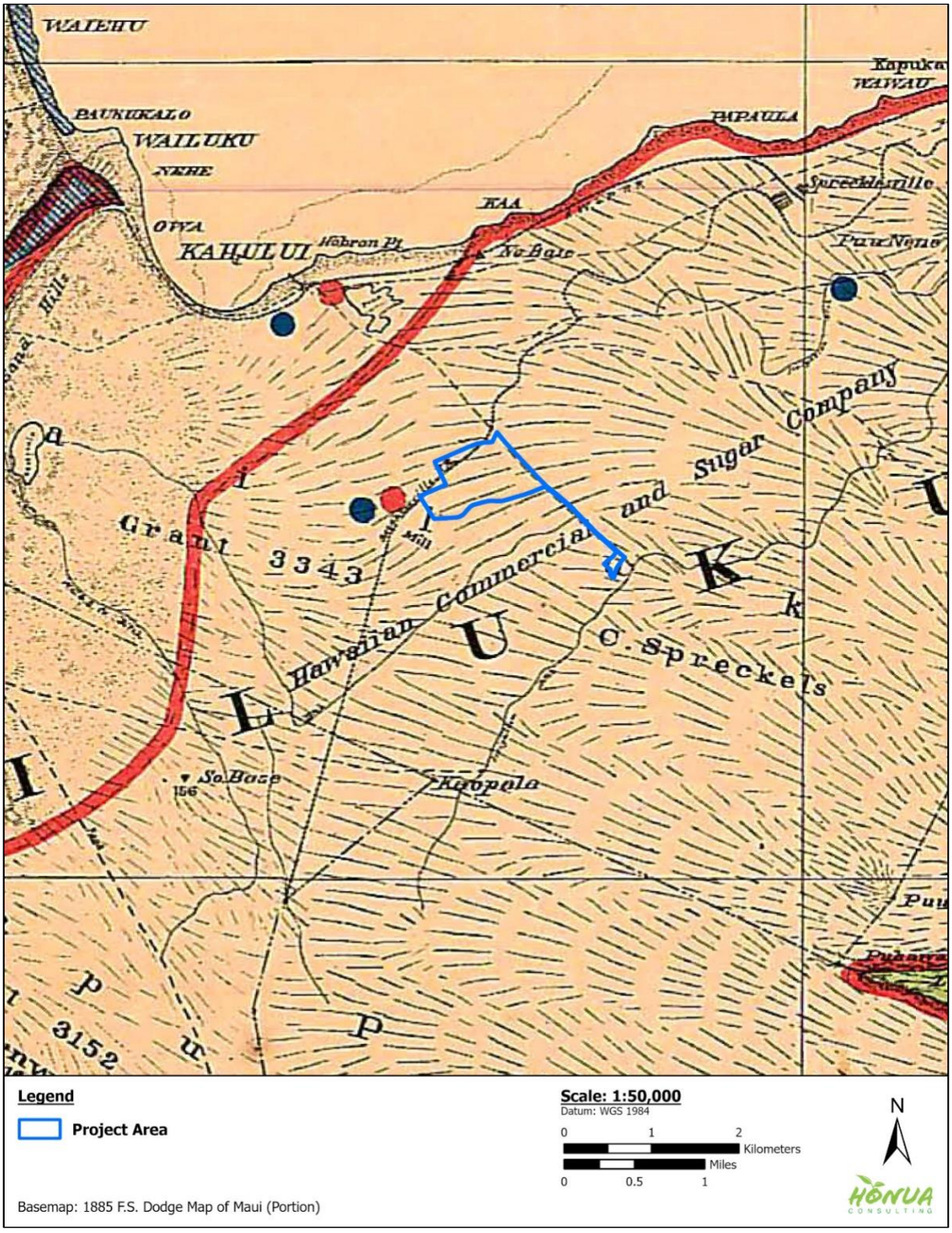


Figure 7. Portion of 1885 map showing project-area location (Registered Map 1268AWIDEcolor) (base map source: DAGS Land Survey Map Search, http://ags. hawaii.gov/survey/map-search/)

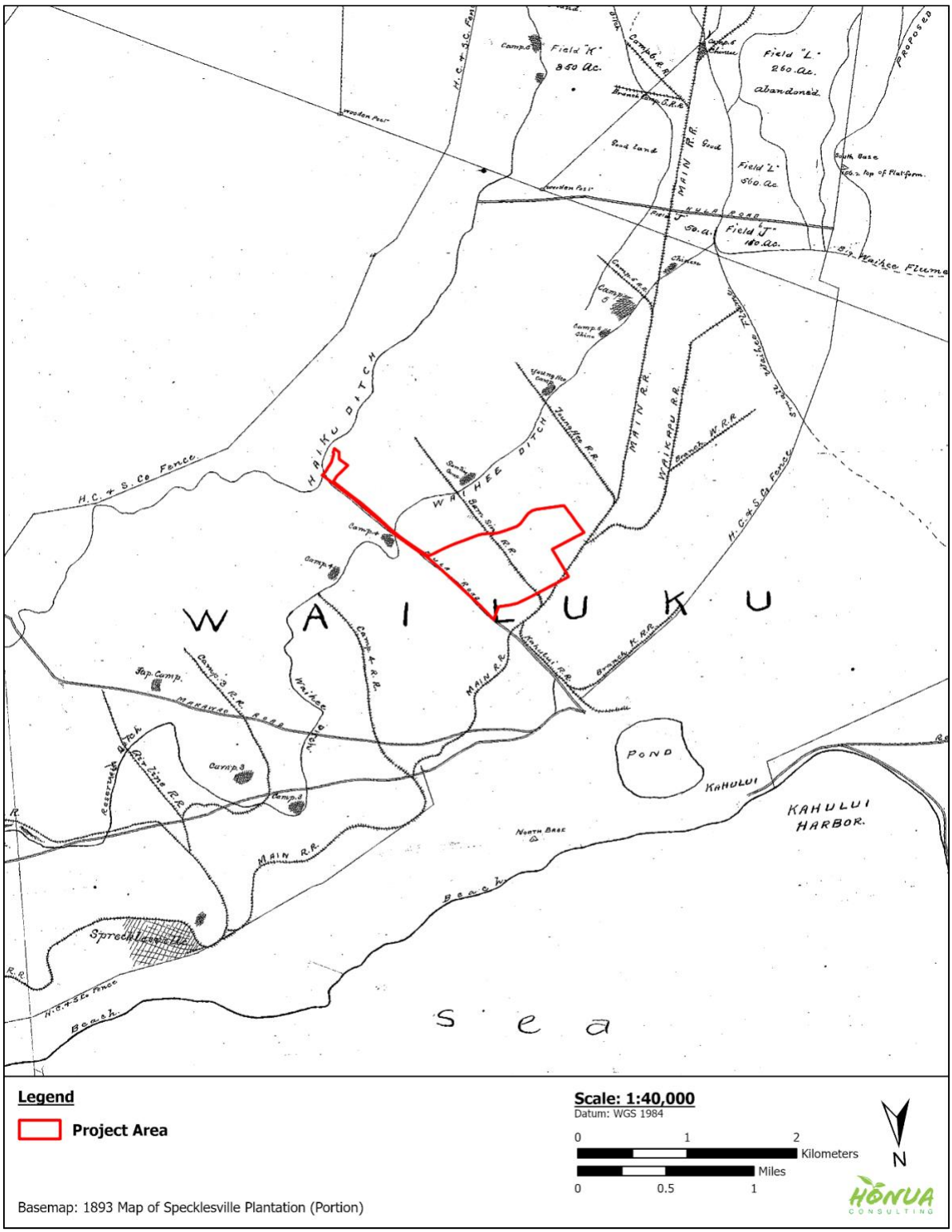


Figure 8. Portion of 1893 map of Specklesville Plantation (Registered Map 1786); note, map was produced "upside down" (i.e., north arrow facing down) (base map source: DAGS Land Survey Map Search, http://ags.hawaii.gov/survey/ map-search/)

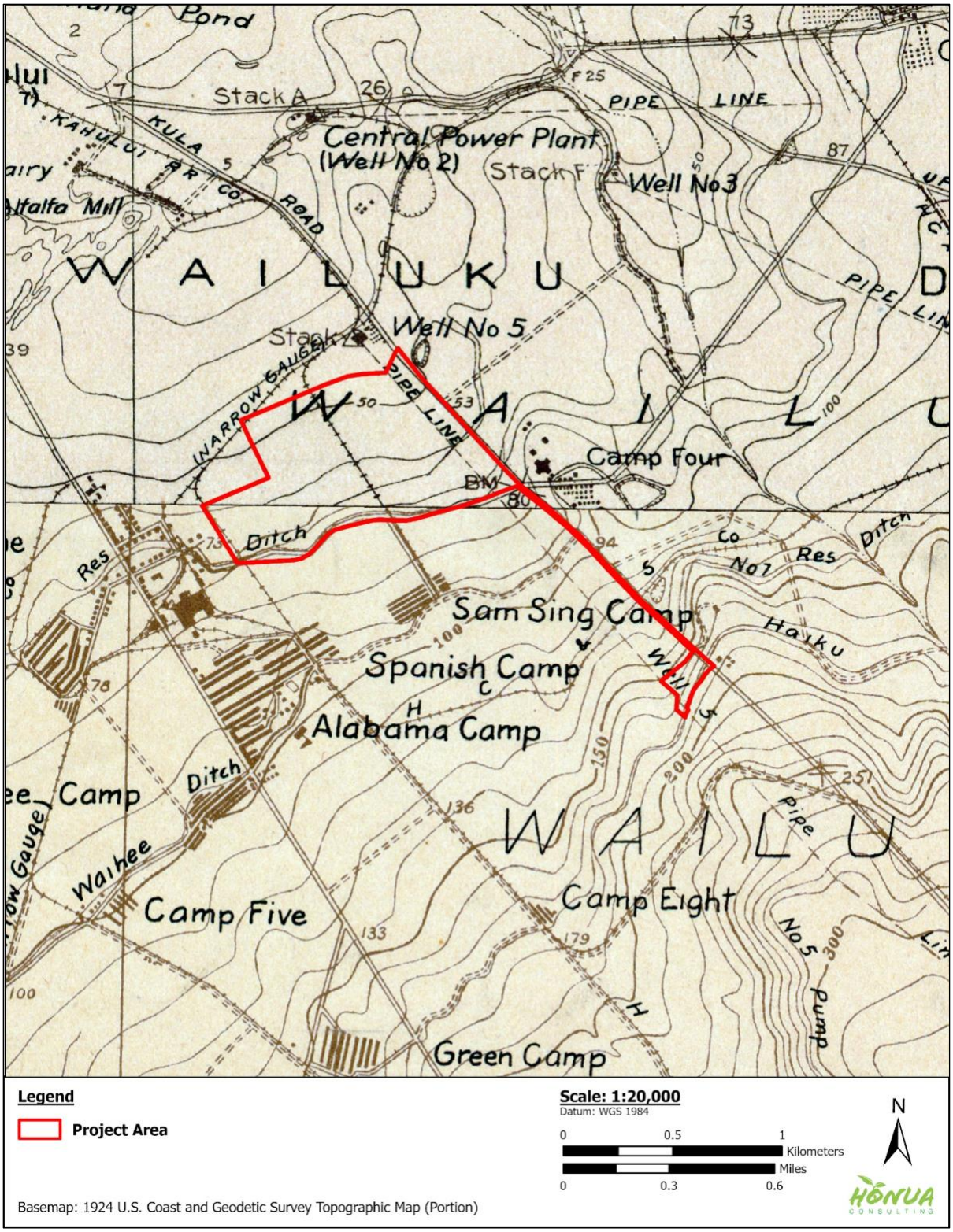


Figure 9. Portion of 1924 topographic map showing project-area location (base map source: University of Hawai‘i-Mānoa’s digital maps, http://magis.manoa.hawaii.edu/maps/ index.html)

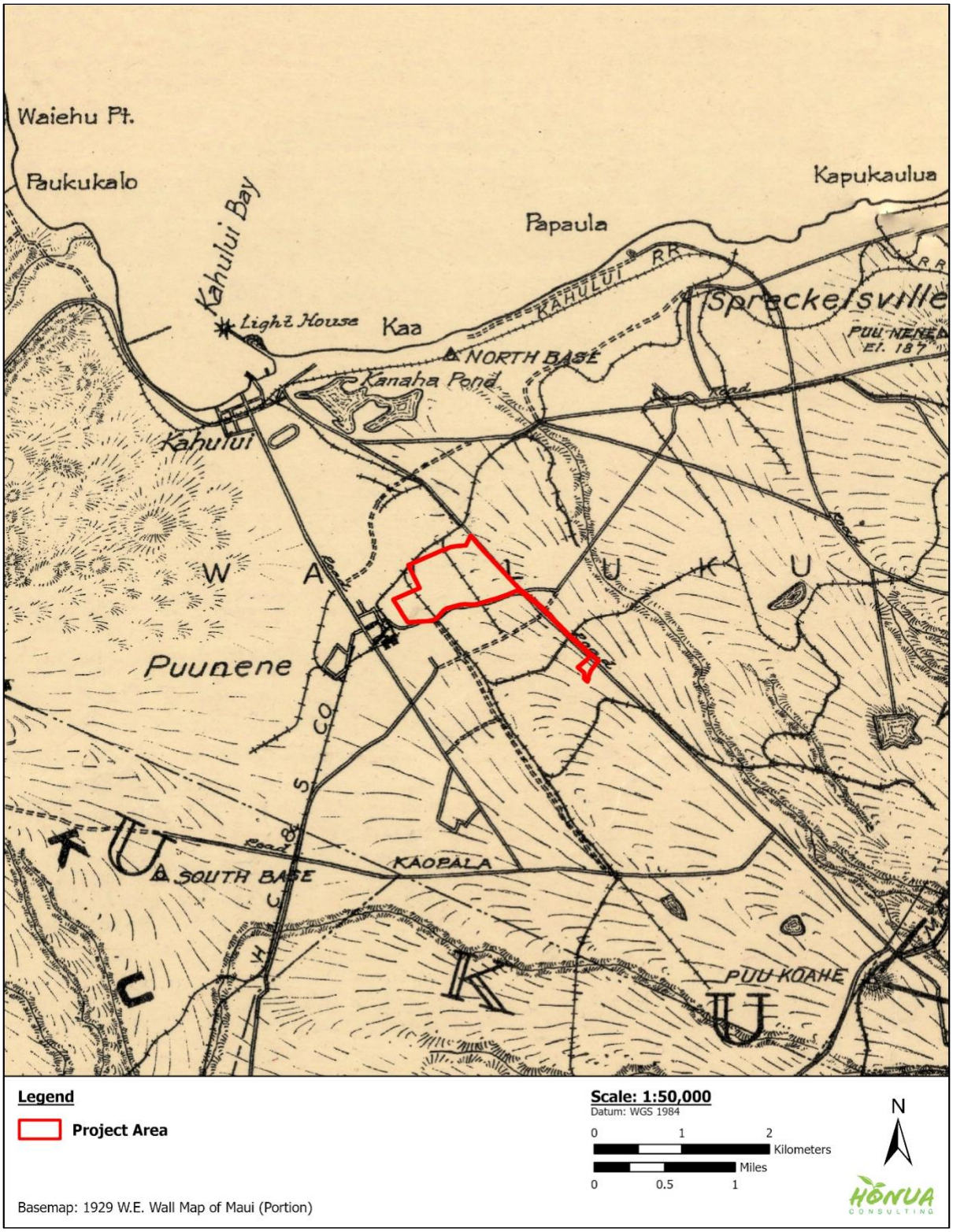


Figure 10. Portion of 1929 topographic map with project area location (base map source: University of Hawai'i-Mānoa's digital maps, http://magis.manoa.hawaii.edu/maps/ index.html)

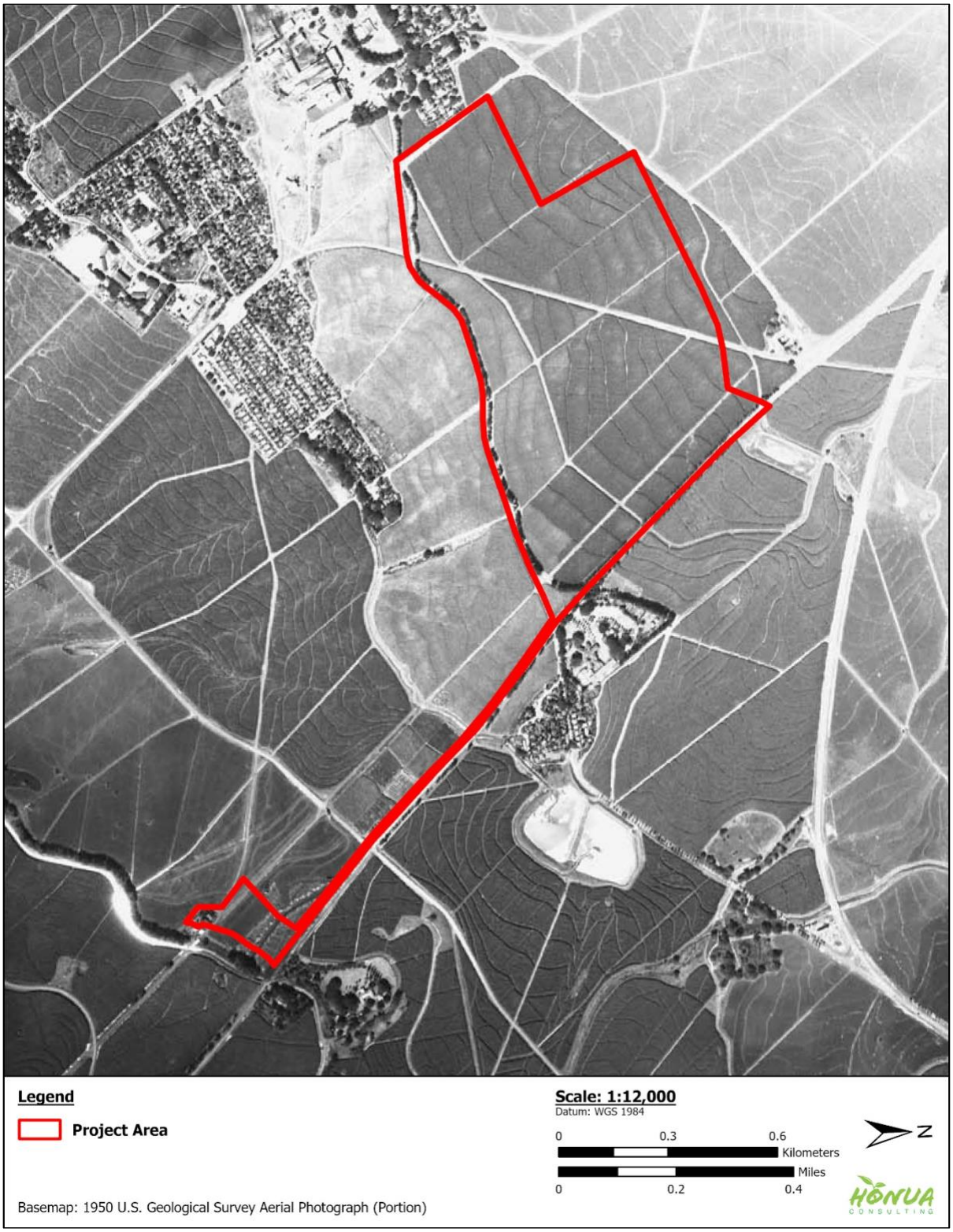


Figure 11. Portion of 1950 aerial photograph with project area location (base map source: University of Hawai'i-Mānoa's digital maps, http://magis.manoa.hawaii.edu/maps/ index.html)

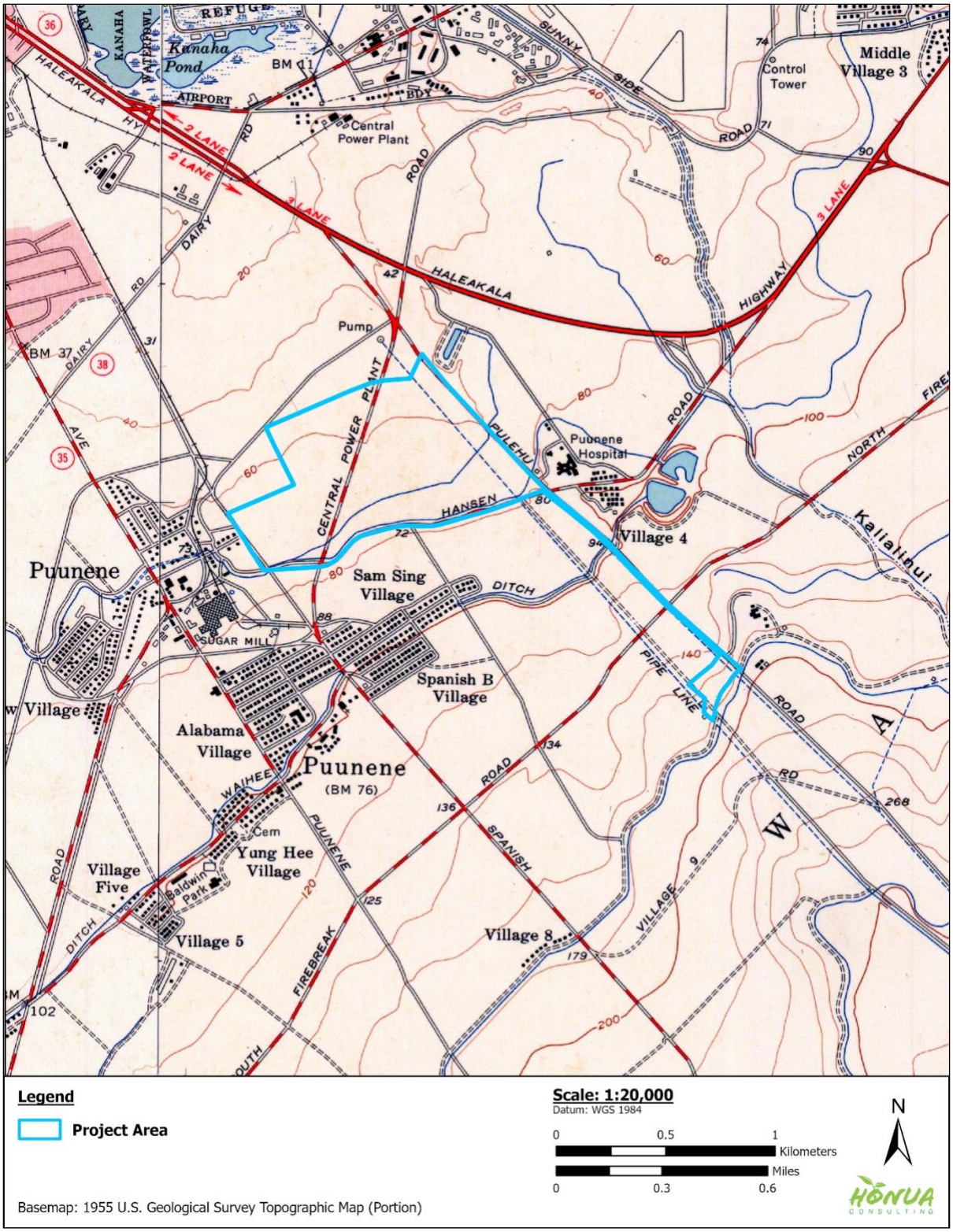


Figure 12. Portion of 1955 USGS topographic map with project-area location (base map source: University of Hawai'i-Mānoa's digital maps, http://magis.manoa.hawaii.edu/maps/ index.html)

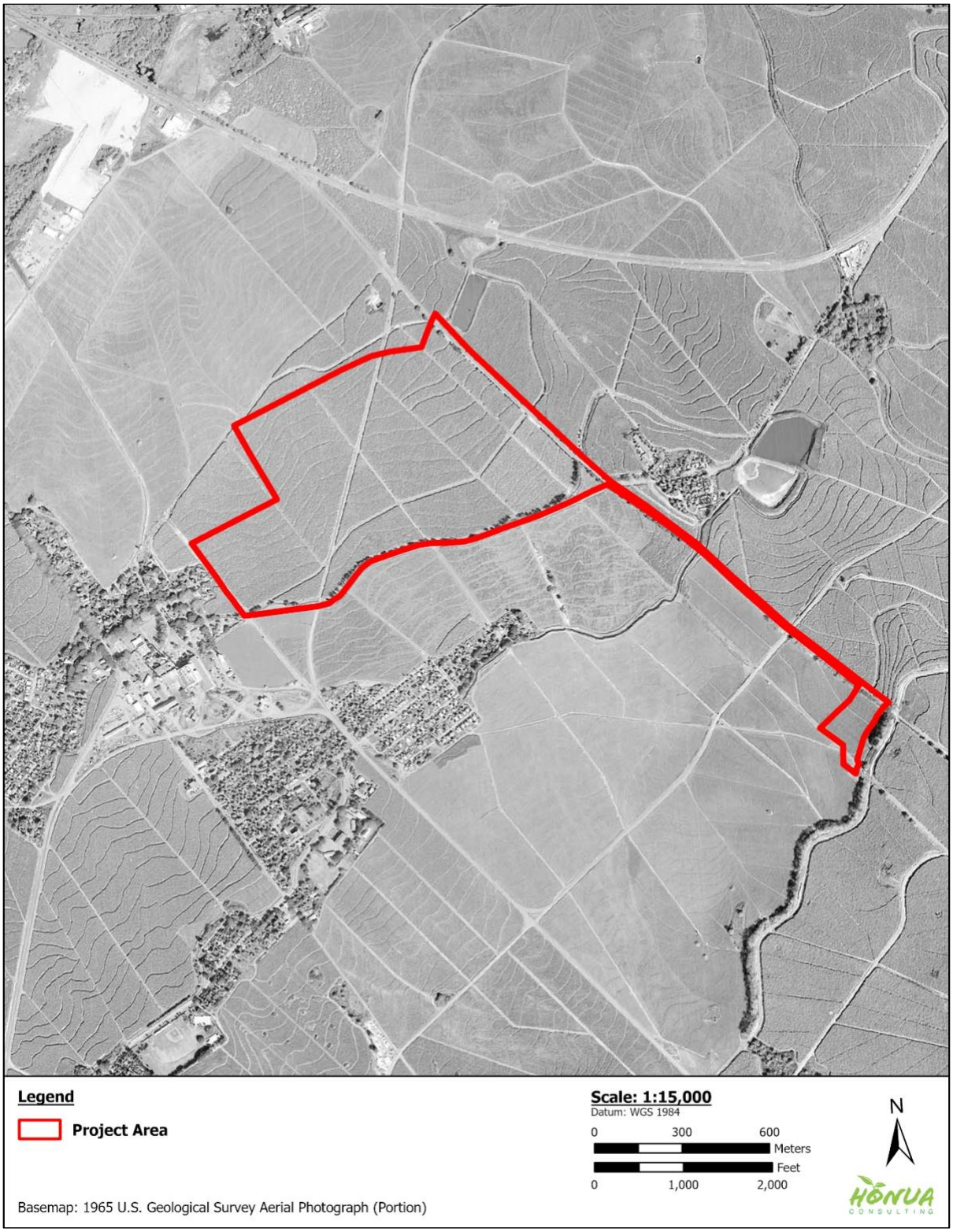


Figure 13. Portion of 1965 aerial photograph with project area location (base map source: University of Hawai'i-Mānoa's digital maps, http://magis.manoa.hawaii.edu/maps/ index.html)

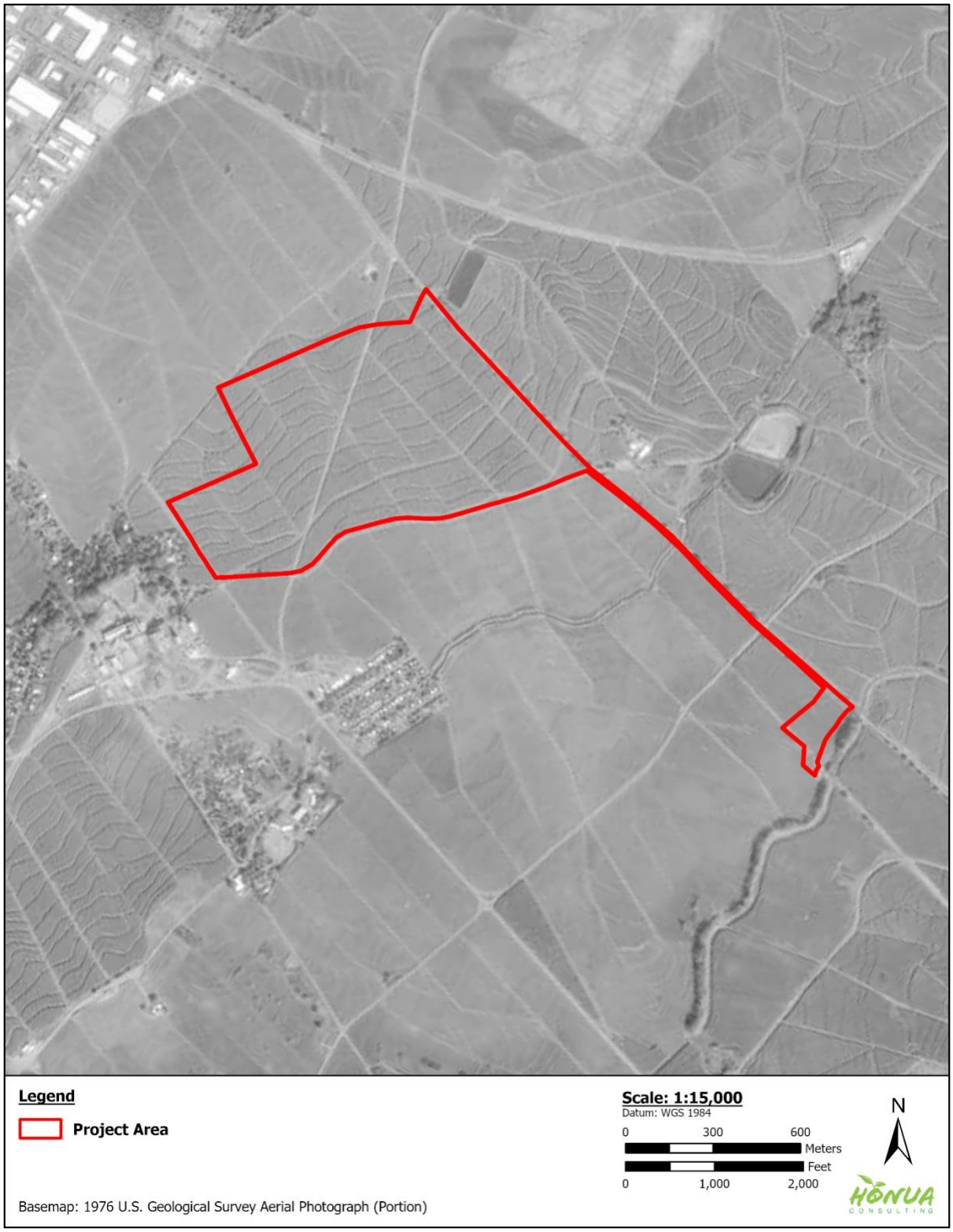


Figure 14. Portion of 1976 aerial photograph with project area location (base map source: University of Hawai'i-Mānoa's digital maps, http://magis.manoa.hawaii.edu/maps/ index.html)

Honua Consulting developed a list of place names (**Table *1***) that includes, but is not limited to, the following places and terms to help guide research and analyses. It is important to note that this is an extensive listing of known place names within the two moku, but inclusion of the place name on this list does not indicate that the place is within the project area. It should also be noted that the known place names for these regions are comparably less than other ahupua‘a on Maui, likely explained by the natural lack of water in this region compared to the other regions of Maui.

Table 1. Inoa ‘Āina Associated with the Project Area

Toponym	Type	Ahupua‘a	Meaning	Significance
Ae Stream	Kahawai (stream)	Wailuku	–	Part of traditional hydrology and irrigation in the Wailuku area.
Ah Fong Village	Plantation Camp	Wailuku	Named after Chinese entrepreneur Ah Fong	Historic plantation-era camp for immigrant laborers, primarily Chinese and other ethnic groups.
Āhuakokoli	‘Ili ‘Āina[5]	Wailuku	–	Name misspelled as “Ahuakokele” in historic land records.
Ahu‘ena	‘Ili ‘Āina	Wailuku	Red-hot heap	Name associated with sacred and residential uses.
Alabama Village	Plantation Camp	Wailuku	Likely a nickname given by residents	Historic multicultural camp housing diverse plantation workers.
‘Auhaka	‘Ili ‘Āina	Wailuku	Spindle-legged	Cited in Māhele and LCA records.
Baldwin Park	Beach Park / Public Space	Wailuku	Named after Henry P. Baldwin	Public beach park associated with plantation-era

[5] A land area whose chief pays tribute to the chief of the ahupua‘a of which it is a part, rather than directly to the king.

Toponym	Type	Ahupuaʻa	Meaning	Significance
				philanthropy and community events.
Camp 11	Plantation Camp	Wailuku	Numbered plantation camp	One of many HC&S labor camps that housed immigrant families working the sugar fields.
Cod Fish Village	Plantation Camp	Wailuku	Named for dietary staples of residents	Nickname for a camp of Portuguese workers; reflects local culture and food customs.
Green Camp	Plantation Camp (now destroyed)	Wailuku	Likely named for surroundings or building color	Another multicultural sugar camp; part of plantation landscape.
Haʻakupu	ʻIli ʻĀina / Puʻu (hill)	Wailuku	To cause growth, sprouting; tribute, tax	Traditional land division known from land documents and oral history.
Haʻikū Ditch	Irrigation Ditch	Wailuku	Upland Haʻikū	Key infrastructure transporting water from East Maui Irrigation to central Maui plantations.
Halaʻula 1	Plantation Camp	Wailuku	Red pandanus	One of three plantation housing areas named Halaʻula; reflects land use patterns.
Halaʻula 2	Plantation Camp	Wailuku	Red pandanus	Second of three camps under same name; reflects plantation housing arrangements.

Toponym	Type	Ahupuaʻa	Meaning	Significance
Halaʻula 3	Plantation Camp	Wailuku	Red pandanus	Final cluster of Halaʻula camps; part of Puʻunēnē plantation community.
Halekiʻi	Heiau / Sacred Site	Wailuku	Image house	Ancient temple site associated with chiefly power and ritual.
Halekou	ʻIli ʻĀina	Wailuku	Kou-wood house	Traditional land section with sugarcane possibly grown here; name tied to agriculture.
Halelani	ʻIli ʻĀina	Wailuku	House of heaven; chief's house	Traditional land section possibly tied to religious or ceremonial use.
Halemano	ʻIli ʻĀina	Wailuku	Many houses	Cited in Māhele and LCA records.
Halepākī	Settlement / Area	Wailuku	Mud house	Historic housing area with native construction; reflects 19th-century settlement patterns.
Haliau	ʻIli ʻĀina / Village	Wailuku	Possibly a personal name	Cited in LCA records.
Happy Valley	Village / Settlement	Wailuku	English name given by residents	Multicultural community in Wailuku known for plantation-era housing and community life.
Hawaiian Village	Plantation Camp / Village	Wailuku	Named for Native	A neighborhood with strong Native Hawaiian identity,

Toponym	Type	Ahupua‘a	Meaning	Significance
			Hawaiian residents	especially during plantation period.
Hi‘iwela	‘Ili ‘Āina	Wailuku	Faint or flickering fire	Traditional land area referenced in older land division documents.
Hobron Point	Landmark / Port Area	Wailuku	Named after U.S. official or business agent Hobron	Port and industrial area tied to plantation export and transport.
Hōlū	‘Ili ‘Āina / Landform	Wailuku	Soft, to soften	Land section possibly associated with shifting winds or terrain.
Hopo‘i Reservoir	Reservoir / Water Resource	Wailuku	To soak or immerse	Water resource supporting plantation irrigation infrastructure.
Hopo‘i Village	Plantation Camp / Village	Wailuku	Named after nearby reservoir	Camp for plantation workers; tied to nearby water and irrigation systems.
Hopukoa	‘Ili ‘Āina / Fishery	Wailuku	Caught by warriors	Land associated with martial or historic events.
‘Īao	‘Ili ‘Āina / Valley	Wailuku	Supreme cloud	Burial site of high-ranking ali‘i (chiefs); location of the 1790 Battle of Kepaniwai.
‘Īao Needle (Kūka‘emoku)	Geological Feature / Pu‘u	Wailuku	Named for the warrior Kūka‘emoku	Guardian peak of ‘Īao Valley; iconic feature in many mo‘olelo.
‘Īao Stream	Kahawai	Wailuku	Named for the ‘Īao Valley	Key water source; vital to lo‘i (irrigated

Toponym	Type	Ahupuaʻa	Meaning	Significance
				terrace) systems and site of historic events.
ʻĪao Valley	Valley	Wailuku	Supreme cloud	Culturally sacred site for burials, battles, and spiritual significance.
Imiau	ʻIli ʻĀina	Wailuku	Possibly personal or familial name	Cited in Māhele records.
Japanese Village 1	Plantation Camp	Wailuku	Named for Japanese laborers	Residential camp for Japanese plantation workers near Puʻunēnē Mill.
Kaʻa	ʻIli ʻĀina	Wailuku	Rolling	Named land section; associated with traditional travel or movement.
Kaʻahu	ʻIli ʻĀina / Surf	Wailuku	The garment	Possibly tied to ceremonial practices or places of worship; ancient surfing area.
Kaʻahumanu Church	Religious site	Wailuku	The bird (feather) cloak; Named after Queen Kaʻahumanu	Built in 1832; reflects missionary presence and Christianization of Maui.
Kaʻākaupōhaku	ʻIli ʻĀina / Surf	Wailuku	The north (or right hand side) stone	Traditional land area, possibly marked by large rock mounds or features; ancient surfing site.
Kaʻeo	ʻIli ʻĀina	Wailuku	–	Historic agricultural section used for loʻi and dryland farming.

Toponym	Type	Ahupuaʻa	Meaning	Significance
Kahewa	ʻIli ʻĀina	Wailuku	The mistake, error	Cited in LCA records; may be tied to fishing or territorial disputes.
Kahiki	ʻIli ʻĀina	Wailuku	The arrival; Tahiti	Symbolic reference to ancestral homelands and migratory origins.
Kahua	ʻIli ʻĀina / Flatland	Wailuku	The fruit; foundation, site, grounds	Level ground often used for gatherings, residences, or agriculture.
Kahului	Town / Harbor	Wailuku	The winning; the taking	Main commercial port and industrial town of central Maui; grew from plantation transport hub.
Kahului Bay	Bay / Ocean Area	Wailuku	Bay named for Kahului town	Vital maritime zone; natural harbor expanded for shipping and commerce.
Kahului Harbor	Port / Infrastructure	Wailuku	Harbor of Kahului	Constructed for plantation exports; now central to Maui's economy and imports.
Kaihuwaʻa	Ili ʻĀina / Coastal Feature	Wailuku	The bow of a canoe, bowsprit	Coastal area likely used for launching or housing canoes; maritime tradition site.
Kalapaokaʻīlio	ʻIli ʻĀina / Ridge	Wailuku	The ridge of the dog	Enclosed land section; associated with personal land tenure or fishpond structure. Misspelt

Toponym	Type	Ahupua‘a	Meaning	Significance
				“Kaiapaokailio” in land documents.
Kaleholeho	‘Ili ‘Āina / Surf	Wailuku	The callus	Culturally rooted but etymology uncertain. Ancient surfing site.
Kalialinui	Ahupua‘a	Kalilinui	Pronunciation and meaning uncertain, may be a contraction of Ke-aliali-nui	Retained by Kamaika‘aloa at the Māhele.
Kalialinui Gulch	Kahawai	Kalialinui	–	Stream rises about 8,100 ft. elevation as Waiale Gulch, ends at about 65 ft. elevation one mile from shore above Kahului Airport.
Kalua	‘Ili ‘Āina	Wailuku	The pit or depression	Appears multiple times in records; used agriculturally or ceremonially.
Kalua‘ōiki	‘Ili ‘Āina	Wailuku	The narrow pit	Diminutive of Kalua; possibly adjacent to or branching from it in land division.
Kalua‘o‘opu	‘Ili ‘Āina	Wailuku	The ‘o‘opu (fish) hole	Cited in LCA records.
Kāluli	Heiau	Wailuku	To sway, bend	Heiau site repaired in the time of Kahekili; now destroyed.
Kamā‘alaea	‘Ili ‘Āina	Wailuku	The peaceful child; or a personal name	Known ‘ili in Central Maui near Pu‘unēnē; connected to older land divisions and trails.

Toponym	Type	Ahupua‘a	Meaning	Significance
Kamamao	‘Ili ‘Āina	Wailuku	–	Cited in LCA records.
Kama‘oma‘o	Plain	Wailuku	The greenness	Ghosts believed to have wandered here.
Kanahā	Wetland / Shoreline	Wailuku	The shattered (thing)	Traditional fishing grounds and loko i‘a (fishpond); restored wetlands critical to native species.
Kanahā Pond	Loko (pond)	Wailuku	The shattered (thing)	Said to have been built by Chief Kiha-a-Pi‘ilani
Ka‘ohe	‘Ili ‘Āina	Wailuku	The bamboo	Area in ‘Īao Valley.
Ka‘ōpala	‘Ili ‘Āina	Wailuku	The rubbish	Cited in LCA records; coastal area and gulch.
Kaopuohe	‘Ili ‘Āina	Wailuku	–	Cited in LCA records.
Kapa‘aiki	‘Ili ‘Āina	Wailuku	Small Ka-pa‘a (the solid or the closing)	Cited in LCA records.
Kapa‘aloa	‘Ili ‘Āina	Wailuku	Distant Ka-pa‘a	Cited in LCA records.
Kāpala‘alaea	‘Ili ‘Āina	Wailuku	Stained with red ochre	Cited in LCA records; misspelt as “Kapalaaea” in some records.
Kapānui	‘Ili ‘Āina	Wailuku	The large enclosure	Cited in LCA records.
Kapilau Ridge	Ridge	Wailuku	The stench	Between ‘Īao Valley and Waikapū Valley.
Ka‘ulupala	‘Ili ‘Āina / Heiau	Wailuku	The ripe breadfruit	Among heiau consecrated by Liholiho in 1801.
Kaunoa School	School	Wailuku	Place without taboo	A school in Spreckelsville.

Toponym	Type	Ahupuaʻa	Meaning	Significance
Kaupali	ʻIli ʻĀina	Wailuku	–	Cited in LCA records.
Kawelowelo	Heiau	Wailuku	The flying streak, as of the tail of a comet	Among heiau consecrated by Liholiho in 1801.
Keahukū	Heiau	Wailuku	The slaughter by stoning	Among heiau consecrated by Liholiho in 1801.
Keahupiʻo	ʻIli ʻĀina	Wailuku	The arched heap	Cited in LCA records.
Keahupu	ʻIli ʻĀina	Wailuku	–	Cited in LCA records.
Kealakapehu	ʻIli ʻĀina	Wailuku	–	Cited in LCA records.
Keālia	Loko / Wetland	Wailuku	The salt encrustation	Significant pond at Kamaʻomaʻo plain; tied to traditional navigation, legends, and water systems.
Keoneʻula	ʻIli ʻĀina	Wailuku	The red sand	Cited in LCA records.
Kepaniwai	Battle ground / Park	Wailuku	The water dam (ʻĪao Stream was choked with bodies of slain warriors)	County park commemorating the Battle of Kepaniwai in which Kamehameha defeated Kalanikūpule and became ruler of Maui.
Kepukakeʻeo	ʻIli ʻĀina	Wailuku	–	Cited in LCA records.
Kinihāpai	Kahawai	Wailuku	Carry multitudes	Stream that rises about 3,000 ft. elevation and joins ʻĪao Stream.
Koloa	ʻIli ʻĀina	Wailuku	Multiple meanings depending on lexicology	Cited in LCA records.

Toponym	Type	Ahupuaʻa	Meaning	Significance
Kuanui	ʻIli ʻĀina	Wailuku	Tedious, boring	Cited in LCA records.
Kuipa	ʻIli ʻĀina	Wailuku	–	Cited in LCA records.
Kūkaʻemoku	Puʻu	Wailuku	Personal name of a warrior; known as ʻĪao Needle	Geological sentinel of ʻĪao Valley; associated with moʻolelo and ancestral protection.
Lāʻie	ʻIli ʻĀina	Wailuku	ʻIe (*Freycinetia arborea*) leaf	Cited in multiple LCA records.
Lamaliʻi	ʻIli ʻĀina	Wailuku	Small lama tree or torch	Cited in LCA records; Lamaliʻi-iki and Lamaliʻi-nui misspelt in records as Lamaluiki and Lamalunui.
Lelemākō	ʻIli ʻĀina / Heiau	Wailuku	Rough leaping	Among heiau consecrated by Liholiho in 1801.
Lemukeʻe	ʻIli ʻĀina	Wailuku	–	Retained by H. Kamala at the Māhele.
Lowrie Ditch	Ditch	Wailuku	Named for William J. Lowrie, manager of HC&S plantation.	22-mile canal beginning at Pāpaʻaʻea Reservoir; mauka side was the boundary between Makawao and Wailuku moku.
Māniania	ʻIli ʻĀina / Ditch	Wailuku	Shuddering sensation	Takes water from ʻĪao Stream at 800 ft. elevation toward Waiehu.
Mānienie	ʻIli ʻĀina	Wailuku	Bermuda grass	Retained by H. Kalama at the Māhele.

Toponym	Type	Ahupuaʻa	Meaning	Significance
Mauoni	Loko / Loko iʻa	Wailuku	Name meaning uncertain; possibly personal or place-based	Loko iʻa formerly in the Kanahā area; part of traditional aquaculture.
McGerrow Village	Village	Wailuku	–	Plantation housing near Puʻunēnē Mill; also called "Mecerrow Camp."
Nā Wai ʻEhā	Hydrological Unit	Wailuku	"The Four Waters" (Waikapū, Wailuku, Waiehu, Waiheʻe)	Integral to native irrigation systems and cultural identity; focal point in modern water rights battles.
Naval Air Station Puʻunēnē (NAS Puʻunēnē)	Military / Aviation Site	Wailuku	–	Built by the U.S. Navy in 1940; key World War II (WWII) training airfield; later transitioned to Kahului Airport infrastructure.
Nehe	ʻIli ʻĀina / Point	Wailuku	Rustle	Cited in LCA records.
Oloolokalani	Heiau	Wailuku	–	Among heiau consecrated by Liholiho in 1801.
Olopio	Heiau	Wailuku	–	No particulars, named among heiau consecrated by Liholiho in 1801.
Olopua	Place	Wailuku	Named for a native tree	Place in the vicinity of Village 2 and Puʻu Nēnē.
ʻOwā	ʻIli ʻĀina	Wailuku	–	Cited in multiple LCA records.

Toponym	Type	Ahupua‘a	Meaning	Significance
Pāiki	‘Ili ‘Āina	Wailuku	Small enclosure or wall	Cited in multiple LCA records.
Palamahiki	Heiau	Wailuku	–	Among heiau consecrated by Liholiho in 1801.
Papa‘ula	Point	Wailuku	Red flats	Most likely the site of the fishing ground called Papaulu, awarded to Henry L. Brooks in LCA records.
Pāpōhaku	‘Ili ‘Āina / Park	Wailuku	Stone fence	Small park to the northwest of Kahului; cited in LCA records.
Paukūkalo	Coastal region / Surf	Wailuku	Taro piece	Area of coastal fishing; near loko i‘a and ancestral shoreline practices.
Pa‘uwela	‘Ili ‘Āina / Town	Pu‘unēnē	Hot soot	‘Ili associated with plantation expansion; cleared for sugar cultivation.
Pe‘epe‘e	‘Ili ‘Āina	Wailuku	To hide oneself	Retained by Liholiho at the Māhele.
Pihanakalani	Heiau	Wailuku	Gathering place of the heavens	Leina a ka ‘uhane[6]; associated with ancestral spirits and spiritual transitions.
Piliokakai	‘Ili ‘Āina	Wailuku	–	Cited in LCA records.
Pōhakuokahi	Heiau / ‘Ili ‘Āina	Wailuku	Stone of Kahi	Among those consecrated by

[6] Leina-a-ka-‘uhana is a place where spirits leaped into the nether world; literally, leap of the soul.

Toponym	Type	Ahupuaʻa	Meaning	Significance
				Liholiho in 1801 tour; cited in LCA records.
Portuguese Camp	Village	Wailuku	–	Former plantation housing now abandoned.
Puakea	ʻIli ʻĀina	Wailuku	White blossom	Cited in LCA records, 3.42 acres.
Puakō	ʻIli ʻĀina	Wailuku	Sugarcane blossom	Cited in multiple LCA records.
Puhiawāwa	ʻIli ʻĀina	Wailuku	–	Retained by H. Kalama at the Māhele.
Pūlehu Camp	Village	Kalialinui	Broiled	Former plantation housing abandoned before 1954.
Puʻu Koaʻe	Puʻu / Boundary Point	Kalialinui	Tropicbird hill	Boundary runs from the corner of Kalialinui, Wailuku, and Waikapū; elevation about 460 ft.
Puʻu Lehua	Puʻu / Boundary Point	Kalialinui	Lehua flower hill	Kalialinui / ʻŌmaʻopio boundary runs makai to this puʻu; elevation about 310 ft.
Puʻu Lio	Puʻu / Boundary Point	Wailuku	Pronunciation and meaning uncertain	Point on the Wailuku/ Waikapū boundary, marking transition between Kalapaokailio ridge and Kapilau ridge.
Puʻu Nēnē	Puʻu / Cone / Triangulation Station	Wailuku	Goose hill	Cinder cone with elevation of 180 ft.

Toponym	Type	Ahupuaʻa	Meaning	Significance
Puʻunēnē Mill	Industrial / Plantation Site	Wailuku	Goose hill	Built in 1901; central to Maui's sugar industry; transformed land use and demographics of Central Maui.
Puʻunēnē School	Educational / Historic Site	Wailuku	Named after the Puʻunēnē region	Built in 1913 for children of plantation workers; became a key community hub for immigrant families from Japan, Portugal, the Philippines, and beyond.
Puʻu o Hala	ʻIli ʻĀina	Wailuku	Hill of pandanus	Retained by H. Kalama at the Māhele, 45.98 acres.
Puʻuohala Camp	Village	Wailuku	Hill of pandanus	Former plantation residential area, elevation 360 ft.
Puʻu o Koha	Puʻu / Triangulation Station	Kalialinui	–	Elevation 1,050 ft.
Russian Village	Village	Wailuku	Named for Russian laborers	Former plantation housing in Spreckelsville.
Sam Sing Camp	Village	Wailuku	–	Plantation housing near Puʻunēnē Mill.
Spanish Camp/ Spanish B Village	Village	Wailuku	Named for Spanish laborers	Plantation housing near Puʻunēnē Mill.
Spreckelsville	Village	Wailuku	Named for sugar plantation founder Claus Spreckels	Made up of Russian Village, Japanese Village, Hawaiian Village, and Cod Fish Village.

Toponym	Type	Ahupuaʻa	Meaning	Significance
ʻUmiʻeu	ʻIli ʻĀina	Wailuku	–	Cited in LCA records.
Waiaka	ʻIli ʻĀina	Wailuku	Reflection water	Cited in LCA records, 4.84 acres.
Waiʻale	ʻĀpana ʻāina (land parcel)	Wailuku	Rippling water	Traditional loʻi kalo region; historically irrigated by ʻĪao Stream.
Waiʻale Gulch	Kahawai	Kalialinui	Rippling water	Stream rises at 8,100 ft. elevation and becomes Kalialinui Gulch below Upper Kula Road.
Waiʻale Reservoirs	Reservoir	Wailuku	Rippling water	Two reservoirs, elevation about 220 ft.
Waiauiki	ʻIli ʻĀina	Wailuku	Small swirling water	Cited in LCA records, 2.79 acres.
Waiehu	Ahupuaʻa	Wailuku	Water spray	Coastal ahupuaʻa known for surf spots, taro farming, and Waiehu Stream.
Waiheʻe	Ahupuaʻa	Wailuku	Squid liquid	Wetland and estuarine ecosystem; vital to Nā Wai ʻEhā hydrology.
Waikani	ʻIli ʻĀina	Wailuku	Sounding water	Cited in multiple LCA records.
Waikapū	Ahupuaʻa	Wailuku	The water of the conch shell	Part of Nā Wai ʻEhā; fertile for loʻi kalo; traditional agricultural center.
Wailuku	Ahupuaʻa / Town	Wailuku	Water of destruction	Named for the turbulent ʻĪao Stream; major seat of political

Toponym	Type	Ahupua‘a	Meaning	Significance
				power; site of sacred traditions and battles.
Wawau	Point / Beach	Wailuku	Not translated	Point and beach near Spreckelsville.
Yung Hee Camp/ Yung Hee Village	Village	Wailuku	–	Plantation housing near Pu‘unēnē Mill.

3.2 Traditional Period

The northern half of the project area is located in the ahupua‘a of Wailuku, within the moku of the same name, which is also in other resources referred to as Pū‘ali Komohana. Wailuku (Pū‘ali Komohana) moku consists of four ahupua‘a: Waihe‘e, Waiehu, Wailuku, and Waikapū. Kahului is both the name of a bay (Kahului Bay) and the adjacent land area, sometimes known as an ‘ili.[7]

Smaller land areas like Kahului were largely impacted by activities that took place within their larger ahupua‘a and moku. Kahului was no exception. To fully appreciate the cultural history of Kahului, it is necessary to understand the context of the larger moku. Abraham Fornander (1878) notes that Hawaiians settled within the Wailuku moku as early as the 9-10th century: “Among other southern families of note who arrived at the Hawaiian group during this migratory period, though now it is impossible to place them in their proper order, the legend mentions *Kalana-nuunui-kua-mamao*, and *Humu*, and *Kamaunua-niho* who came from Kahiki (the southern groups), and landed at Kahahawai in Waihee, Maui” (p. 43).

Long before Pu‘unēnē became known for sugar plantations and mill smokestacks, the region was part of a vibrant Native Hawaiian landscape shaped by cultural and environmental stewardship. Pu‘unēnē was once a dry, open plain nestled between the more fertile uplands and the wetlands of Keālia and Kanahā. The name “Pu‘unēnē” itself, meaning “nēnē hill,” references the native Hawaiian goose (*Branta sandvicensis*), indicating the area’s ecological and cultural ties to endemic wildlife.

Traditional Hawaiian use of this region included seasonal dryland agriculture and the gathering of native plants and resources, with the nearby Keālia wetlands serving as a rich habitat for native birds and fish. While less intensively cultivated than wetter areas of Maui, the Pu‘unēnē region would have functioned as a transitional zone between upland

[7] It is important to note here that there is also an ‘ili called Kahului located within the ahupua‘a of Kona on Hawai‘i Island.

farming systems and coastal fishing communities. The landscape was woven into larger networks of travel and trade, especially along the well-worn ala loa (long trails) that connected east and west Maui.

Though the arrival of sugar cultivation in the late 19th century dramatically altered the area's natural and cultural landscape, remnants of traditional land use persist in oral histories and moʻolelo passed through generations. Today, understanding Puʻunēnē's traditional history offers a vital reminder of the deep cultural connections to land that preceded industrial transformation, and the continued importance of restoring and honoring those ancestral relationships.

3.2.1 Ka Hoʻonoho Moku–Hawaiian Settlement of the Islands

Archaeologists and historians describe the inhabiting of the Hawaiian Islands in the context of settlement, which resulted from voyages taken in canoes across the open ocean. Archaeologists have proposed that early Polynesian settlement voyages between Kahiki (the ancestral homelands of the Hawaiian gods and people) and Hawaiʻi were underway by ca. 400 A.D., with long distance voyages occurring fairly regularly through at least the thirteenth century (cf. Cordy, 2000). It has been generally reported that the island homes of the early Hawaiian population—the Hawaiian "Kahiki"—were the Marquesas and Society Islands (Tatar, 1982, pp. 16-18). Indeed, Kahikinui moku is named because from afar on the ocean, it resembled a larger form of Kahiki, the ancestral homeland.[8]

For several generations following initial settlement, communities were clustered along the watered, koʻolau (windward) shores of the Hawaiian Islands. Along the koʻolau slopes, streams flowed and rainfall was abundant, and agricultural production became established. The koʻolau region also offered sheltered bays from which deep-sea fisheries could be easily accessed, and near shore fisheries, enriched by nutrients carried in the fresh water, could be maintained in fishponds and coastal fisheries. It was around these bays that clusters of houses where families lived could be found, and in these early times, the residents generally engaged in subsistence practices in the forms of agriculture and fishing (Handy et al., 1972, p. 287).

With the passing of time (ca. A.D. 800 to 1000), the koʻolau region became more populated and perhaps crowded, and the Hawaiians began expanding out to and settling more remote areas, which had not been the first choices for settlement—based primarily on access to water. These kona (leeward) lands offered residents sheltered coves, rich

[8] "*Kaao Hooniua Puuwai no Ka-Miki*" (The Heart Stirring Story of Ka-Miki), published in the Hawaiian language newspaper *Ka Hoku o Hawaii* from 1914 to 1917.

fisheries, and access to forested uplands, where agricultural endeavors could be supported, and natural resources could be collected (cf. Haun & Henry, 2004).

3.2.2 Governance During the Traditional Period

It is best to begin a genealogy of Maui's aliʻi with Moʻoinanea, who appears in numerous moʻolelo throughout Hawaiian history. She is considered "the matriarch of all moʻo [(lizard)] gods and goddesses" (Pukui & Elbert, 1986, p. 394). Accounts detail her arrival from Kahiki "with the Kū and Hina family of gods" and that she was "the ancestor of the ʻUlu / Hemo linage of Maui" (Klieger, 1998, p. 8). Klieger (1998) explains:

> One of [Moʻoinanea's] descendants was Kelea (Keleanuinohoʻanaʻapiʻapi), a Maui chief and famous surfer of married Kalamakua, a prominent chief on Oʻahu. Maui was not yet a unified kingdom at the time, but soon the moʻo would be evoked for the unification of the island, and then the entire archipelago. Kelea was the daughter of Kahekili I, the alii nui of the kingdom of West Maui, and his wife Haukanuimakamaka. The moʻo lineage was most likely introduced through Kelea's mother. Kelea's paternal grandfather and great uncle were Kakaʻe and Kalaʻalaneo, alii nui of the Wailuku line who ruled West Maui and Lanai from Lele/Lahaina in the sixteenth century. (p. 8)

After Kahekili I passed, Kelea's brother, Kawaokaohele, gained control over his kingdom. Kawaokaohele was a popular aliʻi and the reign is known for its prosperity. Most importantly, it was during the reign of Kawaokaohele that East Maui (i.e., Hana) recognized the Wailuku aliʻi as being mōʻī (King) of Maui (Klieger, 1998, pp. 8-9).

Kawaokaohele's son, Piʻilani, is widely acknowledged to this day to be the greatest aliʻi in Maui's history. He ruled all of Maui from his base at Lahaina, which would eventually become the political center of the island and later the unified Hawaiian Kingdom. Piʻilani is known for creating a trail that circumnavigated the entire island (Klieger, 1998, p. 9). Piʻilani married his first cousin, Laieloheloheikawai, daughter of Kelea. Piʻilani and Laieloheloheikawai had at least four children: daughter Kihawahine Mokuhinia Kalamaula Kalaaiheana, daughter Piʻikea, son Lono-a-Piʻilani,[9] and son Kiha-a-Piʻilani. These children, being the result of a piʻo union (marriage between two close relatives, sometimes a brother and sister), had a very strong lineage.

Upon her death, it is believed that Kihawahine transformed into a moʻo and became a guardian of sacred places on Maui, most notably fishponds, some of which bear her names. M.K. Pukui said that her home was Mauʻoni fishpond, located in Kahului (Klieger,

[9] Children often bore the name of an ancestor, so names such as Lono-a-Piʻilani mean "Lono of Piʻilani." Whenever historical figures' names have this element, the name has been broken up with dashes in this report to help the reader follow genealogies and familial relationships.

1998, p. 9), yet it is also said that Kihawahine possessed the ability to travel between islands and fishponds (Klieger, 1998, p. 9). Many fishponds to this day are associated with a moʻowahine (female lizard deity) that protects the pond. It is likely that this continued existence of moʻo deities originated with Kihawahine.

Historians estimate that Piʻilani ruled in the 16th century. It is important to note that Hawaiian chiefs demonstrated considerable savvy in politics. Chiefs commonly intermarried for political reasons. Piʻikea-a-Piʻilani, daughter of Piʻilani, married Umi-a-Liloa, the King of Hawaiʻi Island. When Piʻilani died, the Maui Kingdom went to his oldest son, Lono-a-Piʻilani. For many years, Lono-a-Piʻilani and his younger brother Kiha-a-Piʻilani (brothers to Piʻikea) co-existed peacefully. Eventually, Lono-a-Piʻilani and Kiha-a-Piʻilani had a falling out and the latter feared his brother, the King, would try to kill him, so Kiha-a-Piʻilani fled and lived on Lānaʻi. He eventually returned and stayed in the southern parts of Maui, as to not be found by his brother. His identity was eventually discovered, and he traveled to Hawaiʻi Island to stay with his sister, Piʻikea-a-Piʻilani and her husband, ʻUmi-a-Liloa (Kamakau, 1992, pp. 23-27). Kiha-a-Piʻilani joined with ʻUmi-a-Liloa, and together they planned to invade Maui. Lono-a-Piʻilani resided in Wailuku during this time.

Kiha-a-Piʻilani and ʻUmi-a-Liloa successfully invaded and conquered East Maui. Before they could reach Lono-a-Piʻilani in Wailuku, Lono-a-Piʻilani died. A prophet told Kiha-a-Piʻilani that the body of Lono-a-Piʻilani was “in Wailuku in a land called Paʻuniu” (Kamakau, 1992, p. 31). Despite a wide search throughout Wailuku, the bones of Lono-a-Piʻilani were never found by Kiha-a-Piʻilani.

Kiha-a-Piʻilani ruled Maui in the 17th century. During ʻUmi-a-Liloa’s reign of Hawaiʻi Island, the two kingdoms remained close and peaceful thanks to the intermarrying of the chiefly families. It would be this history of strategically intermarrying that would help to engender the eventual unification of the islands. Kiha-a-Piʻilani’s descendant, Kekaulike, would become the Mōʻī of Maui in the 18th century.

As Kekaulike ruled on Maui, Keawe was a famed ruler on Hawaiʻi Island (Kamakau, 1992, p. 64). Keawe’s half-sister was Ka-lani-kau-lele-ia-iwi, whose husband was Ka-uaua-nui-a-Mahi and to them was born Alapaʻi-nui-a-Kauaua (Alapaʻi) (Kamakau, 1992, p. 64). Kamakau (1992) notes that Keawe enjoyed travel and would travel to the other islands, including Maui. When Keawe died, he left Kohala and Kona to his son Keʻeaumoku and Kaʻu to his son Kalaninuiʻiamamao (Kamakau, 1992, p. 64).

Alapaʻi also lived on Maui during this time, moving there after Hilo chiefs killed his father, Ka-uaua-nui-a-Mahi. Alapaʻi’s half-sister, Kekuʻiapoiwanui-a-Kalaninuikauleleiaiwi (Kekuʻiapoiwanui), was the wife of Kekaulike (Kamakau, 1992, p. 65). After Keawe’s death, Alapaʻi returned to Hawaiʻi Island. He first waged war against Keʻeaumoku and gained control of Kohala and Kona. Kekaulike did not approve of this and took his own

warriors to fight with Alapaʻi on Hawaiʻi Island. Kekaulike was unsuccessful in this battle, and he slaughtered numerous commoners during his campaign in Kohala (Kamakau, 1992, pp. 65-66). Alapaʻi then unsuccessfully launched a campaign against Kekaulike on Maui.

Kekaulike had four biological children with his wife, Kekuʻiapoiwanui: Kalola (wahine (female)), Kamehamehanui (kāne (male)), Kahekili II (kāne), and Kahuʻaimokuakama (wahine). Kalola bore children with three different men: Kalanikauōkikilokalaniakua (wahine) with her brother Kamehamehanui, Kīwalaʻo (kāne) through her union with Kalaniʻopuʻu, and Kekuʻaipoiwa Liliha (wahine) from her union with Keōua. Kalanikauōkikilokalaniakua had many kapu on her due to her being the result of a piʻo union between siblings, which Hawaiians believed gave a child a sacred status. Kalaniʻopuʻu and Keōua are two sons of Keawe, both of which Alapaʻi brought up as leaders in his government.

Keōua had many wives. In addition to Kalola, he also married Kekuʻaipoiwa, daughter of Kekela and Haʻae (not to be confused with Kekuʻaipoiwa Liliha, daughter of Kalola, or Kekuʻaipoiwanui, wife of Kekaulike). Keōua and Kekuʻaipoiwa would become the parents of Kamehameha I (kāne), who was born as Alapaʻi launched his attack against Kekaulike on Maui.

Alapaʻi was a peaceful and prosperous chief; additional war between the two kingdoms of Maui and Hawaiʻi Island was avoided for a period of time. On Maui, Wailuku had been the central location of power since the time of Piʻilani. Kekaulike moved it to Kaupō, likely in preparation of attacks on Hawaiʻi Island. Kekaulike fell ill and never returned to Hawaiʻi Island. Kekaulike turned over Maui to his son, Kamehamehanui (not to be confused with Kamehameha I).

In anticipation of an attack from Alapai's forces, the weakened Kekaulike directed his family and governing officials to return to Wailuku, to Halekiʻi, "the royal residence of the Maui ruling line near Wailuku" (Kirch, 2012, p. 240). There, Kekaulike died and after his death, "fearing the arrival of Alapaʻi bent on war, the chiefs cut the flesh from the bones of Ke-kau-like in order to lighten the load in carrying the body to ʻIao" (Kamakau, 1992, p. 69).

Alapaʻi arrived on Maui as anticipated. Yet, when Alapaʻi heard of Kekaulike's death and of Kamehamehanui's rule, he relinquished his planned attack on the island and opted for peace between the kingdoms.

Kahekili II, the second son of Kekaulike, would become one of Maui's most famed aliʻi. He was known to be a ferocious warrior and a staunch follower of the Hawaiian religious beliefs and protocols. He kept individuals for sacrifice at a place called Puaʻanui, near the

site of the Wailuku mill (Thrum, 1916, p. 60). It was during Kahekili II's reign that the great battle at Kakanilua occurred. Joseph Mokuohai Poepoe (1905, in Sterling, 1998) wrote of this great battle in Hawaiian language newspapers:

> As the Alapa[10] and Piipii proceeded to the plain of Kamaomao (from Kihei-puko'a) they met with no hindrance until they reached the southeastern side of a place called Kalua, close to the village of Wailuku.
>
> When the Alapa arrived there, the warriors of Kahekili concentrated upon them from many points, like sandcrabs running over the sand.
>
> A bitter fight was fought by the Alapa and Piipii armies of Kalaniopuu against the well trained warriors of Maui and those of Oahu under Kahahana…
>
> Kalaniopuu received the news on the evening of the day of the terrible battle. This battle in which the Alapa and Piipii were destroyed was called Ahulau ka Piipii i Kakanilua (completely slaughtered were the Piipii at Kakanilua). (p. 88)

Sterling (1998) elaborates that Kakanilua is located "in the sandhills between Wailuku and the mill at Puunene" and the Alapa guard was "wiped out almost to a man" (p. 88).

Keku'aipoiwa Liliha (daughter of Keōua and Kalola) and her half-brother Kīwala'ō married and this nī'au pi'o union resulted in the birth of Keōpuōlani (wahine). Due to the half-sibling relationship between her parents and her royal lineage, Keōpuōlani was a chiefess of substantial status and rank. While Kamehameha I would eventually take many wives, none held as high a sacred status as Keōpuōlani and she would become known as Kamehameha's sacred wife. It is through their children, Liholiho (kāne), Kauikeaouli (kāne), and Nahi'ena'ena (wahine), that the Kamehameha Dynasty was established.

The Wailuku district was generally abundant with resources, both from the mountains and the sea, yet its name implies a history of conflict also impacted the area. Wailuku literally translates to "water of destruction," and while some attribute the name to the historic battle instigated by Kamehameha I that took place in this area (Sterling, 1998, p. 74), the name reaches further back prior to Kamehameha's reign.

Wailuku would become an important political hub. Kahekili kept a home in Wailuku, known as Lanikeha, which was a name often used for the residences of high chiefs (Pukui & Elbert, 1986, p. 178; Malo, 1951, p. 104). Literally meaning "lofty heaven," it referenced the legendary part of heaven. It is possible Kahekili kept a second home in Wailuku. One account from *Ka Na'i Aupuni* mentions another home called Kalani-hale: "The people of

[10] "Alapa" in this case references the famed warrior company of Kalani'opu'u. The spelling of the term with diacritics is 'ālapa.

Hawaii lamented greatly. Kalani‘opuu grieved over the destruction of his ‘Alapa and Piipii warriors. At that time Kahekili was living in his house, Lanikeha, in Wailuku. Kiwala‘o donned his royal regalia; Kameeiamoku held his spittoon and Kamanawa carried his kahili. The delegate from Hawaii went up to Wailuku, for at that time Kahekili was living in his house named Kalani-hale” (Sterling, 1998, p. 89).[11]

3.2.3 Development of the Ahupua‘a System

Over the period of several generations following settlement, the Hawaiians began to develop a sophisticated system of land- and resource-management practices, that were integrated into natural cycles of the environment around them. By ca. 1500, in the time of Kāka‘e and Kaka‘alaneo, the island (mokupuni) of Maui was divided into some eleven or twelve major districts (moku-o-loko or moku), and smaller subdivisions, which were handed down through time. These moku included Honua‘ula, Kula, Lāhaina, Kā‘anapali, Nāpoko or Wailuku, Hāmākua Poko, Hāmākua Loa, Ko‘olau, Hāna, Kīpahulu, Kaupō, and Kahikinui. Some of these large districts were subdivided into smaller ‘okana or kalana (regions of land smaller than the moku-o-loko) yet comprising a number of smaller units of land (Lyons, 1875; Coulter, 1935).

The moku and sub-regions (‘okana and kalana) were further divided into manageable units of land, and were tended to by the maka‘āinana (people of the land). Of all the land divisions, perhaps the most significant management unit was the ahupua‘a. Ahupua‘a are subdivisions of land that were usually marked by an altar with an image or representation of a pig placed upon it (thus the name ahu-pua‘a or pig-altar). In their configuration, the ahupua‘a may generally be compared to wedge-shaped pieces of land that radiate out from the center of the island, extending to the ocean fisheries fronting the land unit. Their boundaries are defined by topographic or geological features such as pu‘u, ridges, gullies, valleys, craters, or areas of a particular vegetation growth (cf. Malo, 1951, pp. 16-18; Lyons, 1875).

The ahupua‘a were also divided into smaller, manageable arable parcels of land (such as the ‘ili, kula, kō‘ele, māla, kīhāpai, mo‘o, and paukū). Generally, these small land units ran in a mauka-makai orientation and were often marked by stone wall alignments. In these smaller parcels, the native tenants tended fields and cultivated crops necessary to sustain their immediate families and the chiefly communities with which they were associated. As long as sufficient ho‘okupu (tribute) was offered and kapu (prohibitions) were observed, the common people living in a given ahupua‘a had access to most of the resources from mountain slopes to the ocean. These access rights were almost uniformly

[11] The original text of this account implies the home was in the mauka part of Wailuku: “Ua pii aku la nohoi ka elele o Hawaii no uka o Wailuku, a, aia ia wa, e noho ana no o Kahekili iloko o kona hale i heaia ma ka inoa o ‘Kalani-hale’” (Poepoe, 1905, p. 4).

tied to residency on particular land and earned as a result of taking responsibility for stewardship of the natural environment and supplying the needs of one's aliʻi (Malo, 1951, pp. 63-67; Kamakau, 1992).

Entire ahupuaʻa, or portions of the land were generally under the jurisdiction of appointed konohiki (lesser chief-landlords) who answered to an aliʻi-ʻai-ahupuaʻa (chief who controlled the ahupuaʻa resources). The aliʻi-ʻai-ahupuaʻa in turn, answered to an aliʻi ʻai moku (chief who claimed the abundance of the entire district). Thus, ahupuaʻa resources supported not only the makaʻāinana and ʻohana (families) who lived on the land but also contributed to the support of the royal community of regional and/or island kingdoms. This form of district subdividing was integral to Hawaiian life and was the product of strictly adhered to resources management planning. In this system, the land provided fruits and vegetables, and some meat in the diet, and the ocean provided a wealth of protein resources. Also, in communities with long-term royal residents, divisions of labor (with specializing in various occupations on land and in the procurement of marine resources-were strictly observed (Malo, 1951, pp. 63-67).

3.3 Traditional Period as Recorded in Moʻolelo ʻĀina (Native Traditions)

Based on genealogical references and historical accounts, the association of ancient chiefs with the lands of Puʻunēnē and the broader Wailuku moku pre-date the era of recorded history. While specific references to the project area itself are limited, the region was part of the larger ahupuaʻa of Wailuku, which held significant importance to Hawaiian chiefs throughout history.

Preeminent Hawaiian scholar David Malo recorded events associated with the lives of various chiefs and their genealogies in the larger region. The nearby fishponds of Kanahā and Mauʻoni, located west of the project area, were of particular significance to Hawaiian royalty. As documented in ʻōlelo noʻeau (proverb) #2578, "Kapiʻioho, ruler of Molokaʻi, had two ponds, Mauʻoni and Kanahā, built on his land at Kahului, Maui. The men who were brought from Molokaʻi and Oʻahu to build the ponds were fed on food brought over from Molokaʻi" (Pukui, 1983, p. 284).

Another account attributes the construction of these fishponds to Chief Kihapiʻilani: "The Chief Kihapiʻilani is the one who made the walls of the ponds spoken of. He was the chief of Wailuku, Island of Maui" (Kiha in DLNR, 1969, Volume 1, pp. 5-7). According to moʻolelo, "when this work was completed, Kihapiʻilani then departed for Waiehu and ʻĀʻāpueo..." indicating his influence extended throughout the region.

The honua ola landscape of the Hawaiians reflects the relationship between the akua (gods, goddesses and creative forces of nature) and kānaka. As moʻolelo are also historic stories, additional moʻolelo are incorporated throughout this section on the region's

history.

3.3.1 The Lifetimes of Kahekili and Kamehama I

During the reigns of Kahekili on Maui and Kalani‘ōpu‘u on Hawai‘i, war broke out between the chiefs and their respective islands. Hawaiian historian and scholar Samuel Kamakau wrote that in 1776, Kalani‘ōpu‘u invaded Maui, landing with the war fleet at Makena in Honua‘ula. The natives were pillaged and routed to the forests. The following narratives are excerpted from Kamakau’s original Hawaiian texts of 1866 and accompanied by M.K. Pukui’s translation:

> I ka M. H. 1776. Holo mai la o Kalaniopuu me na‘lii o Hawaii, i ke kaua ma Wailuku, me ka Moi Kahekili o Maui, he kaua huliamahi no Hawaii a puni. I ka holo ana o Kalaniopuu me na‘lii, a me na Kuhina kaua, a me na koa, me na puali, a me na maka kaua, a pae iho la ma Keoneoio, a hiki i Makena ma Honuaula, ua nui loa ka auwaa i piha in a koa. O na makaainana o Honuaula, ua hao ia ka waiwai, ua luku wale ia, a ua auhe i ka nahelehele me ka pilikia. I ka lohe ana o Kahekili ua hiki mai ke kau ai Honuaula, hoomakaukau iho la o Kahekili i kona mau Alii, a me kona mau koa, ka poe lima hema e maa aku ai i ka lauoho a me ka pua mauu aole e hala…
>
> In the year 1776 Ka-lani-‘ōpu‘u and the chiefs returned to war on Maui, and in the battle with Ka-hekili’s forces at Wailuku were completely overthrown. The army landed at Keone‘o‘io, their double canoes extending to Makena at Honua‘ula. There they ravaged the countryside, and many of the people of Honua‘ula fled to the bush. When Ka-hekili heard of the fighting at Honua‘ula he got his forces together – chiefs, fighting men, and left-handed warriors whose sling-shots missed not a hair of the head of a blade of grass. Ka-lani-‘opu‘u landed his forces before noon, a great multitide filling the land from Kiheipuko‘a at Kealia to Kapa‘ahu, all eager with the thought that the Alapa were to drink of the waters of Wailuku… (Kamakau, 1992, p. 85)

The difficulties between Kahekili and Kalani‘ōpu‘u were eventually settled, and the two kings were left to their respective islands. Later during the reign of Kahekili, while he and many of his chiefs were away on O‘ahu, one of his followers rebelled. The chief Kukeawe began to mistreat the people of Honua‘ula and neighboring districts, leading to a rebellion. Warriors loyal to Kahekili put down the uprising and Kukeawe was killed near Palauea:

> During this period there were disturbances among the country people, not only on Oahu but also on Maui. The trouble arose through one of the lesser chiefs (*kaukauali‘i*) named Ku-keawe, a favorite (*aikane*) of Ka-hekili to whom Ka-hekili had given the privilege of letting his pigs run over the land of Kula and roasting

them as he needed them. But he seized also the pigs belonging to the country people of Kula, Honua‘ula, and Kahikinui, as far as Kaupo, and went with a large party to rob them of their wealth even with violence. This was the cause of the uprising of the country people called the “Battle of the pig-eating of Ku-keawe” (*‘Aipua‘a-a-Ku-keawe*). When the plundering party reached Kaupo they were surprised by some fighting men of Kahikinui, Honua‘ula, Wailuku, and Waihe‘e under ‘Opu‘u, and their retreat was blocked by Ka-wehena, Ka-ho‘oluhina, and Ku-heana, each with his company. Hence they climbed the mountain of Haleakala in order to descend to Kamaole in Kula and fortified themselves strongly at Kapuoa, where they would have been safe had they not descended to the sea at Kamaole. Here they were surrounded by Ka-wehena’s men, Ku-keawe was killed, and his body stuck up like an image toward the sea of Palauea.

When Ka-hekili and the chiefs who were on Oahu heard of the trouble on Maui they pitied the common people, and Ka-hekili gathered his younger brothers and his sons about him, and Ka-lani-ku-pule was chosen ruling chief to return and rule over Maui, with some of the chiefs to accompany him… (Kamakau, 1992, p. 142)

Pukui (1983, p. 12) discussed the ‘ōlelo no‘eau that resulted from the above event, and which was subsequently used to warn people about being greedy:

‘Ai-pua‘a a Kukeawe.

The pork-eating of Kukeawe.

Said of a person who is not satisfied with the number of his own pigs and so robs his neighbors of theirs. Kukeawe was a friend of Kahekili who was allowed to help himself to any of Kahekili’s pigs in Kula, Maui. But Kukeawe also took the pigs belonging to the people of Kula, Honua‘ula, and Kahikinui and plundered their possessions. These people rose in rebellion, led by ‘Opū, and surprised the followers of Kukeawe while they were ascending Haleakalā on the way to Kula. Kukeawe’s party retreated but found their way blocked by other parties led by Kawehena, Kaho‘oluhina, and Kuheana. Kukeawe was killed and his body set up at Palauea for all to see.

3.3.2 Ka Moolelo o Kihapi‘ilani (The Tradition of Kihapi‘ilani)

From January 12-August 23, 1884, native historian Moses Manu published “Ka Moolelo o Kihapiilani” in native newspaper *Ka Nupepa Kuokoa*. A part of the account includes reference to Kihapi‘ilani’s rise to rule over Maui and construction of the great fishpond complex of Kanahā in Kahului. The following excerpt, translated by K. Maly, is a synopsis of Manu’s (1884) narratives:

> Upon securing his rule over Maui, Kihapiʻilani determined that he was going to build a heiau, a house for the gods… Kihapiʻilani then called upon the chiefs and commoners alike, having them gather the ʻalā makahinu (dense basalt stones) to build an alanu (trail).
>
> The trail began at the stream of Kawaipapa and Pihehe and entered the hala forest of Kahalaowaka. From that place, it went to the forest of ʻAkialaʻa at Honomāʻele… The trail was also set out at Kaupō, from the stream (gulch) of Manawainui to Kumunui. That was the extent of the work of the king and the people. He then began the paving in the forest of ʻOʻopuloa [i.e., ʻOʻopuola], at Koʻolau, extending from Kawahinepeʻe to Kaloa, then on to Pāpaʻaʻea, and on to Kaʻohekanu at Hāmākua Loa…
>
> Now when the King (Kihapiʻilani) completed his work in this area, he moved and lived at Kahului, where he began the collection of stones for the kuapā (fishpond walls) of Mauoni and Kanahā. He is the one who caused the water in those two ponds to be separated and given two names. The kuapā is still there to this day, but a large portion of it has been lost, covered under the sands flying in the winds. When this work was completed, Kihapiʻilani then departed for Waiehu and ʻĀʻāpueo… (p. 4)

3.3.3 He Moolelo Kaao Hawaii no Laukaieie… (A Hawaiian Tradition of Laukaieie…)

Manu published "He Moolelo Kaao Hawaii no Laukaieie…" in *Nupepa Ka Oiaio* between January 5, 1894 and September 13, 1895. The following is excerpted from the longer narratives which describe the travels of Laukaieie, her younger brother Makanikeʻoe, and their companions. This tradition includes descriptions of fisheries, aquatic resources, history, and mele interspersed with accounts from other traditions and references to nineteenth century events.

> From [Makawao] he then traveled to the cool pond of Kālena and then he went to the top of the hill, Piʻiholo, from where he could look out upon the beauty of the land. While he was atop Piʻiholo the ʻūkiukiu mist rains and the ʻulalena surrounded him, and the līhau dropped from the leaves of the koa of Kokomo and the famous kukui grove of Lilikoʻi. There, while upon the hill he saw two young women whose features were like that of Hinauluʻōhiʻa [a goddess of the forests and water at Waipiʻo, Hawaiʻi] sitting along the side of the stream of ʻAlelele. In his mysterious manner, Makanikeoe appeared before these two young women. Startled, they dove into the stream of ʻAlelele and entered a cave, and in a short time these mysterious women arose below Waiʻalalā. There, the women took their mysterious body forms and Makanikeoe called out to them. He learned that their names were

Lauhuki and Kiliʻoe, and that they were the moʻo guardians of the cool waters of Kālena and all of the ponds at Makawao. For them the lines of the mele were composed:

Ka helena a wahine i ka pali	The women travel along the cliffs
I ka luna o Piʻiholo i ʻAlelele	At the heights of Piʻiholo and ʻAlelele
O Lauhuki ma lāua o Kilioe.	They are Lauhuki and Kiliʻoe

After exchanging their greetings, Makanikeoe passed through the cave by which the women traveled to Waiʻalalā. He then continued underground till he reached the sea fronting Māliko. He arose at the eastern point of Māliko, which is the boundary between Hāmākualoa and Hāmākuapoko. From here, the path of our traveler passed before Kūʻau and Pāʻia and he then arrived at Kapukaʻulua, the boundary between Hāmākuapoko and Wailuku. There, Makanikeoe saw a deep pit in the sea which he entered and followed to the ponds of Kanahā and Mauoni, those famous ponds that are near Kahului. The ponds were made by the commoners in the time of the chief Kihapiʻilani…

3.3.4 Moolelo o Hiiakaikapoli-o-Pele (Tradition of Hiʻiakaikapoliopele)

In Hoʻoulumāhiehie's version of Hiʻiakaikapoliopele (transcribed and translated by Kaʻiminaʻauao Kahikina) published in *Ka Naʻi Aupuni*, Paukūkalo is mentioned briefly as an ʻelele (messenger) from Wailuku, Maui. Paukūkalo belongs to the king's court and is tasked with another ʻelele from Waiehu, Kaiehu, to fetch a hog for a ceremony to revive the chief ʻOlepau.

ʻOlepau's demise was a result of a dramatic hoʻopāpā (battle of wits) between Hiʻiaka and a wahine of ʻOlepau named Waihīnalo. Waihīnalo, along with another wife of ʻOlepau, Kawelokaiehuehu, were dismissive of Hiʻiaka's call to enter their home. Their fear was that ʻOlepau would be captivated by the beauty of akua wahine, Hiʻiaka. The tension in the story escalates with the following excerpt from their arrival at the house of ʻOlepau:

Ka Moolelo o Hiiakaikapoli-o-Pele	**The Tradition of Hiʻiakaikapoliopele**
Ka wahine i ka Hikina a ka La, a o ka Ui Palekoki Uwila o Halemaʻumaʻu	**Woman of the Sunrise, Lightning-Skirted Beauty of Halemaʻumaʻu**
Iune 29, 1906	**June 29, 1906**
…O ko kakou [lakou] uei hele aku la no ia a ku ana mawaho o ka hale. Nana aku la lakou nei ia loko, ua hele a piha	…They went along until they arrived outside of the house. They looked inside and saw that it was filled with

i na kane a me na wahine a hoonuu ana i na mea ai o ka ahaaina i hoomakaukauia.

men and women eating insatiably the food that was prepared.

Oi ku aku lakou nei mawaho o ka haleaina, aohe o lakou nei kahea ia mai; ia wa huli ae la o Hiiaka a olelo ae la i ke kane a me ke aikane.

They peered from outside toward the eating house of the women and noticed they weren't called in; at this time, Hi'iaka turns toward the man [Lohiau] and her close companions and says.

"Ua hele ka paha o Olepau i kahi e, ina paha eia no oia i kauhale nei, ina nohoi ua kahea ia mai la kakou. Malia paha, ua hiamoe oia, a o ia ke kumu o kona ike ole ana mai nei ia kakou. E pono paha au e hoala ae ia Olepau."

"Perhaps 'Olepau went somewhere else, if perhaps he were here then he would have called us. Perhaps he is sleeping which is why he does not acknowledge us. It is good for me to wake up 'Olepau."

lune 30, 1906

June 30, 1906

Alaila, ninau mai la o Lohiau i ka wahine, "Ala mai no nae o Olepau, ke hoala aku oe?"

Then, Lohiau asks the woman [Hi'iaka] "'Olepau will wake up should you wake him?"

Ae aku la nohoi o Hiiaka me [ka] olelo ana aku i ke kane. ["]Ala mai no ia ke hoala aku au iaia.["]

Hi'iaka agrees by saying to [Lohiau], "He will wake should I wake him."

Ia wa, hoala aku la o Hiiaka ia Olepau ma ka paeaea ana'ku i keia kau.

Then, Hi'iaka wakes 'Olepau by chanting this song.

Kau Elua Haneri me Elima o ka Moolelo o Hiiaka.

Chant Two Hundred and Five of the Story of Hi'iaka.

1 E ala e! E ala!! E ala e Mahinanu,

1 Awaken! Awaken!! Awaken Mahinanu,

2 E ala e Mahialani
3 E ala e ka malie hihi…
4 Io akua nei la—

2 Awaken Mahialani
3 The maile hihi awakens
4 By way of this god

I ka pau ana o ka Hiiaka oli ana i keia kau, ua lohe aku no o Olepau i keia

After Hi'iaka finishes her chanting of this song, 'Olepau hears this song that

mele aia nei i kau aku ai, oia hoi he mele hoala keia ana i hea aku ai e ala ae oia (Olepau).

Hiʻiaka chanted, which was a mele hoʻāla she uses to arouse him (ʻOlepau).

Ia wa i pane mai ai o Olepau, [“]ke ala aku nei no au aole au i moe. Aole hoi a hihi, ua alaiia mai nei nohoi au e nei poe wahine o oukou.

Then, ʻOlepau responds “I am awake, I am not asleep. I am not ensnared by sleep; I am distracted by you women.

O Hiiakaikapoliopele paha oe, o ka pokii kaikaina punahele o Pele. A ina pela, e lalau ae au i puaa a uhau aku imua ou ame na’akua o kakou.[”]

Perhaps you are Hiʻiaka, the youngest sibling and favorite sister of Pele. If that is so, I extend a pig to be sacrificed before you and our gods.”

Ia wa pane ihola na wahine ana iaia: “Ka! [“O] Hiiakaikapoliopele ka auanei kela wahi wahine a pupuka-a-ino nui wale e ku mai la[?]

Then his [ʻOlepau’s] wahine retort to him: “Ka! That extremely ugly evil hag standing there is Hiʻiaka[?]

Aole kela o Hiiakaikapoliopele. He wahine ui mao Popo [sic] o Hiiaka, aka, o kela ino e ku mai la, he wahi kuouou maka ma’i kela, a he ino haalele loa nohoi.[”]

That is not Hiiakaikapoliopele. Hiʻiaka is a beautiful woman, but that mess standing out there is a wicked and sickly eyed old woman, a wickedness to be rejected.”

O na wahine na laua na olelo hoinoino ia Hiiaka, oia o Kamelokaiehuehu [Kawelokaiehuehu] me Waihinano [Waihinalo]. Ua ike no laua ma ko laua ano ike papalua, o Hiiakaikapoliopele no keia, e ku aku nei a e kani aku nei nohoi ke oli; a ua hoomaopopo no laua, a ua kamaaina nohoi, he wahine ui no o Hiiakaikapoliopele; a o keia hoopupuka ana ona iaia iho; he hana hunahuna a hoonalonalo wale no ia ana iaia iho.

The women who uttered those rotten words to Hiʻiaka were Kawelokaiehuehu and Waihīnalo. They could see by their gifted sight that this was indeed Hiʻiakaikapoliopele. When they [Hiʻiaka folks] arrived and the oli recited, Kawelokaiehuehu and Waihīnalo understood and were acquainted with the fact that Hiʻiaka was a beautiful woman. Hiʻiaka had made herself ugly as a means to hide and make a secret identity.

Ua makaʻu ka keia mau wahine o lilo ke kane a laua o Olepau ia Hiiaka; a oia ke

The women were afraid that their man ʻOlepau would be begotten by Hiʻiaka.

kumu o ko laua olelo kuʻikaʻi ana mai ia Olepau a olelo hoonalonalo mai la nohoi imua o ua kane nei a laua.	This was the reason why they said those untruthful and evasive words before the man ʻOlepau.
No nei mau olelo a ua mau wahine nei, ua hooki pu iho la ko Olepau manao, a ua lohe aku la no nae o Hiiaka i keia olelo hoonalonalo a na wahine a Olepau ma ka wa ana i kamailio mai ai.	Because of these women's words, ʻOlepau thoughts were stopped. At the same time, they were conversing, Hiʻiaka could hear these evasive words by the women of ʻOlepau.

Due to the arrogant behavior of the two wahine of ʻOlepau, Hiʻiaka grows frustrated and decides to play a game of hoʻopāpā. She will be on the side of death, and Waihīnalo will be on the side of life. Hoʻoulumāhiehie shares these chants and explicitly describes them as prayers to cause death and bring life. This hoʻopāpā would barter the life of ʻOlepau.

As Hiʻiaka chants, she begins to inflict the sickness of kālawa (neuritis) on ʻOlepau, which soon overcomes his entire body. Afterward, Waihīnalo and Kawelokaiehuehu chant a prayer of life, calling to ʻOlepau's akua restoring him to health.

The wāhine go back and forth, battling with prayer until eventually Hiʻiaka wins and ʻOlepau dies gruesomely. Calling on Kapokūlani and Puanui, the two akua take charge of ʻOlepau's upper and lower extremities, causing him to vomit and excrete blood from the lower half of his body. No matter how much Waihīnalo and Kawelokaiehuehu tried, they could not stop the blood from flowing. ʻOlepau was dead. Hiʻiaka and her companions flee the scene, leaving the two wāhine of ʻOlepau in disbelief and sorrow.

Waihīnalo and Kawelokaiehuehu call to their ʻelele Kaiehu and Paukūkalo to go and fetch ʻOlepau's younger brothers, both ruling chiefs of Molokaʻi and Lanaʻi. Kaiehu and Paukūkalo go and meet the ʻelele from both Molokaʻi and Lanaʻi to share the news of ʻOlepau's passing and that their older sisters want the ruling chiefs of Molokaʻi and Lanaʻi to come to their court. It is revealed that at the same time ʻOlepau passed, his two younger siblings too passed. Kaiehu and Paukūkalo return to Maui and bear this news to the two chiefs.

While mourning proceedings continued for the chiefs of Maui, Molokaʻi, and Lanaʻi, Kaiehu and Paukūkalo sought the council of ʻOlepau's kahuna nui (high priest), whose name was Kaukahimaikūlani. They were sent there by the Waihīnalo and Kawelokaiehuehu and were instructed to fetch a young pig as an offering to ʻOlepau's akua to revive the dead chief.

As Hiʻiaka and her companions journeyed, Wahineʻōmaʻo noticed the sound of the pig and asked Hiʻiaka what the commotion was about. Hiʻiaka, having her godly sight,

explained that the pig was fetched to be brought to Kaukahimaikūlani to revive the chief. She shares that if the chief should live again, they would all perish. Hiʻiaka, knowing the signs and symbols of her ancestors, instructs her entourage that should the pig pass their ʻaoʻao kapu (the sacred side of her and her elder sister's body), then the chief shall not be revived. The pig eventually passes her ʻaoʻao kapu as the two ʻelele run past Hiʻiaka and her companions. At that moment, Hiʻiaka chants:

Iulai 14, 1906	**July 14, 1906**
1 E Kaiehu—e!	1 E Kaiehu—e
2 E Paukukalo—e!	2 E Paukūkalo—e!
3 He ala pii na ka maʻi kane	3 The genitals of man is an uphill path
4 Hala iho no ka maʻi wahine	4 Passing down the female genitals
5 Akua lamalama kai o Niua—la	5 Niua, the god that illuminates the ocean
6 Mai Waihee no a Kapulehu	6 From Waiheʻe until Kapūlehu

As Hiʻiaka chants, a big gust of wind comes, lifting dirt and debris, which cling to the eyes of the two ʻelele. In pain and with swelling red eyes, Kaiehu hastily insists that they pluck out their eyes. Paukūkalo resists this idea, saying that they would die should they try.

The two ʻelele arrive at the house of the kahuna and decide to keep the reason for their eyes being red a secret. Feeling desperate, Kaiehu hastily utters a prayer right outside of the kahuna Kaukahimaikūlani's home, saying:

Iulai 16, 1906	**July 16, 1906**
"Eia ka puaa la. He puaa na ke Akua. E ola ia maua ia Kaiehu a me Paukukalo, Amama. Ua noa. Lele wale."	"Here is the pig. A pig for the God. Revive us two, Kaiehu and Paukūkalo, it is so. The tabu lifted. The prayer flies to its recipient."

Aroused by the pule (prayer) from inside his home, Kaukahimaikūlani ventures out and poses a simple question about the pig. However, Kaiehu, in a display of unnecessary rudeness, retorts that the kahuna should be able to discern the pig's purpose, which is for the chief ʻOlepau. Kaukahimaikūlani, hearing the disrespectful tone of this ʻelele, makes a conscious decision to respond with respect and kindness, demonstrating the power of choosing a positive response in the face of rudeness.

Iulai 16, 1906	**July 16, 1906**
“I hewa no ia olua i ka olua kanaenae ana mai nei ma ka pule. Olelo mai nei olua, e ola ia Kaiehu a me Paukukalo. Aole hoi olua i hai mai nei ia‘u ma ka olua pule, no ke alii no Olepau, ka puaa. A ua pau la hoi ia, ke hai mai nei olua no Olepau, ka puaa. A ke hai aku nei au ia olua ua lele ke aho ia Olepau. Ua make. Aohe puaa ola o ke Alii. Ua make ke alii o Maui. Aloha ino no ka hoi! [K]uu alii. Ae. Ua make ia i ka nui naaupo o na wahine ana; a no ka nui hookiekie nohoi. Eia la, ua make ia i ke ahi. He ahi ka wahine. Aloha wale ke akua i ka ike ole ia aku e ke kanaka.”	“The mistake falls on you two because of your lamentation in your prayer. You both said, revive Kaiehu and Paukūkalo. You never said to me through your prayer that the pig was for ‘Olepau. I am here to tell you that ‘Olepau’s breath has gone. He is dead. No pig will revive the chief. The chief of Maui is dead. It is indeed pitiful! My chief. Yes. He died by the great ignorance of his women; who were self exalted indeed. He died by fire. A fire of the woman. My affections to the god because of the disregard of man.”

The kahuna then prays to his gods to see if there was a way to restore life to the chief ‘Olepau. All the gods except one agree to restore ‘Olepau to life. The one dissenting god, named Kamaomao, upsets the other gods with his insolence. However, Kamaomao claims Hi‘iaka as his lord and explains that the red eyes of the two ‘elele were due to her mana. Having lied, Kaiehu and Paukūkalo are confronted by Kaukahimaikūlani:

Iulai 18, 1906	**July 18, 1906**
“Auhea olua, i hai aku au ia olua, mamuli o ko’u ike kakaolelo mai ka’u mau kumu i a’o ai a ailolo; ekolu mau huaolelo ano nui loa au i hoike mai nei i ku i kahi o ka oiaio.	“Listen you two, I tell you that because of my counseled sight by my teachers who taught me until I graduated; There are three big words to me that have been shown in agreement and in truth.
O nei mau huaolelo oia o lepo o honua ame ula. A eia ka wehe ana oia mau huaolelo e akaka ai kou waha hee.	These words are dirt, earth, and red. Here is the translation of these words that clarify your lie.
I ula na maka o olua i ka lepo o ka honua. Nolaila, alua auanei aina o Maui nei e kapaia ana ma keia mau inoa, o ka-Lepo-lepo i pula ai na maka o olua; a o Honua-ula hoi kahi i ula ai ua onohi maka o olua.	Your eyes were reddened by the dirt of the earth. Therefore, there are two places on Maui called by these names, Kaleopolepo that flung debris in the eyes; and Honuaula the place that reddened these eyes of you both.

Ua loaa olua i ke ehu lepo wawae o ke akua, oia o HiiakaikapolioPele. Nolaila, no ko olua hoike ole mai ia‘u i ka mea oiaio, e hoi oe e Kaiehu a Waiehu noho malie; a o oe e Paukukalo, e hoi oe a Wailuku i ka aina i kapaia o Kalaula. E hoi olua a hai aku i na ‘lii me na makaainana, na’u no au e hele aku.”	You were begotten by the feet of red dirt of the god who is Hi‘iakaikapoliopele. Therefore, because you never showed me the truth, you must return o Kaiehu to Waiehu and live quietly. And for you Paukūkalo, return to Wailuku to the place called Kalaula. Return and tell the chiefs and people that I am coming.”

In this section of the mo‘olelo, both Kaiehu and Paukūkalo were seen as animated characters in the saga of Hi‘iakaikapoliopele. They are now, respectively, place names. In Hawaiian thinking, places are also people, and vice versa. The two are interchangeable when appropriate for the narrative or history. Take, for example, Kaiolohia and Maohelaia of Moloka‘i. In the mo‘olelo of Laukaieie, both place names on Moloka‘i took the form of a human and welcomed Makanikeoe and Pupukanioe as guests on Maunaloa.

> The narrative about the red dirt in the eyes of these two ‘elele could speak to the actual physical conditions of the area. Perhaps Paukūkalo was known locally for its red dirt and dust devils, which could blind any passerby who was unlucky enough to be caught in its path. This is possible as the kahuna describes place or wind names of their region in Kalepolepo and Honuaula. Further clues could be given in Hi‘iaka’s chant, where she says, “Akua lamalama kai o Niua la, Mai waihee no a Kapulehu.” Hi‘iaka calls to the akua, Niua, which also means distortion as in one’s vision, and she references Waiehu and Kapūlehu.

3.3.5 He Moolelo no Kamapuaa (A Tradition of Kamapua‘a)

In a version of “He Moolelo no Kamapuaa” in the Hawaiian language newspaper *Ka Leo o ka Lahui,* edited by John Bush, Paukūkalo is briefly mentioned as a place and a person. Kamapua‘a is on Maui and is making his way around the island. From Kahului, he travels to Wailuku, where he meets Waihinanoikapoipoi, mentioned in the previous section in the story of Hi‘iakaikapoliopele, as Wahīnalo. Waihinanoikapoipoi invites Kamapua‘a to her home to eat and sleep. He denies her request, stating that he already ate in Kahului and wished to sleep in the darkness. He leaves Wailuku o Waihinano and continues his journey to Paukūkalo. He meets a beautiful woman bathing and lashing her luxurious hair in a freshwater pond. She calls Kamapua‘a saying:

…[“]ei ala e, e hele mai kaua e auau i pau ka hou lepo o ko hele ana mai nei i ke alanui loa, na’u e holoi aku ka lepo	Hey you, come let us bath to clean the sweat from your journey along the long road. I will wash the dirt from your back

o ko kua a na'u no hoi e lomilomi aku ka maopaopa o kou mau wawae.	and will massage your weary feet.
A pau kou auau ana, alaila, hoi aku kaua no kauhale, aia ilaila ka ai, ka i'a, ka wai, a me na mea no a pau au e makemake ai, ke hele aku nei ka la e napoo, moe a ao hele ana he la okoa.	After you finish bathing let us go back to the house. There is food there, meat, and water with anything else you desire. The sun is setting, sleep until day and go on your journey the next day.

Kamapua'a denies her request saying that he does not want food, nor does he want anything she has to offer and that he instead is following the love of his elder sibling. Kamapua'a and the bathing wahine converse briefly:

…["]E hele no wau a kahi poeleele ai, alaila wau ae aku no ka moe.["]	"I am going to a dark place, there I will sleep."
["]He keu no hoi ko lohe ole e kena kanaka, ina paha he kanaka eeiao [pepeiao] oe, i na [ina] paha ua lohe.["]	"It is excessive how you don't listen, if you are a person with ears then you would have heard what I said."
I aku la o Kamappuaa i ua wahine ala, ["]aohe au kupono me oe, no ka mea, he wahine oe no loko o ka wai, he kanaka au no ka aina maloo nei, kohu ole ke kaunu ana i waialoha, nolaila e aloha auanei oe, eia no au ke hele nei.["]	Kamapua'a responds to the woman "I am not right with you because you are a woman inside the bathing pond, I am a person from the dry lands, the two do not mix well in making love. Therefore, goodbye. I must be going."
I mei [mai] la ua wahine la, ["]he mea oiaio kau e olelo mai nei ia'u, aka, ua like no nae hoi kaua ma ia mea he kino lau.	The wahine says to Kamapua'a "it is true what you say to me, but, we are alike by way of this thing called a kino lau.
He kino lau ko'u no loko mai o ka wai; a pela no hoi oe, he kino lau no hoi kou e ka moopuna puaa a Kamaunuaniho.["]	I have a kino lau inside the water, and the same goes for you o grandchild pig of Kamaunuaniho."

This bathing woman was called Paukūkalo. According to the mo'olelo, there is a bathing pond named for her. Bush goes on to say that "A ua kapaia ka inoa o ia loko ana i auau

aia makai iho o Waluku o Paukukalo a hiki i keia la." (The bathing pond [Paukūkalo], the ocean side of Wailuku of Paukūkalo, is called this until this day.) Waihinanoikapoipoi and Paukūkalo are both kūpua (supernatural beings) in this version of Kamapua'a. According to the author, Waihinanoikapoipoi is a cousin to Pele, and Paukūkalo is a water spirit. Paukūkalo may have once been abundant in water, and there still may be a spring or pond on the land today. This would make sense considering the name words paukū kalo mean a portion or piece of kalo (taro). The area would have probably had a lo'i kalo (irrigated kalo terrace) where the water from Paukūkalo pond was once irrigated.

3.3.6 Ka Ike Ana i Na Tausani Lapu (The Knowledge of a Thousand Spirits)

Paukūkalo is revisited in a captivating ghost story series titled "Ka Ike Ana i Na Tausani Lapu" in the newspaper *Hawaii Holomua* on February 20 and 22, 1893 (transcription and translation by Ka'imina'auao Kahikina). Our central character, the kiu (spy), roams Maui at night, exploring historic wahi pana. Here, he witnesses the spectral movement of lapu (spirits or specters) in the night. These are the spirits of Hawaiian history, such as 'Olepau, Kāka'e, and other ali'i, who met tragic and untimely ends. In this part of the mo'olelo, the kiu finds himself at Paukūkalo, accompanied by a few kama'āina (native-born). As they depart from the wave break of Hoeamaikawa'a, en route to Papakāhulihuli in Wailuku, the kiu shares the intriguing origins of the name of this wave break makai of Paukūkalo. Paukūkalo is also depicted as a place teeming with poi and abundant food. The subsequent sections delve deeper into the historical significance of Paukūkalo and Hoeamaikawa'a:

Pepeluali 20, 1893	**February 20, 1893**
Mawaho ae o Paukukalo laua o ka hoomaka ana e holo, a olelo aku la oia i kahi kamaaina. ["]Ua ike no oe i ka inoa o keia wahi[?"]	Right outside of Paukūkalo they began to sail, and he [the kiu] says to the kama'āina, "Do you know the name of this place?"
Hoole mai la ua kanaka la. ["]Aole au i ike i ka inoa o keia wahi.["]	The man responds that no, "I don't know the name of this place."
Pane aku la ke kiu, ["]o Hoea mai ka waa, ka inoa o kei wahi nalu.["]	The kiu shares, "The arrival of the canoe is the name of this wave break."
O ke kumu o keia inoa, he huaolelo na kekahi wahine i kahea aku i kanaka, e hee aku ka waa, oiai oia ua oku na wawae i ka mano.	The reason for this name is that it was uttered by a woman calling out to a group of men surfing their canoe while she was being mauled by a shark—her legs torn off her body.

I ka wa o na kanaka i hoe aku ai i ka waa, ua lumai ia iho la ke kino o ua wahine la ilalo o ka hohonu, lawe ia aku a hookikii ia mai la iwaho nei.

When the men paddled to her, her body sank below into the deep water. An attempt was made to yank her out.

Ua noke na kanaka i ka holo ma ka waa, aole loaa iki. A o ke kane a kela wahine ua au okoa i ke kai me ka manao e make pu i ka mano aohe nae he make iki i ka mano.

The men on the canoe attempted but to no avail. The husband of that woman swam into the water with the idea that he would die with her by way of the shark. He was not successful.

Pepeluali 22 1893

February 22, 1893

[“]Ea! [A]uhea oe e kanaka kolohe[?”] wahi a kekahi kanaka kamaaina me ka makaʻu nui.

“Is that right! Where are you going with this you mischievous person?” said the kamaʻāina with great fear.

[“]Aole hoi maanei ka kaua huakai, eia mai nei ka hoi kaua ianaei.[”]

“Our conversation need not go there, let us stay here.”

Pane hou mai la ke kiu, [“]i ka wa i make ai o ua wahine la, he keu ke ano o kakahiaka nei, a e lohe aku ana no kauhale nei i ke kahea mai a ke leo o kela wahine.

The kiu responds again, “When the woman died, it was in the wee hours of the morning, and the town could hear her calls for help.

O keia wahine, he kino ui nohenohea kona, a he upepe nae, aohe ona wahi kina ma na wahi a pau i ka ihu wale no.

This woman had an exceptionally beautiful body, with a flat nose with no blemishes on her body except for her nose.

Oiai keia kakahiaka, he malie kahakai nei, a au aku la kela a me keia i kahi lawaia o hee, papaʻi, papa, hooluuluu a pela aku. He poe kane a poe wahine keia e imi ola nei.

On this morning, the sea was calm, and people were out fishing for heʻe, pāpaʻi, papa, hoʻoluʻuluʻu, that sort of thing. They were just men and women seeking out their livelihood.

A hoi ae no, a o ka uka poi nui a Paukukalo, ka ai pumehana oia aina, haule iho la no hoohiolo lua na miki poi. Aloha no ke keiki o ia kaha.[”]

To return to the uplands to the poi rich place of Paukūkalo, the adored food of this land, where poi teemed excessively. I have adoration for the

children of this place."

Oiai laua e hoolana nei ma kuanalu, a ke owe mai la ke kai ma na wahi a pau o ko laua wahi waa.

While they floated just outside the surf break, the ocean all around their canoe murmured.

A e au ku ana kahi waa iluna a ilalo, ke koai la kekahi lima o ke kiu i ka hoe, a kamailio oia i kahi kanaka.

The canoe began to go up and down and the kiu began to turn the paddle while conversing with the kamaʻāina.

Pii mai la ka hoihoi ole i kahi kanaka, a olelo iho la oia iaia iho, ["]nani koʻu puni i keia kanaka a ka eepa nui wale.["]

The man grew disinterested and said to himself, "Lucky me for my pity on this strange person."

A oia ka ua kiu la i pane hou ae ai, ["]o ke kumu i pau ai kela wahine, i ka mano, he hakina ai nana i waiho a loaa ka ia alaila, hoi mai a ai pu iho, a o ka lawaia a ua whaine la e lawaia ana, he hooluuluu hinalea.["]

Then the kiu responded again, "The reason this woman died to the shark is because she had a piece of food left behind to get fish, that was eaten too [by the shark]. The kind of fishing this woman was doing was the hoʻoluʻuluʻu hinalea (hinalea diving)."

3.3.7 Na Hunahuna no ka Moolelo Hawaii (Fragments of Hawaiian History)

Native historian and steward to the descendants of the Kamehameha line, John Papa ʻĪʻī, penned important accounts of Hawaiian history in a series of articles published between 1868 to 1870. In 1853, ʻĪʻī and his ward Chiefess Victoria Kamāmalu[12] sailed to Hawaiʻi from Oʻahu and returned via Maui. ʻĪʻī (1959) reported on the smallpox epidemic that had reached the island:

> [They] reached the port of Kapueokahi, Maui, near noon. They looked up at the stronghold of kauiki, where Kaahumanu was born. It was evening when. The smaller ship arrived. As soon as it reached port some of the passengers made haste to go ashore, but their rowboats had not reached the shore when orders came to stay aboard because smallpox had been brought there. As the *Kalaikini* lacked water and food, five bundles of hard poi, ten dried ʻ*awa* fish, and one barrel of water were sent out to the ship.

[12] Chiefess Kamāmalu, a granddaughter of Kamehameha I and Kaheiheimālie, held many lands on Maui as a birthright inheritance. Among these lands was Haʻikū, which her father (and trustee), Matthew Kekūanāʻoa sold to Richard Armstrong in 1849. Kamāmalu died in 1866.

> Ii's ship remained at Kapueokahi until after Sunday, and the passengers associated with the people there. On Monday they left and paused at Ulaino, belong to John Young II, to bathe in the water at Makapuu, a pool famous in legend. Then they returned with head leis of *palapalai* fern and ginger. In the house where they were received their emptiness became well filled. Then they bade their friends farewell and boarded a boat to return to the ship.
>
> The sailed of the lovely one turned hither. Those aboard glanced at the cliffs of Koolau and Hamakua, reached Halehaku at night, where they paused until day break. Then they moved along, looking at Halehaku and Haiku, seeing the growing koa and kukui trees of Lilikoi and other sights until they reached Kahului. They went ashore there and went to Kaoo's houses at Wailuku and spent two nights there. When they left for Kahului on ox carts, Kamamalu and the others sang. Children, men and women accompanied them until they boarded the boats.
>
> They departed from there, looking up at those lands as far as the cliffs of Kahakuloa, and thought "what a multitude of inhabitants" Kaukini had. Passing Honokohau and Kaanapali, they saw a white flag at Lahaina where people from Oahu were not allowed to land because of the smallpox. They went from the ship to the fort, where they remained apart until the Sabbath and where their prayer meeting was held. They did not know until late that day that most of the congregation at Wainee was eager to have them. (p. 172)

3.4 Boundary Commission Testimonies

In 1862, a Commission of Boundaries was established in the Kingdom of Hawai'i to legally set the boundaries of ahupua'a that had been awarded to Ali'i, Konohiki (headman of an ahupua'a under the ali'i), and foreigners during the Māhele 'Āina of 1848. By the middle of the 1860s, landowners and their lessees were petitioning to have the boundaries of their respective lands – which were the foundation of plantation and ranching interests on Maui – settled. The primary informants for the boundary descriptions were old native residents of the areas being discussed, generally born between the 1780s to 1830s. The native witnesses usually spoke in Hawaiian, and in some instances, their testimony was translated into English and transcribed as the proceedings occurred. Other testimonies have remained in Hawaiian, untranslated to the present-day.

The narratives cited in this collection were excerpted from the testimonies given by native residents, or those given by surveyors who recorded the boundaries based on the testimony of native guides and their own field work. The testimonies include descriptions of several ahupua'a extending from ocean fisheries to plateau lands and mountain peaks. They also describe a wide range of traditional practices, travel, land use, resource collection, bird catching, and changes in the landscape witnessed during their lifetime.

The testimony from the 1870 Boundary Commission reveals that the area had been under the jurisdiction of Kamehameha I since the time of the Battle of Kepaniwai (ca. 1790), showing the political importance of the region. Native informant Kiha noted: “This place became Kamehameha’s at the time of the battle of Kepaniwai, and that was the first time that I saw that land, and to the present day... My grandfather was the one who showed him the boundaries of the land.”

Such accounts, though they do not specifically reference the immediate project area, indicate that the Puʻunēnē region was part of a culturally rich landscape connected to chiefly authority and important cultural sites. The proximity to the famous fishponds and the location along traditional trails between makai and mauka areas suggests that the project area would have been traversed by aliʻi and their retinues as they moved between coastal and upland areas.

With these chiefly events in history and the area’s strategic location within Wailuku ahupuaʻa, we can understand that while major heiau, high status residences, and agricultural centers were likely concentrated closer to water sources and the fishponds, the project area would have been part of the cultural landscape that supported traditional practices, trails, and intermittent land use patterns. Additional research into the specific cultural geography of the broader Wailuku moku continues to inform our understanding of the historical significance of all areas within this important district.

The original Hawaiian texts are provided in their entirety, with excerpts translated by Kepā Maly situated to the right of the original text to highlight pertinent sections. The first series of testimonies are the proceedings from Kalialinui, which document a dispute regarding the boundaries of Kamaikaaloa’s Kalialinui and the Crown Land of Wailuku. As a result of the dispute, significant testimonies from elder native informants were recorded. Place names or cultural site/practice references have been underlined in each of the ahupuaʻa proceedings.

3.4.1 Kalialinui Ahupuaʻa Testimony

Kalialinui Ahupuaa

District of Kula, Island of Maui
Boundary Commission
Maui, Volume 1, pages 2-12

Wailuku, Maui
Febuari 21st, 1871

Keena Hookolokolo a ke Komisina o na palena aina ma Wailuku o ka Mokupuni o

Maui o ko Hawaii Pae Aina

Ma ka hihia e pili ana i ka hooponopono ana i na palena o ka aina o Wailuku ame Kalialinui ma Wailuku, Moku o Maui Hawaii Pae Aina

Na Komisina o na Aina Lei Alii vs. Campbell & Turton

Ua waihoia mai imua o ke Komisina Palena Aina o ka Mokupuni o Maui o ko Hawaii Pae Aina he palapala nonoi na na Komisina o na Aina Lei Alii ma ka la 22, o Dekamaba o ka M.H. Hookahi Tausani Ewalu Haneri ame Kanahiku.

Honolulu, Decemaba 19, 1870

I ka mea Hanohano
P. Nahaolelua
Kiaaina o Maui

Aloha oe

E ke Komisina o na palena aina o ka Mokupuni o Maui. Ua Kauohaia mai au e na Komisina o na Aina Lei Alii e waiho ‘ku i palapala nonoi no ka hooponoponoana ina palena o ka Aina Lei Alii i kapaia o Wailuku e waiho la ma ka Apana o Wailuku, Mokupuni o Maui.

O na palena a makou i manao nui ai e hooponoponoia oia no na palena mawaena o ka Aina i oleloia maluna ame ka aina i kapaia o “Kalialinui.”

I hoomaopopo no Campbell ame Turton a ke makemake nei na Komisina i na Aina Lei Alii e kauoha ‘ku ia laua.

Eia mai me keia palapala ke ana o ka Aina o Wailuku e like me ka mea i maopopo i na Komisina Lei Alii i ku like me ke Kanawai, a mai poina oe i ka hoolaha mai ia makou i ka manawa ame kahi e hoolohe ai.

O wau no,
Kau Kauwa Hoolohe

Jno O. Dominis
Komisina o na Aina Lei Alii a hope luna aina

Ua haiia na aoao elua e pili ana i keia hihia i haiia ae la, oia hoi i na Komisina Aina Lei Alii e Kue ana ia Campbell ame Turton ma ka la 21, o Febuari M.H. Hookahi Tausani Ewalu Haneri ame Kanahiku kumamakahi ma Wailuku kahi i hoolohe i keia hihia ma ka Mokupuni o Maui o ko Hawaii Pae Aina. Ua hoopukaia e ke

Komisina Palena Aina o ka Mokupuni o Maui o ko Hawaii Pae Aina he palapala Kii hoike ia Kaaiaweoweo (K) no ka Mokupuni o Oahu, a ua hoihoiia mai ia Palapala Kii hoike imua o ka Aha ma Wailuku Mokupuni o Maui o ko Hawaii Pae Aina ma ka la 21, o ke malama o Febuari o ka makahiki Hookahi Tausani Ewalu Haneri ame Kanahiku kumamakahi me ka olelo mai, ame ka hai ana mai a ka mea nana i kii i ka mea i hooakakaia e Kii maloko o ua palapala Kii hoike la i ka hope Ilamuku nui o ka Mokupuni o Oahu ame ko Hawaii Pae Aina, aole e hiki pono mai ka hoike no ka pilikia loa i ka mai pela ka mea i maopopo imua o ka Aha.

E like me Kahi ame ka manawa i hoolahaia ai e ke Komisina Palena Aina o ka Mokupuni o Maui o ko Hawaii Pae Aina. Ua hiki mai na aoao elua o keia hihia imua o ka Aha a ua hoopaneeia keia hihia a hiki i ka hora akahi o ke Awakea o keia la ma ka ae ana mai o na Aoao Elua

Ua hiki mai no na aoao elua imua o ka Aha e like me ka manawa i hoopaneeia ma ka hora akahi oia la i oleloia oia hoi na Komisina o na Palena Aina Lei Alii ka aoao hoopii i kue ana ia Campbell ame Turton ka mea i hoopiiia ua ae mai no ka mea i hoopiiia ua loaa ‘ku ia laua ka lono o ka manawa ame kahi e hoolohe ai i keia hihia e like me ke Kanawai.

W. C. Jones ka loio o Campbell ame Turton

R.H. Stanley ka loio o na Komisina o na Aina Lei Alii

Ua waiho mai o W.C. Jones i keia la 21, o Febuari o ka Makahiki o ka haku Hookahi Tausani Ewalu Haneri ame Kanahiku kumamakahi i ke Kii o ka aina o “Kalialinui.”

Ua waiho mai o R.H. Stanley i keia la 21, o Febuari o ka makahiki o ka haku Hookahi Tausani Ewalu Haneri ame Kanahiku kumamakahi i ke Kii o ka aina o Wailuku o ka Mokupuni o Maui o ko Hawaii Pae Aina ame ka ana pu.

A noi hou mai R.H. Stanley e hookomoia na Inoa Campbell ame Turton i mau ona no ua aina la i kapaia Kalialinui ma Wailuku, Mokupuni o Maui, H. P. A. A olelo mai o W.C. Jones imua o ka Aha ua makaukau oia e hana i keia hihia, a e nininau kela aoao Ka mea hoopii i Kona mau hoike aka he hoike Ka Ko makou aoao aole nae, oia maanei nei, no ka mea ua loaa loa oia i ka pilikila i ka mai ma Honolulu o ka Mokupuni o Oahu, H. P. A.

Kue mai o R.H. Stanley i ke noi a W.C. Jones, no ka mea he mea pono ole i Ka Aha Ke noho i hoolohe i kekahi aoao apau kana mau hoike e loaa auanei ka manawa o kela aoao e aoao a kuai i kela hoike, ma Honolulu, Mokupuni o Oahu.

Olelo mai o R.H. Stanley imua o ka Aha ina e hoopukaia kekahi palapala kii hoike

e kekahi mea ua manaoia e ka mea nana i kii ua hoike nei i hooakakaia maloko o ua palapala kii hoike nei, e kakau ma ke kua o ua palapala nei i ke ana o kona hana ana e like me ka mea ana i kauohaia ai e hana i ka makai ai oleia i ka Ilamuku o ko Hawaii Pae Aina.

Waiho hou mai la o W.C. Jones i palapala lawe ike a kela hoike ma Honolulu, Mok. o Oahu, H.P.A. e olelo ana oia no ka hoike nui a lakou i manaonui ai a ua loaa mai ka palapala kii hoike i ka hope makai nui e olelo ana ua mai loa ka mea i kiiia, aole e hiki aku i Lahaina, Mokupuni o Maui, H. P. A. Ke ano nui nae oia palapala he palapala e noi ana imua o ka Aha e hoopanee i keia hihia no ka lawe ana i ka ike a kela hoike ma Honolulu ka Mokupuni o Oahu, H. P. A. e pili ana i ka hihia hooponopono ina palena aina ame ke Ahupuaa o Wailuku ame Kalialinui, ma Wailuku o ka Mokupuni o Maui, H. P. A.

Ku mai o R.H. Stanley a kue mai i keia palapala lawe ika hoike, no ka mea aole hoi i hooakakaia mai ana ka palapala lawe ike hoike, no ka Aha hea la ka ike a kela hoike e waiho mai ai, a imua la o ka Luna Kanawai hea.

Na hoike ma ka aoao o na Komisina o na Aina Lei Alii.

Kiha hoohikiia a olelo mai.

Kiha sworn and says:

I Kula kuu wahi i hanau ai ma Kamaole o ka Mokupuni o Maui, H. P. A. Ua noho au me Kamehameha Akahi iloko o ka makahiki 1797.

My birthplace was in Kula at Kamaole, Island of Maui, Hawaiian Islands. I lived with Kamehameha First in the year 1797.

Ua ike au i ka aina o Kalialinui, a ua ike no au i ka aina e pili ana ia Kalialinui i oleloia ae la, oia no ka aina o Wailuku, no Kamehameha ia aina. Ua lilo keia wahi ia Kamehameha i ka wa e kaua ana o Kepaniwai, oia ka manawa mua a‘u i ike ai i ua Aina la a hiki wale i keia la. O ko‘u poe Kupuna makuakane Ka Luna Hooponopono o Wailuku, Maui nei. Ina e komo mai kekahi Konohiki iloko o ke Ahupuaa o Wailuku alaila na ku‘u poe Kupuna e Kuhikuhi i na palena o ua Aina la. O ka wa a‘u i ike mua ai i keia aina oia no ka manawa e ola ana o Kamehameha. Aole nae au i lilo i

I know the land of Kealialinui [Kalialinui], I know the things that have been spoken of, that is for the land of Wailuku, that land is for Kamehameha. This place became Kamehameha’s at the time of the battle of Kepaniwai [ca. 1790], and that was the first time that I saw that land, and to the present day. My grandfather was the one who oversaw the settlements of Wailuku. If a Konohiki came into the ahupua‘a of Wailuku, my grandfather was the one who showed him the boundaries of the land. The first time that I saw this land was when Kamehameha was alive. I

Luna na ke Alii, aka ku‘u poe Kupuna wale no.

did not become an overseer for the chief, it was my grandfather.

Ua hele au e nana ina palena o Wailuku me ku‘u mau kupuna, a ua ike hoi au ina palena o Kalialinui e kaawale aku ai o Wailuku.

I went to look at the boundaries of Wailuku with my elders, and I saw the boundary where Kalialinui is separated from Wailuku…

Ua hele au maluna o na palena o na aina o Kalialianui & Wailuku. Ua pinepine ku‘u hele ana maluna o na palena o ua mau aina i haiia la, ua oi aku mamua [illegible] manawa hookahi ku‘u hele ana. Eia na Kanaka i hele pu ai me au. O Makalena kekahi, Kuihelani ame Malaihi.

Ua hoomaka mai ka palena o Wailuku mai Kapukaulua mai a hiki i Keone Kapoo, a mai Keone Kapoo mai hoi, a hiki i Pohakunahaha,

It begins at the boundary of Wailuku, from Kapukaulua to Keone Kapoo, and from Keone Kapoo to Pohakunahaha,

a mai Pohakunahaha mai holo a hiki i Pohakuolopua, alaila hui o Wailuku me Haliimaile a hiki i Papakaloa, mai Papakaloa mai a hiki i Kauhiana, a mai Kauhiana mai a hiki Puuhinale, he alanui mai laila mai oia Ke Alanui o Hobron, oia ka palena i hui ai o Haliimaile, Kula ame Wailuku. Alaila holo aku la i Kalialinui, o Hokuula mauka, a o Wailuku mai makai ona Aina o Kula keia a‘u e hai nei. Hokuula, Na Pukalani, Na Kuikuiaeo, a o Kailua hoi kekahi inoa ma ka Akau i Kailua pili aku la me Kalialinui a o Wailuku no makai. Alaila ma na Omaopio hiki aku la i Puukoae ma ka hema hui aku la i ke huina Alanui e hiki aku ai i Kealia, Wailuku ame Waikapu.

O Kaluaolohe ka inoa o ka huina o keia mau Alanui. Ilaila hui o Wailuku me Pulehu makai, a hiki aku i Pohaku ame Kaopala. Alaila hui o Wailuku me Waikapu a mai laila holo a hiki i Pohakoi, a mai Pohakoi holo aku la a hiki i Kalapakailio. He aina o Omaomao no Wailuku o Kamaomao, mai Pohakoi mai a hiki i Kalapakailio oia ka palena o Wailuku a hiki aku i Kahului no Wailuku wale no ia mau aina e pili ana me Kapukaulua, mai Kahului a hiki aku i Paukukalo hui maila o Waiehu a no Wailuku no ia mau aina.

Ua ike au he mau loko ia kekahi o Mauoni, ame Kanaha na inoa o ua mau loko ia nei. Aia keia mau loko ia iluna o ka aina o Wailuku o Maui nei. Ua ike maoli au i keia mau Loko ia. He kanaka mau no na Alii. O ke kumu o ku‘u ike

I know the fishponds Mauoni and Kanaha are the names of those ponds. These ponds are upon the land of Wailuku, Maui. I have known these fishponds very well. I was a man for the chief. The reason that I know Wailuku

ana no Wailuku ia mau lokoia, noho iho la ku‘u kaikuahine me Kuaena. A oia no ka mea nana i malama ia mau loko i haiia ae la malalo o Kamehameha Akahi.

and these ponds is that I stayed with my elder sister and brother. They were the ones who cared for the above-mentioned ponds under Kamehameha First.

Pau o Kamehameha Akahi noho iho o Auwae, o Naea mai kona hope ka makua o Emma. A pau oia noho iho la o Keahi. Pau no oia lilo iho la ia P. Nahaolelua ke konohiki i keia manawa.

When Kamehameha First died, they went to Auwae, then Naea was his replacement, the father of Emma. And when he was finished, it went to Keahi. When he was done, it went to P. Nahaolelua, who is the Konohiki at this time.

Ninauia i kela aoao o W. C. Jones ka Loio a olelo mai. Hanau au i Kula. I Hamakua poko au kahi i noho ai, i ka manawa e ana ia ana ka aina o Kalialinui. I laila wau kahi i kuhikuhi pololei ai i ka palena, na Kuihelani au i hoouna mai e hele aku e kuhikuhi i ka palena o Wailuku ame Kalialinui.

Question asked by the side of C.W. Jones, Attorney, and answered: I was born at Kula. I lived in Hamakua poko at the time that the surveying was done at Kalialinui. I pointed out the correct boundaries then. I was sent by Kuihelani to go and point out the boundaries of Wailuku and Kalialinui.

Ua hele pu mai no e Makalena me au. Ua hai mai no na Kanaka kahiko ia‘u ina palena o na Aina i haiia ae la. Ua hele no au maluna oia mau aina a puni ia‘u mamua o ku‘u holo pu ana me Makalena ma e kuhikuhi ai i ka palena aina. Ua hele pinepine no au iluna oia mau aina.

Makalena also came with me. The old people are the ones who told me the boundaries of the said lands. I have been all across the lands, and around them before my traveling with Makalena folks, and shown the boundaries. I have often gone upon the lands…

Ua aoia no hoi au ina palena i keia mau aina, mai Hawaii mai a hiki i Kauai. Ua kakauia keia mau mea maloko o ka Buke i ka M.H.1860. Ua hele makou o Kuihelani ame Napela aole no au i hele kaapuni loa i ua aina nei. Ua aoia au e na poe kahiko i ke kuhikuhi o ka manawa o ka Niaukani. E ola ana no o Kamehameha mua ia manawa ame Kuumiumi ku‘u Kupuna Keoho (K) he kanaka no Kalialinui ame Pulehu. Kamamani, Weka, ame Kuawaeku, na poe i hele pu ai me au ma ia manawa a ia manawa aku. Ua like ka lakou ike me Ka‘u. Aole no lakou i hele a puni kela wahi.

Ua ike makou ia mau loko i Kapaia o Mauoni ame Kanaha. He Alii o Kihapiilani oia ka mea nana i kukulu i ka pa ma kai o na loko ia i hai ia ae la, oia ke Alii o Wailuku, Mok. o Maui. Aole no Ke Kukuluia ana o Ka Pa, oia mau loko he kumu ia e Kaawale ai o Kalialinui ame Ka Aina o Wailuku mai. No ke Alii Ka Aina i kapaia o Kalialinui oia no Ka Aina mai Kinohi mai.

We saw the ponds called Mauoni and Kanaha. The Chief Kihapiilani is the one who made the walls of the ponds spoken of. He was the chief of Wailuku, Is. of Maui; the walls were built for these ponds and are the source that separates Kalialinui and the land of Wailuku. The land called Kealialinui is for the chief, it has been that way from the beginning.

Waiho mai o W.C. Jones imua o Ka Aha he kumu ninau a penei. Aole au anei i moe mai ka aina o na Alii mai ke Kuahiwi mai a hiki i Ke Kai. Kue mai o R.H. Stanley ame ka waiho aku omua o ka Aha i keia ninau a kela aoao ua pono ole, hooholo ia e ka Aha i ka pono ole oia ninau. O ke Konohiki oia ka mea i ka wa Kahiko. O Kahikoku ke Alii o Kula i ku[u] wa uuku. Ua lohe au mai kuʻu poe kupuna o Piikea ke Alii mamua ʻku o Kahikoku a mamuli hoi o koʻu ike maoli o mea ke Alii nui o Kahikoku. Haawi aku la o Umi keiki o Liloa ia laua ka malama. Mahope o ka noho ana o Kahikoku i Alii. Lilo iho la o Keaweaheulu kona hope, mahope mai lilo o Aikanaka kona hope a pau hoi oia noho iho o Keohohiwa, a o Keohokalole mai hoi kona hope. O ke Aupuni ka hope loa mai nei, no Kula wale no keia mau Alii.

Eia na Alii o Kalialinui. Keohohiwa ka mua a pau ia noho maila, Kauikeaouli mai, a o Maikaaloa mai a mahope mai hoi o keikimahine o Maikaaloa ka mea i mare ia Panee. Aole i anaia ka aina i ka wa ia Maikaaloa.

Here are the chiefs of Kalialinui. Keohohiwa was the first. When he was finished, then it was Kauikeaouli, and then Maʻikaʻaloa (Kamaʻikaʻaloa), and afterwards, it was the daughter of Maʻikaʻaloa, who married Pāneʻe. The land was not surveyed in the time of Maʻikaʻaloa.

Aole mea i hoike mai iaʻu ina palena o Kalialinui. Malihini loa na Alii, aole i ike loa, na kamaaina wale no kai ike i ka palena o keia aina. Aole i hai mai o Keoho iaʻu ina palena o Kalialinui, aka ua hai mai oia iaʻu he loko o Kanaha no ke Ahupuaa o Wailuku, Maui. Ua kaua o Kalalakoa mauka iho o Kanaha no ka manao o ko uka poe i ka ono i ka ia o ka loko o Kanaha ua ike au ia Makaku he Pohaku.

Aole ia he hoailona pale. Aole no au i lohe i ka poe kahiko. Ua hoopaneeia ka Aha a hiki i k a la apopo la 22, o Febuari M.H. 1871, o ka hora 10, o ke Ka kahiaka.

Noho hou ka Aha i ka la i hoopaneeia ai oia ka la 22, o Febuari, ua hiki mai no na aoao i elua imua o ka Aha, nonoi o R.H. Stanley e hoohikiia o Malaihi.

Malaihi hoohikiia a olelo mai.

I ka wa o Kamehameha mua kuʻu hanau ana. Aia ma Kula, mokupuni o Maui koʻu wahi e noho nei. Ma Lanai nae kuʻu hanau ana. I Hamakua poko wau kahi i noho ai mamua aku o ka Niaukani. Ua ike au ina aina o Kalialinui mauka mai o Kula.

Malaihi, Sworn and States:

My birth was during the time of Kamehameha the first. I reside in Kula on the island of Maui. But I was born on Lānaʻi. I lived in Hāmākuapoko before the time of the Nīʻaukani (ca. prior to 1811). I know the lands of Kalialinui, above Kula...

A ua hele no hoi au me kekahi mea ma ka aoao mauka o Hamakuapoko. Eia na kanaka i hele pu ai me aʻu. O Makalena, H. Kuihelani, ame Kiha. Ua hele makou ma ka aoao mauka o Hamakuapoko e pili ana ia Wailuku mai Kapukaulua ka makou wahi i hoomaka mai ai, mai Kapukaulua mai a hiki i Keone Kapoo, a mai Keone Kapoo mai holo aku a hiki i Hamakuapoko a mai Hamakuapoko aku holo aku la a hiki Pohakunahanaha. Alaila holo aku ma ka aoao o Hamakua ame Wailuku holo hou a hiki Olopua mai laila mai paleia aku la o Hamakuapoko a pili mai o Haliimaile mauka holo hou aku la ka palena o Wailuku me Papakaloa a mai

Papakaloa aku hiki aku i Haliimaile ma ka aoao mauka mai laila mai holo aku la i Kauhiana, a hiki aku la i Haliimaile ame Wailuku. Alaila loaa aku la o Puuhinale a mao mai o Haliimaile hui ae la o Kula me Wailuku kahawai kekahi. Ua koke no i ke alanui o Hopena e pili ana me Hokuula ka aina o Kula mai, Hokuula mai o Kula mauka, a o Wailuku hoi makai a loaa ai o Kalialinui. He kahawai ko ka aina o Kalialinui ame kekahi aoao o ka aina o Kula o Keahua ka inoa o ka aina e pili pu ana me ke kahawai o Kalialinui. He Ahupuaa o Kalialinui ame Keahua. Alaila hui ae la laua a holo mai ia Puukoae oia na aina mauka o Kealialinui ame Omaopio. O Wailuku hoi makai holo hou aku la a hiki i Pulehunui a hiki aku i ke kai.

From Papakōlea to Hāliʻimaile on the mauka side, from there on to Kauhiana, until reaching Hāliʻimaile and Wailuku. Then there will be Puʻuhīnale and beyond Hāliʻimaile Kula and Wailuku stream meet as well. It was close to Hopena street adjacent with Hōkūʻula, the land in Kula; From Hōkūʻula of upper Kula and to Wailuku returning toward shore there will be Kalialinui. The land of Kalialinui has a kahawai (stream gulch), on one side, on the Kula side of the land is the place called Keāhua. That is the side that adjoins the kahawai of Kalialinui. Kalialinui is an ahupuaʻa and so is Keāhua. They meet together and run to Puʻukoaʻe, the lands above Kalialinui and ʻŌmaʻopio. Wailuku is below, running to Pūlehunui, and reaching to the sea…

He huina alanui e pii ana ma Waikapu i Kula. Alaila hiki ae la no i Wailuku. Iho mai

makou o Makalena ma a hiki i kai a hai aku la no hoi au ia Makalena mauka iho o Pohakoi, maanei ka‘u wahi ike e pili ana ina palena. O na aina o Pulehunui ame Wailuku. Aia no ma na aoao i Pohakoi. Oia wale iho la no ka‘u mea i ike e pili ana ina palena ame na aina a‘u i hai iho nei imua o ka Aha. I ka wa mamua he mea nui ka pio manu. Eia na mea ko Kula poe e hele ai i ka pio manu he Aweoweo he Ilima Elua no maunu, a o ko Wailuku poe kanaka hoi he walahee ka maunu e loaa i ka manu. I Puukoae nae Kahi e hele ai i ke Kapio manu. Ina e hele mai ko Kula poe iluna o Puukoae e Kapio manu ai. Alaila alualu aku la ko Wailuku e Kipaku. Aole e hiki ke kiiia mai ka paakai o Kanaha e ko Kula poe, aole no e hiki i ka Alii ke kii mai!

Ninauia e kela aoao o W.C. Jones ka loio aoao pale.

Ua kuhikuhiia au e na kanaka kahiko ina palena o keia mau aina a‘u e hai ae la. No Kula ku‘u makuakane, ku‘u makuahine no Lanai, kamaaina ko‘u makuakane no Kula. Ua ike au ina palena mamua o ka hiki ana mai o na Missionari. He puni ia makou na palena i ka hele ia i ka pii i ke Kolea. Aole i olelo mai ku‘u mau makua. Ua hala aku ka palena o Kalialinui a Kanaha o Puukoae ka aina e pili ana, hui ae la o Umiomaopio me Pulehunui. He kahawai mai Kalialinui mai a holo i uka ma ka aoao Omaopio a hui ae la me Kalialinui. Aohe kahawai iluna o Puukoae, ma ka hema Kekahi a me ka Akau. Ka inoa ma ka aoao Akau o Kalialinui, Kaapakai ame Keanakalahu ma kaaoao hema o Waiohonu ame Pulehunui. Omaopio, oia mawaena hui ae la me ka Aina o Kalialinui. Aia ma ka aoao akau o Kalialinui o ke kahawai. O Kaakai ka palena nui mai Kai a hiki i uka. Ilaila hui ae la me Wailuku. O Kalialinui ma ka aoao hema, ma ka aoao Akau o Keahua o ke kahawai, he owawa ma ka Hema o Kalialinui, mai uka mai o Kalapaalii mai, a o ka Waipuilani kekahi inoa ua hai mai iau na kamaaina i keia owawa e hui ana me ke kahawainui. Ua ike no au ina kamaaina, ua make i keia manawa. Hookahi kahawai o mea Kaakakai ame Keanakalahu. Aole kahawai o Puukoae, holo aku ke kahawai o Kaakakai kona inoa a hui ae la me ka aina i kapaia Omaopio a haiki loa, ua ike au i keia mau aina ame ke kahawai mahope o ka hiki ana mai o ka poe Kaleponi oia paha ka M.H.1851 a 1852 paha. A kokoke ana ia wa aole au i ike ia Makaku. Ua ike au i ka loko ia ia Kanaha.

Ua kauoha R.H. Stanley i keia hoike e hele mai imua o ke Aha e hai i kana mea apau i ike e pili ana ina palena aina o Wailuku ame Kalialinui. Aole no he mea i hele mai a olelo mai ia‘u e hoike ma ke ano Wahahee imua o ke Aha, oia ka pane a Stanley i kue ai i ka ninau a W.C. Jones, ua hele mai keia hoike e hoike i kana mea i ike, ame kana mea i maopopo e pili ana ina palena o Hamakua, Haliimaile, Kula, ame Pulehu.

Napue hoohikiia a olelo mai.

I Wailuku nei kuʻu wahi i hanau ai. I ka wa o Kamehameha mua. Ua ike no au ina palena o Wailuku e pili ana ia Hamakuapoko, Haliimaile, Kula, ame Pulehu. Ua hele au me kekahi mea ma keia mau wahi i haiia ae la. O wau ame Kaawa. Ua ike no au ia Makalena. Aole nae au i hele pu me ia. Hui o Hamakuapoko me Wailuku i kela wahi i kapaia o Keone Kapoo, mai Keone Kapoo mai hoi, holo aku la a hiki i Puunene. A mai Puunene mai holo aku la no a hiki i Papakaloa. A e pili ana o Hokuula, a o Haliimaile mauka. Mai laila mai hoi holo aku la a loaa o Puukoae, he puu aa nae ma kela wahi i oleloia ae la o Puukoae. He alanui o Puukoae he holoia no e ka lio maluna oia wahi aa. Aia ma ka aoao makai o ke alanui oia ka Aina o Waiohonu. Haalele iho la ia Puuhinale e holo aku la a hiki i Puukoae, a o Wailuku ka aina makai, a Omaopio hoi ma ka aoao mauka. A holo hou aku la no a hiki i Pohakoi. O Pulehu hoi ka aina mauka iho o Pohakoi, a o Wailuku no makai.

Hiki no ilaila ka pau no ia. Holo no a hiki i Paukukalo. Alaila pili ana o Kahului me ke Ahupuaa o Wailuku. Ua ike au ia Mauoni ame Kanaha. He mau loko ia ia ma Wailuku nei o Maui. Ua hele au ilaila. I kuʻu wa i hele ai ilaila o Auwae, ke Konohiki ia manawa no Wailuku. Apau hoi ka noho Konohiki ana o Auwae noho iho la o Kawailepolepo. Apau no hoi o Kawailepolepo, noho iho la o Kailihiwa i Konohiki. Apau no hoi o Kailihiwa noho iho la o Naea, a o P. Nahaolelua mai ka mea imua o ka Aha (he Lunakanawai). Ua noho au malalo o keia poe Konohiki a hiki wale i keia manawa. Ua ike au ia Kalialinui. Aia ia aina ma Wailuku. Ua ike au ia Kaawa, he kanaka ia no Wailuku. Ua olelo mai oia iaʻu oia wale iho la no ka palena o Kalialinui a hiki i Puukoae. Aole oia i hai mai iaʻu ina palena o Kalialinui. Ua make ke kanaka o Kaawa. Ua hoi e hiamoe, aole e ala hou mai. Ua ike au ia Makaku, aia mawaena o Wailuku. Aole no i hai mai o Kaawa iaʻu ina palena o Wailuku o Maui, Hawaii Pae Aina.

H. Kuihelani hoohikiia a olelo mai.

I Wailuku kuʻu wahi i hanau ai, he kanalima paha oʻu M.H. i noho ai ma keia aina o Wailuku nei a keu aku paha. Ua noho kuʻu makua i Konohiki no Wailuku nei. Aole au i noho Konohiki. Aka ua ike nae au ia Mauoni ame Kanaha. He mau loko ia ma Wailuku nei, Mokupuni o Maui. I kuu wa uuku ua hele pu au me kuʻu makuakane ma keia wahi i haiia ae la. He umi paha oʻu

H. Kuihelani, sworn and says:

My birthplace is at Wailuku, I have lived on the land of Wailuku for fifty years, a little more perhaps. My father was the konohiki of Wailuku. I was not a konohiki. But I do know Mauoni and Kanahā. They are fishponds of Wailuku, Island of Maui. When I was little, I went with my father to this place spoken of. I was perhaps ten years old at the time. For the King, two fishponds.

makahiki ia manawa no ka Moi. Elua ia mau loko ia. Ua hele au mahope iho o ka manawa o Kamehameha Ekolu. Ia makou nae ka malama oia mau loko. Na makou ao e lawe i ka I-a.

I went after the time of Kamehameha Third. It was us who cared for those ponds. It was us who took the fish.

Apau o Kamehameha Ekolu, o Kamehameha Eha iho, aole nae ia makou ka malama ia manawa. O P. Nahaolelua ka mea nana e malama nei i keia mau loko ia i ke ahupuaa o Wailuku, Maui. Keahua ka palena o Wailuku ma ke kai. Ia‘u ka malama oia kai mai ku‘u makuakane mai oia ka Aina i oleloia iho nei o Pukaulua. Aia no ia ili aina ia‘u i keia manawa. No ka Moi ke Kai. Aole poe i aeia e kii i kela ia iloko o na loko ia, no ka mea ua kapu loa ke kii i ka ia. Aia no a hu ka i-a mawaho o ka loko alaila hiki i kela mea, keia mea ke kii i ka i-a mawaho wale no o na loko. He paakai no Kolaila. He opeia ka paakai a laweia na na alii. Aole au i ike i ka aina o Kalialinui e oleloia nei. Aole au i hele i Kalialinui e laweia ai. Ua ike au ia Kamaomao, ua koke no ia Pohaku. Ke Ahupuaa o Wailuku, Maui nei o ko Hawaii Pae Aina.

When Kamehameha Third died, it went to Kamehameha Fourth; we did not take care of them then. P. Naha‘olelua is the one who cares for these fishponds in the ahupua‘a of Wailuku, Maui. Keāhua is the boundary of Wailuku at the shore. I am the one who has stewardship of sea (fishery); it is from my father; that land mentioned is Pukaulua. I have that land section at this time. The fishery is for the King. People are not allowed to take the fish from within the fishponds, because the harvesting of fish is restricted. Though when the fish overflow from the ponds, then this person and that person can harvest the fish that are on the outside of the ponds. There is also salt there. The salt is bundled up and taken by the chiefs. I do not know the land of Kalialinui, spoken of. I did not go to take things from Kalialinui. I know of Kama‘oma‘o, the stone is close to pig-cairn (boundary marker) of Wailuku, Maui of the Hawaiian Islands…

Ninau e kela aoao o W.C. Jones ka loio o ka mea pale.

Ua hoohuliia kanaka i ke kukulu ana i ka pa, mawaho o na loko ia, ma Oopuola. O Kihapiilani ke Alii o Maui ia manawa, nana no i hoohuli na kanaka i ke kukulu ana i ka pa. Ua ike au i ka pohaku o Makaku.

Men were sought out to construct the wall outside of the ponds, at ‘O‘opuola. Kīhāpi‘ilani was the Chief of Maui at that time, it was he who sought out the men to build the wall. I know of the stone of Makaku.

O kuʻu lohe he pohaku kela no na uhane e hui ai. Pela mai ka olelo a kekahi poe. Ame Kamaomao kekahi, ua hele makou e ohi i mao no na alii i mea e ala ai na Kapa Aahu o lakou. Aole poe kanaka e ae o no kanaka wale iho la no o Wailuku, Maui, Hawaii Pae Aina.

What I heard was that it is a stone where the spirits gather. That is what some people say. And Kamaʻomaʻo is one also; we used to go gather maʻo [a native hibiscus] for the chiefs, as something with which they would scent their Kapa Clothing. No other people, only the people of Wailuku, Maui, Hawaiian Islands.

Napela hoohikiia a olelo mai.

I Honokowai kuu wahi i hanau ai o ka mokupuni o Maui, H.P.A. Noho au ma Wailuku i ka wa o Kamehameha mua, ma ia wa. Mai laila mai koʻu noho ana ma Wailuku nei a hiki wale i keia wa. Ua ike au ia Kanaha he loko ia aia ma Wailuku, a he loko i-a e ae no kekahi i kapaia o Mauoni, ma ia wahi hookahi no i haiia ae la. Oia kuʻu manawa i ike mua ai i ka wa o Kamehameha mua a hiki wale i keia manawa. Ua hele au ilaila a ua ike maoli au. He Luna holoholona au no ke Aupuni.

Na Kauka Judd wau i hoonoho mai, a o Keoni Ana no kekahi i hoonoho mai iaʻu i Luna holoholona no ke Aupuni. He nui ka i-a maloko oia mau loko ia i kuʻu wa e noho Luna ana. O ke Konohiki o Wailuku ke lawe i ka ia. Aole mea e ae. He paakai no ko na loko. Ua ike no au ia Makaku. Aia ia aina i Wailuku nei, Maui. Elua paha mile ke kaawale aku mai Kula aku.

Ua kuhikuhiia wau ina palena o Hamakua & Haliimaile. O Kaawa, Kiha, ame Humphreys, oia na mea i hai mai iaʻu ina palena o ua mau aina la. Aia nae ia mau aina iloko o Wailuku, Maui. O Naea ke Alii ia manawa, apau oia noho mai o Namakaeha. A mahope mai hoi o Namakaeha lilo iho la o Keahi ke Konohiki, a keia manawa hoi ka mea Hanohano P. Nahaolelua. He aina o Kamaomao no Wailuku nei, kokoke loa i Makaku, mauka iho oia mau loko i-a o Wailuku, Maui.

Ninauia e ka loio W.C. Jones o ka aoao pale. Aia o Kalialinui ma uka loa aku. Ua lohe au i ka Aina o Kalialinui. A ua ike au ina hale olaila. Aole kamaaina i kuhikuhi mai iaʻu ina palena o Kalialinui. I ka M.H.1846. Koʻu ike ana.

Hoomaha ka aoao hoopii, oia hoi na Komisina o na Aina Lei Alii.

Ua waiho mai o Makalena ke Ana Aina i ke ana ame ke kii o keia aina o Wailuku ame na kamaaina i hele pu ai me ia eia na inoa o lakou. Kiha, Kuihelani, ame kekahi poe e ae he nui wale. Nolaila ua ae mai na aoao i elua o keia hihia o E. Mayor ka mea nana i ana i ke kii o Kalialinui ame na mea i hoakakaia maloko oia

palapala Kii. Ua hoopaneeia ka Aha a hiki i ka hora Elua o ke Awakea o keia la.

Hoike ma ka aoao pale o Campbell ame Turton.

Hikiau hoohikiia a olelo mai.	Hikiau Sworn and Stated:
Ua noho au ma keia wahi, mai ia Kamehameha mua mai (Maui) 94, o‘u makahiki. Ua ike no au ina palena makai nei o Kalialinui. I ka wa i make ai o Kamehameha mua lilo iho ia Kamehameha Elua.	I have lived at this place since the time of Kamehameha the first (on Maui), I am 94 years old. I have seen the boundaries of Kalialinui. When Kamehameha the first died, it was obtained by Kamehameha the second.
Pii makou o Liholiho ame Auwae i uka nei i ka pana iole. Makai mai o ka palena o Kalialinui e pili ana me Wailuku oia no o Aiuhini.	We climbed up with Liholiho and ‘Auwae, to shoot ‘iole in the uplands. On the shoreward section, Kalialinui, bounds with Wailuku, at Aiuhini.

A moe aku la i Keonekapoo. Oia wale iho la no ka‘u mea i ike. Ua ike au ia Puukoae. Oia ka palena o Kula me Kalialinui. Ua loihi loa o Puukoae mai Aiuhini mai. Aia o Aiuhini ma kai loa. He mau pohaku kekahi ma Aiuhini. Hiki no ia‘u ke kuhikuhi, aka imua o P. Nahaolelua. Auwae ke Konohiki ia manawa o makou i ike ai. Make o Auwae ma Owa Wailuku nei. Aole au i ike i ka palena o Kalialinui.

Noi mai o W.C. Jones imua o ka Aha e waiho hoona ma ia ka Aha, no ka lawe i ka ike a ka makou hoike i manaonui ai ai ma Honolulu, Oahu, aole o makou. Aole o makou hoike e ae e lawe mai ana, oia wale no, ua ae kela aoao.

3.4.2 Hali‘imaile Ahupua‘a Testimony

Haliimaile Ahupuaa

District of Hamakuapoko, Island of Maui
Boundary Commission
Maui, Volume 1, pages 191-194

Ahupuaa o Haliimaile ma ka apana o Makawao, Maui, No. 60

Hale Hookolokolo, Wailuku, Maui, Oct. 14, 1880

Ua noho ka Aha o ka Komisina o na Palena Aina o Maui, Molokai, ame Lanai. ma ka Hale Hookolokolo ma Wailuku, Maui, ma ka la 14 o Okatoba M.H.1880, ma ka hora 10 o ke kakahiaka, e like me ka hoolaha ana ma na nupepa ko Hawaii Pae

Aina, o ka la 9 o Okatoba M.H.1880. ma ka Helu 41, Buke III a ma ka nupepa Haole “Hawaiian Gazette”, no ka hooponopono ana i na palena o Haliimaile ma Makawao, Maui ko Hawaii Pae Aina, ma ke noi ana mai o S.B. Dole Esquire ma ka Palapala Hoopii i waihoia mai ma ka la 28 o Aperila M.H. 1880.

Ua hoomaopopoia ka Palapala Hoopii. Ua kaheaia ka poe kue i keia nonoi ana mai a S.B. Dole Esquire, aohe poe kue i hele mai.

O W.O. Smith Esquire ka loio a kokua hoi ma ka aoao o ka mea hoopii

Ua nonoi mai ke kokua o ka mea hoopii e hooholo keia Aha i na palena o Haliimaile e like me na palena a W.D. Alexander ka Luna Ana Aina nui o ke Aupuni. A ua ae ka Aha i keia nonoi ana mai.

L. Aholo, Komisina o na Palena Aina ma Maui, Molokai ame Lanai.

Notes of Survey of Boundaries of the Ahupuaa of Haliimaile, Maui

Beginning at an Iron stake in the road from Makawao to Kahului at the common corner of the East Maui Plantation of the Hobron Plantation and of Royal Patent 2324:2 to Kekahuna from which the granite post on Piiholo bears S 55° 39’ E true, the Boundary runs:

1. N 62° 57’ W true (N 71° 20’ W magn) 1854 feet to a kukui tree, along land purchased by T.H. Hobron from the Haiku Sugar Co. (according to W.H. Pease’s survey corrected); thence
2. N 73° 26’ W true (N 82° W magn) 5509 feet; and
3. N 38° 12’ W true (N 46° W magn) 1202 feet along the same to a corner of Alexander and Baldwin’s purchase from Haiku Sugar Co. (which is 158 feet S 36° 45’ E true from a granite post by the road to Kahului); thence
4. N 51° 24’ W true 10939 feet along Alexander & Baldwin Purchase to the boundary of land sold by the Haiku Sugar Co. to a company of 28 natives; thence
5. S 51° 15’ W true (S 43° W magn) 1619 feet along land sold to natives, to iron pin; thence
6. N 89° 45’ w (S 81° 15’ west magn) 300 feet along land sold to natives to the rock called Olopua in a ravine, which forms the Boundary between this land and Wailuku; thence
7. S 26º 40’ E true (S 35 1/2° E magn) along said ravine 1304 feet along Wailuku to a place called Puupili; thence

8. S 21° 17 E true (S 30° E magn) 1680 feet along ravine to a marked rock called Kaioleakalani about 170 ft above the road to Kahului; thence
9. S 17° 04' E true (S 25 3/4° E magn) 1592 ft to a pile of stones at Kauhiana or West side of the ravine; thence [page 192]
10. S 22° 15' E true (S 40 3/4° E magn) 1390 ft to a marked rock by the path at Puhinali [Puuhinale]; thence
11. S 35° 07' E true (S 42 1/4° E magn) 3508 ft to a wiliwili tree on West bank of the gulch, which is the corner of Wailuku and the district of Kula. From this point the middle of this gulch is the boundary between Haliimaile & Kula; thence
12. N 70° 03' E true (N 61 1/2° E magn) 330 ft to large marked rock in the wall at the bottom of the ravine; thence
13. S 54° 50' E true [(S 63 1/4° Magn] 558 ft to the junction of two stone walls in the gulch; thence
14. S 57° 29' E true 482 ft along the bottom of the gulch to corner of stone wall; thence
15. S 2° 40' E true 878 feet along bottom of the gulch;
16. S 37° 41' E true 1400 ft along bottom of the gulch;
17. S 50° 12' E true 824 ft along bottom of the gulch;
18. S 47° 33' E true 1108 ft along bottom of the gulch;
19. S 75° 42' E true 958 ft along bottom of the gulch; thence
20. S 64° 43' East true 247 feet along bottom of gulch to the corner of the former Brewer Plantation; thence
21. S 52° 44' E true 1995 ft along the gulch;
22. S 59° 12' E true 1058 ft along the gulch;
23. S 72° 28' E true 1653 ft along the gulch;
24. S 32° 02' E true 2738 ft along the gulch;
25. S 14° 53' E true 2475 ft along the gulch;
26. S 40° 54' E true 506 ft along the gulch to the top of falls in the gulch, which is the corner of the former Brewer Plantation & of the land purchased from Mrs. Haalelea by J. Clark; thence
27. S 81° 52' E true 376 ft along the bottom of the gulch;
28. S 60° 57' E true 528 ft along the same to the boundary of Makawao; thence
29. N 35° 29' E true 521 ft along Grant 216; thence
30. N 14° 33' E true 1678 ft along the same, along an ancient ulumaika course, to an iron stake at the corner of the former Brewer Plantation and of Grants 216

& 499; thence

31. N 53° 49’ E true (N 46 E magn) 4200 f along Grants 499 & 216; thence
32. N 53° 28’ E true 1248 ft along Grant 641 to East Maui Plantation; thence
33. N 43° 15’ E Magnetic 1627 ft along Grant 64; [page 193]
34. N 52° 30’ E magnetic 1455 ft along Grant 64 to S.W. bank of the Maliko gulch; thence
35. N 36° E magnetic 980 ft along Grant 64, down the pali to the bottom of the deep gulch, separating this land from Haiku;
36. Thence the boundary follows down to centre of the Maliko gulch in a North-Westerly direction to the upper Southeast corner of Hamakuapoko;
37. Beginning again at the starting point of this description at the iron stake in the Makawao corner near a School house, run N 60° 07’ E true (N 51° 21’ E magn) 2655 ft along Grant 2342 to Kekahuna & Grant 187 to John Richardson, & thence
38. N 69° 33’ East true (N 58 1/2° magnc) 1002 ft to the bottom of Maliko gulch to the southeast upper corner of Hamakuapoko mentioned above.

Total area = 4230 Acres, more or less.
Makawao, June 21, 1879
W.D. Alexander, Surveyor

L. Aholo
Commissioner of Bounds for the Islands of Maui, Molokai & Lanai.
Lahaina, Oct. 16, 1880

3.4.3 Wailuku Ahupua‘a Testimonies

Wailuku Ahupuaa (Aina Lei Alii)

District of Wailuku, Island of Maui
Boundary Commission
Maui, Volume 1, p. 13

No. 1, Maui, Palena Aina a ke Komisina, Palapala keia o na palena o ke Ahupuaa o Wailuku o Maui

Ma ka noi ana mai a ke Komisina o na Aina Lei Alii (Jno O. Dominis) kiaaina o Oahu, a ma ka mana hoi i haawiia mai ia‘u ma ke kanawai i Luna Komisina no na palena aina o Maui, a ma keia ke hooholo nei au ina palena o ke Ahupuaa o Wailuku ma ka Apana o Wailuku o ka Mokupuni o Maui, ke hoakakaia aku nei

malalo penei.

Ua haawi malalo o ku‘u lima ma Lahaina i keia la Elua o Maraki o ka M.H. 1871

P. Nahaolelua, Komisina o na Palena Aina o ka mokupuni o Maui

Eia na palena o Wailuku i anaia e J.W. Makalena. E hoomaka ana ma ke kihi Akau loa o Wailuku ma kahi i kapaia Kapukaulua, ma ka Puupohaku iwaena o ke one 3 4/10 kaulahao mai ke kai. A mailaila ka moe ana ae o ka Hao Kuhikuhi o ke panana i kahi oioi loa o Puukoae i Kahakuloa

Akau 66° 30’ Komohana ame kahi oioi loa o Piiholo i Makawao

Hema 63° 30’ Hikina a holo

Hema 17° 30’ Hikina 16 1/10 kaulahao i kahi i kapaia o Keonekapoo

Hema 48° Hikina 46 9/10 kaulahao i ka Poopohaku i ka nuku o kahawai, a holo ma ke kahawai

Hema 34° Hikina 14 2/10 kaulahao ma Hamakuapoko ai Haliimaile, i ka pohaku i kapaia o Olopua

Hema 35° Hikina 20 kaulahao i ka pohaku o Puuiki

Hema 29° Hikina 35 4/10 kaulahao i ka pohaku i kapaia Kaioleokalani kokoke i ke alanui ma Kapapakaloa

Hema 25° Hikina 25 kaulahao iluna o kahonua

Akau 41° Hikina 73 9/10 kaulahao ma ka honua a hiki i ke kumu Wiliwili ka palena o Wailuku me Kula ma ke Ahupuaa o Nahokuula [Hokuula] kahi i kapaia o Puahinale me Kaulehulehu, alaila holo ma Kula

Hema 27° 30’ Komohana 81 kaulahao ma Hokuula, Napukalani, na Kauau a hiki i Keahua ma ke kumu laau Akoko i ka puupohaku

Hema 20° 15’ Komohana 91 8/10 kaulahao ma Keahua na Omaopio i ka puupohaku i ka laau Akoko alaila holo

Hema 23° Hikina 141 8/10 kaulahao ma na Omaopio ma ka lihi makai o ka Mahina Palaoa o Kekipi ma a hiki i kapohaku i kapaia o Puukoae

Hema 30° 30’ Komohana 43 3/10 kaulahao ma Omaopio a hiki i ka huinao na alanui o Wailuku me Waikapu e pii ai i uka o Kula ma Pulehu i kai mai o Waihonu ka huina alanui keia i oleloia e na Luna Hoona ma ka lakou olelo hooholo no ka palena mawaena o Wailuku me Waikapu, alaila holo pololei e like me ka lakou hooholo ana

Akau 76° Komohana hiki i kahi i kapaia o Pohakoi

Akau 85° Komohana 80 7/10 kaulahao

Hema 86° 15’ Komohana 16 8/10 kaulahao hiki i ke kumu o ka Lapaokailio pili keia mau aoao me Waikapu.

Wailuku Ahupuaa

District of Wailuku, Island of Maui
Boundary Commission
Maui, Volume 1, pages 216-219

Ahupuaa o Wailuku, No. 65

Hale Hookolokolo Wailuku, Maui, Sept. 21, 1882

Ua noho ka Aha Komisina o na mokupuni o Maui, Molokai a me Lanai, ma ka Hale Hookolokolo ma Wailuku Maui, ma ka la 21st. o Dekatemaba, M.H. 1882, ma ka hora 10 o ke kakahiaka, e like me ka Hoolahaia ana ma na nupepa “Ka Elele Poakolu” a me na nupepa haole “The P.C. Advertiser”.

Ua hiki mai o F.F. Porter, ma ka aoao o Claus Spreckles ka mea hoopii. A o Meekapu nona iho. O M.D. Monsarrat ma ka aoao o na Aina Lei Alii a ma ka aoao o na Kahu o ka Waiwai o ka Moi Lunalilo.

Hookakaia ka Palapala Hoopii, a ninauia ka poe kue. Aohe poe i hiki mai.

Hookaka mai o Meekapu i kekahi mau mea, a pau kana ua laweia mai o M.D. Monsarrat i Hoike a Hoohikiia a hai mai.

He Ana Aina kau hana, nau i ana ke Ahupuaa o Wailuku nei. Aole au i hele a puni o Wailuku nei, aka, ua lawe au i na palena i apono mua ia, ma ka hooponoponoia ana o na palena o Hamakuapoko, Pulehunui e pili ana me Wailuku nei. A ua hooponoponoia e au na palena e pili la me Waiehu, mai loko mai o na palena i hooholo mua ia.

Hoike mai la o M.D. Monsarrat no ka aoao o na Kahu Waiwai o ka Moi Lunalilo, a me na Komisina o na Aina Lei Alii, ua ae lakou i keia mau palena, ma keia palapala ana o M.D. Monsarrat. Aole mea kue.

Survey of the Ahupuaa of Wailuku, Maui

Beginning at a red wood post and hill of stones on the sea shore adjoining the land of Hamakuapoko at the place called Kapukaulua. From which post the Government survey station on Puunene bears S 8° 15’ W true and running.

1. S 9° 39’ E true 1062 feet along Hamakuapoko to Keonekapoo

2. S 40° 7’ E true 3018 feet along Hamakuapoko to a pile of stones at Nukukahawai;
3. S 22° 3’ E true 934 feet to a large rock called Olopua which forms the corner of Wailuku, Haliimaile and Hamakuapoko; thence
4. S 26° 40’ E true (South 35 1/2° East Magn) 1304 feet along Haliimaile to Puupili; thence
5. S 21° 17’ E true (S 30 E magnc) 1680 feet along the ravine to marked rock called Kaioleakalani, about 170 feet S of the way to Kahului; thence
6. S 17° 4’ E true (S 25 3/4 E magn) 1592 feet to a pile of stones at Kauhiana, on West side of the ravine; thence
7. S 32° 18’ E true (S 40 3/4 E magnc) 1390 feet to a marked rock by the path at Puhinali;
8. S 35° 7’ E true (S 42 1/4 E magn) 3508 feet to a wiliwili tree on West bank of the gulch, which is the corner of Wailuku, Haliimaile and the District of Kula; thence
9. S 36° 27’ W true 5346 feet along Kula;
10. S 29° 21’ W true 6059 feet along Kula;
11. S 28° 36’ W true 932 feet along Kula to a concrete post marked with a cross at the north West corner of Kalialinui and Wailuku; From which the government survey station on Puu o Koha bears S 38° 25’ E true; thence
12. S 28° 36’ W true 8376 feet along Kalialinui to lots of large rock called Puukoae; thence
13. S 36° 41’ W true 3060.5 feet along Kalialinui to a granite post at the corner of Kalialinui, Wailuku and Pulehunui; thence when the government Survey Station on Puu Hele bears South 82° 6’ W true; thence
14. N 64° 5’ W true 36030 feet along Pulehunui and Waikapu to Pohakoi, a marked rock a short distance West of road to Waikapu; thence
15. N 13° 45’ W true (N 85° West magn) 5326.2 feet along Waikapu up ridge;
16. N 82° 30 W true (S 86° 15’ W magn) 408.8 feet along [page 217] Waikapu to a stone post on the crest of the ridge known as Kalapakailio;
17. Thence along up the center of this ridge along Waikapu always following the water shed to the ridge forming the head of Olowalu Valley;
18. Thence following said ridge dividing this from Olowalu Valley;
19. Thence around by the ridge forming the head of Wailuku Valley to the head of the land of the land of Waihee;
20. Thence along the dividing ridge between the Wailuku and Waihee Valleys to

the head of Waiehu; Thence

21. S 70° 39’ E true 3366 feet along Waiehu down ridge;
22. N 80° 36’ E true 2161.5 feet along same to junction of ridge called Kahoolewa;
23. N 63° 36’ E true 6385.5 feet along same;
24. N 85° 6’ E true 3445.3 feet along same to end of ridge; thence
25. N 89° 51’ E true 1039.5 feet along same to black rock marked thus [arrow to right] at edge of gulch; thence
26. N 71° 21’ E true 427.7 feet along Waiehu along edge of gulch;
27. N 16° 51’ E true 569.6 feet along same to point near a large block stone marked [arrow to right];
28. N 66° 36’ E true 803.9 feet along same;
29. N 46° 6’ E true 937.2 feet along Waiehu;
30. N 46° 21’ E true 1029.6 feet along Waiehu;
31. N 49° 36’ E true 1025 feet along Waiehu to stone marked thus [arrow to right];
32. N 20° 30’ W true 128 feet along Waiehu;
33. N 22° 15’ E true 244 feet along Waiehu;
34. N 11° 44’ W true 310 feet along Waiehu;
35. N 57° 50’ E true 264 feet along Waiehu;
36. S 44° 30’ E true 753 feet along Waiehu along stone wall;
37. N 73° 00’ E true 674 along Waiehu along stone wall to tall stone marked [arrow to right] bears S 70° 21’ W true 1458.6 feet; thence
38. S 66° 6’ E true 1607.8 feet crossing the Government road to stone marked [arrow to right] at sand hills; thence
39. N 77° 52’ E true 1589.3 feet along Waiehu across sandy hollow to stone marked [arrow to right]; thence
40. N 65° 45’ E true 1083.7 feet along Waiehu to a stone marked [arrow to right] at sea shore; [page 218]
41. Thence along sea shore to initial point.

Area 24000 acres more or less.

Notes from various Boundary Certificates and Government Survey Maps by
M.D. Monsarrat, Surveyor

Honolulu July 22nd, 1882
S. Aholo, Commissioner of Boundries for the island of Maui, Molokai and Lanai.

Lahaina, Maui
September 25, 1882

3.5 Wailuku and Kula Described by Visitors of the Historical Period

In addition to the traditional accounts and observations penned by native Hawaiians and others interested in Hawaiian lore, visitors to the islands also recorded their observations of Maui. The writers describe various aspects of the land, sites, industry, and communities while also describing the transition in residency, land use, and the regional communities of the region.

3.5.1 The Journals of Captain James Cook

The journals of Captain James Cook and crew include further documentation regarding this period of history. Cook and crew first saw the Hawaiian Islands of Oʻahu and Kauaʻi on January 18, 1778. Cook then reports that on November 26, 1778, he and his crew saw the island of "Mowee" (Maui) for the first time. While sailing on the eastern side of Maui, they were visited by residents of the Wailuku-Hāmākua-Koʻolau region prior to their sailing to Hawaiʻi Island. Though only a limited time was spent at Maui, Cook penned a few observations of the region:

> I continued to steer to the southward, till daylight in the morning o. the 25th, at which time we were in the latitude of 20° 55'. I now spread the ships, and steered to the west… land was seen extending from south south-east to west. We made sail, and stool for it. At eight, it extended from south-east half south, to west; the nearest part two leagues distant. It was supposed that we saw the extent of the land to the east, but not to the west. We were now satisified, that the group of the Sandwich Islands had been only imperfectly discovered; as those of them which we had visited in our progress northward, all lie to the leeward of our present station.…
>
> In the country was an elevated saddle hill, whose summit appeared above the clouds. From this hill, the land fell in a gentle slope, and terminated in a steep, rocky coast, against which the sea broke in a dreadful surf. Finding that we could not weather the island, I bore up, and ranged along the coast to the westward. It was not long before we saw people on several parts of the shore, and some houses and plantations. The country seemed to be both well wooded and watered; and running streams were seen falling in to the sea in various places…
>
> In the evening, the horizon being clear to the westward, we judged the westernmost land in sight to be an island, separated from that off which we now were.… At first, only a few of the natives visited us; but, toward noon, we had the

> company of a good many, who brought with them bread-fruit, potatoes, taro, or eddy roots, a few plantains, and small pigs; all of which they exchanged for nails and iron tools.…
>
> In the afternoon of the 30th, being off the north-east end of the island, several canoes came off to the ships. Most of these belonged to a chief named Terreeoboo [Kalaniʻōpuʻu], who came in one of them. He made me a present of two or three small pigs; and we got, by barter, from the other people, a little fruit. After a stay of about two hours, they all left us, except six or eight of their company, who chose to remain on board. A double-sailing canoe came, soon after, to attend upon them; which we towed astern all night. In the evening, we discovered another island to the windward, which the natives call *Owhyhee* [Hawaiʻi]. The name of that off which we had been for some days, we were also told, is *Mowee* [Maui].…
>
> Finding that we could fetch Owhyhee, I stood for it; and our visitors from Mowee not choosing to accompany us, embarked in their canoe, and went ashore.… (Vol VI., pp. 485-487)
>
> The island next in size, and nearest in situation, to Owhyee, is Mowee; which lies at the distance of eight leagues north north-west from the former, and is 140 geological miles in circumference. A low isthmus divides it into two circular peninsulas, of which that to the east is called Whamadooa [Hāmākua or Hāmākualoa], and is double the size of the western peninsula, called Owhyrookoo [Wailuku]. The mountains in both rise to an exceeding great height, having been seen by us at the distance of upward of thirty leagues. (Vol VII., p. 105)

The description of this region of Maui ends with the above narrative as Cook never again returned to Maui.

3.5.2 Commander Charles Wilkes: The United States Exploring Expedition

In 1840 and 1841, Commander Charles Wilkes of the United States Exploring Expedition toured the Hawaiian Islands. In April 1841, Wilkes and party toured Maui, and Wilkes' narratives (1845) provide several descriptions of the lands and activities in the Wailuku and Kula moku:

> The island of Maui is divided into two oval-shaped peninsulas, connected by a low isthmus, only a few feet higher than the beach.… East Maui is the largest of the two, and rises in one unbroken mountain ten thousand feet in elevation, which falls almost perpendicularly towards the sea. West Maui has many sharp peaks and ridges, which are divided by deep valleys, and which in descending towards the sea open out and form sloping plains on the north and south sides of considerable

extent. The highest peak of West Maui was found, by triangulation, to be six thousand one hundred and thirty feet.…

After breakfast, Mr. Greene was obliging enough to accompany us to see the sugar-mills and taro-plantations, in the valley of the Wailuku. The sugar manufactory is an experiment of the king, and is now under the superintendence of a Chinese.… The sugar appears to be of good quality, and with proper attention, the manufacture could no doubt be made profitable.…

The district of Wailuku is composed of valley and upland. The soil in the former is extremely rich and well watered; the upland, also, produces good crops when sufficient moisture can be had. Potatoes, corn, sugar-cane, and sweet-potatoes, are the chief products of the windward side of the island.

In some places there are extensive woods, the trees in which are of large size; but the timber is of little value, being either soft and spongy, or hard and difficult to work. Of the former kinds the natives make their canoes.

The district of Kula, on east Maui, although extremely rough and rock, has a loamy, rich, and productive soil: it produces the finest Irish potatoes, turnips, corn, melons, and wheat. The latter, off an excellent quality, is found growing wild. It was introduced about twenty years before our visit, planted, and not the least attention paid to it; instead, however, of “running out,” it has increased.…

The isthmus is too dry to be fit for cultivation; it is an extent about twenty by fifteen miles. During nine months of the year it is a fine grazing country, and feeds large herd of cattle, that are mostly owned by foreigners.…

Both at Wailuku and at Hamakualoa, the natives have shown much perseverance and enterprise in erecting stone churches.… At Wailuku the building-stone used was vesicular lava.…

In Wailuku, the population is thought to be decreasing at the rate of about one hundred and thirty annually, but no adequate causes are assigned for this diminution. The climate of Maui is healthy, and no diseases prevail.…

The north coast of East Maui is a succession of deep ravines, which gradually diminish in breadth as they ascend, and are finally lost on the flanks of the mountains; travelling along the coast, in consequence becomes almost impossible. Cascades are seen falling in these ravines several hundred feet in height, having little volume of water, however.…

[O]ur gentlemen were very kindly received by the king and missionaries. They

> forthwith made preparations for a tour to East Maui. The Rev. Mr. Andrews, his son, and four students of the seminary, joined the party, together with six Kanakas to carry their food. The Kanakas were engaged at twenty-five cents a day, and twenty-five cents more was allowed for their food. The party first passed to Wailuku, where it was further increased by the accession of Mr. Baily. (pp. 252-270)

3.5.3 Wailuku Described by Editor J. Jarves

The Polynesian, a newspaper publication of the Hawaiian Government, regularly ran articles contributed by both residents and visitors that offered glimpses into the activities and developments in island communities, and sites to be seen when visiting various localities. J. Jarves, the paper's editor, was a prolific writer and contributed many descriptive articles to the newspaper. Among the writings was a series of articles describing a trip from Lahaina to Haleakalā via the kula lands of Kahului and Hāmākua Poko. Jarves reported on industry and sites of the region through which he traveled. Also among his observations were the significant changes on the Wailuku (Kamaʻomaʻo) Plains:

> A boat was hired to carry our baggage along shore, while we followed the southern coast to the foot of Wailuku mountain, and execrable pile of six miles of precipices and craggy rocks of no great altitude where the path traverses, but of most undescribable [sic] roughness, without the agreeable alloy of shade or vegetation the entire distance.…
>
> Having an eye to ease, we did not cross the mountain, but embarked in the boat and sailed with a favorable breeze along its base until near its eastern extremity, when, being rather late in the day, the trades that had just crossed the isthmus met us with a violent puff, and obliged our crew to putt lustily for about a couple of hours before we could reach a landing place. The bay here is subject to violent gusts of wind, which makes it dangerous boating. On reaching shore we found a very good house, built by missionaries for a night's accommodation when travelling to Lahaina, and awaiting here a calm opportunity to canoe it round the mountain. We dined here, rested two hours, and started on a very good carriage road, which follows the margin of the bay for some distance. On reaching the eastern bend, the dust, wind and heat were each intense. The first, composed of the light sand of the seashore, which is here invading the country to the very foot of the mountain, destroying in its course every green thing, rose in clouds to darken the sun. Our road lay for many weary miles through it. The country about the bay is barren enough to starve grasshoppers, and if it is a specimen of the "unclaimed and unoccupied" lands of the kingdom, I should say, thanks to the Company that would

take it *off* or pay for it as it is. We passed a number of hamlets, and noticed plenty of healthful and well clad children. Indeed, the whole population of Maui so far as I have thus seen, appear well off as regard's to clothing and if the children to be seen on this route are a fair criterion for the island generally, population is far from running out. On some of the sand hills we noticed human skulls, which had bleached there for centuries, for aught we could tell. At 8 o'clock P.M., we arrived at the landing place of our boat [in the area below Pāʻia], which had crossed the bay in advance with the luggage. I would give the name but do not know it, and can only describe it as the terminus of the road leading from Mr. Torbert's plantation [the Brewer Plantation at Kawaʻapae – Hāliʻimaile], and the grand potato embarking place for the fertile region above.…

A lovely panorama of cultivated fields lay several thousand feet beneath, while beyond there and reaching to the beach, was a sterility in striking contrast, to the right, Wailuku plains stretched their arid soil over a great expanse of country, backed by the ocean on either side. – Wailuku with its [illegible] and buildings was clearly distinguishable by the [illegible]. West Maui lay disclosed to full view, without a cloud to screen its rugged and uninviting mountain range. (Jarves, 1846, July 25, p. 1).

On the 14th I rode to Wailuku. The road for the first six or seven miles passes gently down to the beach through a pleasant and fertile country. The remainder of the way is not particularly agreeable, particularly if the sun is disposed to make reflections upon one in the passage over the sand hills which skirt the plain. The Wailuku plain which is some six or seven miles across by rather more in width, was once waving with tall grass, and when Mr. White first came to the island, trees six inches in diameter grew in it. Not a bush is now to be seen. The goats and cattle have exterminated the grass and dug up the soil of the plain, which dried by the sun, is now moving in drifts to the leeward into the ocean, leaving a bare and sun-parched surface. The windward beach which was once so covered with a profuse vine that kept the sand in its place, is now travelling in huge wave-like heaps to the other side. The sand may be said to make a breach clear across the isthmus. It is also filling up a large pond near by the famed Golgotha. So light is it and so easily borne aloft by the furious winds that here unchecked sweep every thing before them, that at a distance, mingled with the red dust of the plain, it resembles a conflagration; the smoke arising from the burnt cities of the plain. Every thing like vegetation is being killed. It may not be too late to remedy the evil to some extent, but it is a lamentable fact that this large extent of country, once covered with grass and trees is now a worse than barren waste.

Wailuku with its numerous rills, rich valley and cultivated enclosures, affords an

> agreeable relief to the general desolation of this region. There is water enough both here and at Waikapu from the back valleys, to enlarge the cultivation greatly. On approaching Wailuku, its large Quaker-like stone church, school house and other mission buildings, give it the resemblance of a factory house. How [illegible] and uninteresting all these native villages would appear, were the improvements of the missionaries removed. Wailuku being built on a rising ground, with mountains in the rear, and giant sand hills in front, makes a somewhat imposing appearance from the number and regularity of its large edifices, most of which are connected with the female seminary. The soil here is very productive.…
>
> The temperature of Wailuku is not excelling in evenness in this kingdom. Its range is from 70 to 83 deg. – and what is vastly agreeable, but few [mosquitos]. (Jarves, 1846, August 15, p. 2).

3.6 Modern History

Nestled in the central part of Maui lies the unincorporated community of Puʻunēnē, a place whose history is deeply intertwined with the sugar industry that dominated Hawaiʻi's economy for over a century. The name Puʻunēnē, meaning "goose hill" in Hawaiian, refers to a small volcanic cone between Spreckelsville and Pāʻia, and pays homage to the endemic nēnē (Hawaiian goose), the state bird of Hawaiʻi. With a modest population of approximately 50 residents today, this area once served as the heart of Maui's sugar production and was home to a vibrant multicultural plantation community that shaped the island's development for generations.

This historical overview traces the development of Puʻunēnē from its origins as a sugar plantation center through its evolution in the post-plantation era, with special focus on key institutions like the Puʻunēnē School, airport, hospital, plantation camps, and religious establishments that formed the fabric of community life.

3.6.1 The Rise of Sugar in Puʻunēnē

The commercial cultivation of sugarcane in Hawaiʻi began in the 1830s and 1840s, with the first sugar plantation established on Maui at Haliʻimaile in 1848. Samuel Thomas Alexander and Henry Perrine Baldwin, friends since childhood, formed a partnership and began planting near Makawao in 1870. Alexander & Baldwin (A&B) secured a lease for water rights from the kingdom in 1878 and built a ditch to bring water to arid central Maui. This irrigation system was crucial to the development of the sugar industry in the area.

In the same period, Claus Spreckels established Hawaiian Commercial Company in 1878, an enterprise in Central Maui which soon became devoted to sugar. It was renamed Hawaiian Commercial & Sugar Company (HC&S) in 1882. Spreckels built the

Spreckelsville Mill, which was rumored to be the largest sugar mill in the world at the time.

George Bowser, editor of *The Hawaiian Kingdom Statistical and Commercial Directory and Tourists Guide* wrote about various statistics and places of interest around the Hawaiian Islands. In the following excerpts, Bowser (1880) provides an overview of the Spreckels Plantation on the Wailuku-Waikapū lands:

> *Claus Spreckels & Co.'s Sugar Mill and Plantation*, Wailuku and Waikapu Common, seven miles from Wailuku; Kahului Road; post office address, Kahului. Owns 30,000 acres; 3,000 acres under cultivation; 25,000 acres available for sugar planting; the balance is pasture, etc. sole right of 32 streams for irrigating purposes; said right obtained direct from the Crown; estimated yield for season of 1880, 3,000 tons of sugar. The cane will average six tons to the acre. Number of men employed, 350; horses and mules employed, 70 head.
>
> The ploughing on the whole is done by steam ploughs, and the cane is transported by the aid of portable railways to the mill. The capacity of the mill will be about twenty tons per diem; the mill will have five crushers in two sets, one of three, and one of two. The mill buildings are now in course of construction, and it is expected that grinding may be commenced above November next. Mr. Spreckels has his own landing and storehouse at Kahului, and the sugar is brought down to the landing by Captain Hobron's Wailuku and Hamakua Railway. Messrs. J. Horner & Co. plant 600 acres, all under cultivation, on shares with this company. Mr. Spreckels calculates to import, inside of four years, 40,000 tons of sugar per annum from his Hawaiian estates. (pp. 431-432)

Bowser (1880) also described the native and plantation communities, and various attractions to be seen while traveling from Wailuku to the Hāmākua-Koʻolau region:

> From Wailuku to Kahului I found the already familiar road in first rate order, either for horses or wheeled vehicles. The trade-wind, however, although it may be the perennial benefactor of the island, is not at times a good traveling companion. This morning I found it in boisterous spirits. For the first seven miles of my journey my road was over a perfectly level country, on which there was not a tree to be seen. It is not for lack of good soil, I am sure, that neither trees nor cultivation are to be found over a great portion of the level land around Wailuku. Attempts will no doubt in time be made to irrigate this fine tract, either by extending the system of water-races, which have lately been constructed by the enterprising owners of sugar plantations, or by the and [sic] of artesian wells, and then thousands of acres here will be available for sugar planting and other agriculture.
>
> I had not proceeded far on my way before I found myself in the neighborhood of

> the sugar plantation of Mr. Claus Spreckels, to whose enterprise and example this part of Maui owes no little of its wealth. His enterprise, by demonstrating the feasibility, and above all, the profitable character of works by which the superfluous waters of one district are made to fertilize districts otherwise unproductive because less bountifully supplied with water by Nature, has been one of the most important which the chronicler of the industrial development of the Islands has to record.
>
> Mr. Spreckels, who is a well-known San Francisco merchant, having on a previous visit examined the undeveloped land and water resources of Maui, engaged Mr. H. Schussler in the Spring of 1878, Chief Engineer of the Spring Valley Water Works of San Francisco, to accompany him, and thoroughly survey the land and investigate the scheme he had in contemplation for bringing water from the streams on the northerly coast of East Maui to the large fertile tract of bottom land known as the Wailuku and Waikapu Commons, and located on the neck of land connecting East and West Maui. Mr. Schussler finished the survey of a water race and pipe line, and made a general topographical survey of the land to be brought under cultivation. The work occupied him ten days, and upon his reporting the results to Mr. Spreckels, an application was made to the Government for a franchise for the proposed irrigation scheme. This was granted for the term of thirty years, with the privilege of thirty years extension. These preliminaries being arranged, Mr. Spreckels acquired, by a long lease, a tract of 15,000 acres of Crown lands, and, by purchase, an interest in a large adjoining tract, both areas being part of the bottom lands already spoken of.… The construction of the ditch was commenced in October, 1878; camps were located in suitable places, and a depot established, at which the pipes were boiled in an asphaltum bath.…
>
> Planting was commenced about the middle of December, 1879, and discontinued to January following, by which time a little over 500 acres had been planted. At this time (July, 1880), the cane is growing finely, promising an enormous crop, which will be ready for the mill at the beginning of 1881. The mill is situated in a central part of the estate, and in a position which will allow the greater part of the cane to be brought to it on a downward grade, over portable and stationary railroad tracks. The mill, which is to be one of the most complete ever imported into the islands, is in course of construction at the Risdon Iron Works, San Francisco.…
>
> At nine miles from Wailuku I came to the dairy ranch of Mr. W.H. Rogers. The country here is rich pasture, and, at the same time, suitable for agriculture. (pp. 505-508)

Kahului Railroad Company incorporated in 1881 and established its headquarters near Kahului Bay. This was the first railroad company in Hawai‘i, and the first route ran from

Kahului to Wailuku. The company was founded by Captain Thomas Hobron, a sea captain who came to Hawai‘i and decided to stay and become a merchant in the islands. Hobron Point is named for him (Clark, 1980, p. 7).

In 1898, Alexander and Baldwin gained a controlling interest in HC&S. The following year, HC&S acquired Kahului Railroad and Maui Railroad & Steamship, merging them into Kahului Railroad. In addition to transporting sugar and people, Kahului Railroad started the development of Kahului Harbor, marking Alexander and Baldwin’s expansion into transportation.

The decision to build the Pu‘unēnē Mill was strategic. Pu‘unēnē’s location at a higher elevation made it possible to gravity feed the mill’s cane wash water for reuse in crop irrigation. This innovation demonstrated the forward-thinking approach that would characterize HC&S operations for decades.

In 1901, a new sugar mill, the HC&S Pu‘unēnē factory, was built. The mill quickly became the center of operations for what would grow into the largest sugar producer in the United States. The Pu‘unēnē Sugar Mill was built in 1901 and at the time was the largest sugar mill in the state. Pu‘unēnē was the world’s first fully computerized sugar mill with the capacity to process 7,500 tons of sugarcane per day, resulting in 1,000 tons of raw sugar.

The mill continued to innovate over the decades. In 1912, HC&S installed its first hydroelectric plant in Pā‘ia, providing 800 kilowatts of electricity to power the plantation’s mills and irrigation pumps. Later technological advances included the transition from railroad transportation to more modern equipment. In 1950, HC&S replaced its railroad — the main sugar cane transportation system — with Tournahaulers. They were used to carry harvested cane from the field to the plantation mills in Pā‘ia and Pu‘unēnē.

The sugar industry in Pu‘unēnē continued to expand through the early to mid-20th century. In 1948, HC&S merged with Maui Agricultural Co., making HC&S the largest sugar producer in the United States. This consolidation strengthened HC&S’s position as a dominant force in Hawai‘i’s economy.

The company also diversified its operations. In 1948, HC&S sold its first pasteurized milk (at 28 cents per quart) from its small but thriving dairy and beef cattle operations. HC&S sold its Pu‘unēnē Dairy to Haleakalā Dairy in 1951.

Further corporate consolidation occurred in the 1960s. In 1962, HC&S merged with A&B and became a wholly-owned division. At the time, HC&S operated three subsidiaries — East Maui Irrigation Co., Kahului Railroad, and Kahului Development Co., predecessor of Alexander & Baldwin Properties.

3.6.2 Plantation Life and Community Development

The sugar plantation era in Hawai‘i created a unique social structure centered around plantation camps. These camps were established by the sugar companies to house workers and their families close to the fields and mill. In Pu‘unēnē, HC&S built numerous camps throughout the area, each with its own character and often associated with specific ethnic groups.

During sugar’s heyday, an extensive irrigation system was developed by private enterprise. This irrigation system still provides a significant portion of Maui’s water supply. The sugar industry also built workforce housing, stores, hospitals, churches, and recreational facilities. This infrastructure created self-contained communities where most workers’ needs could be met without leaving the plantation area.

The camps were typically named by numbers (Camp 1, Camp 2, etc.) or by location. Various camps were distributed throughout the plantation area, highlighting the extensive community that developed around the sugar industry.

The development of the sugar industry brought workers from around the world to Hawai‘i, creating the multicultural society that characterizes the islands today. As the industry’s need for manpower grew, immigrants from around the world were recruited to work on the plantations, hailing from places as far-flung as China, Japan, Puerto Rico, Korea, the Philippines, Portugal, Russia, Germany, and Scandinavia. These immigrants became the foundation of the islands’ multi-ethnic society, the “melting pot of the Pacific.”

The plantation workers faced challenging conditions. They worked twelve-hour days for less than six cents an hour. Overcrowded barracks and poor diets led to surges in illness. Those who attempted to run away would be beaten and jailed for breaking their contracts. Despite these hardships, the diverse workforce created a rich cultural tapestry that continues to influence Hawai‘i today.

3.6.3 Key Institutions in Pu‘unēnē

The vibrant plantation community of Pu‘unēnē was built upon more than just sugar fields and processing facilities. As HC&S expanded its operations in the early 20th century, the company recognized the need to develop a complete social infrastructure to support its growing workforce. The result was the establishment of several essential institutions that formed the backbone of community life, creating a self-contained society where generations of plantation workers lived, learned, worked, and worshipped.

These institutions represented the company’s paternalistic approach to worker welfare, a common practice among Hawaiian plantations, where management provided for most

aspects of employees' lives. They also reflected the multicultural nature of plantation society, with facilities designed to accommodate the diverse needs of immigrant workers from Asia, Europe, and other parts of the world. From education and healthcare to transportation and spiritual life, these key institutions shaped daily existence in Puʻunēnē and left an enduring legacy that continues to resonate in Maui's cultural landscape today. Though many of these structures have been repurposed or lost to time, their historical significance provides invaluable insight into how plantation communities functioned as self-sufficient microcosms of Hawaiian society during the sugar era.

3.6.3.1 Puʻunēnē School

Education was an important part of plantation community life and the Puʻunēnē School played a central role in the education of generations of plantation workers' children. The Puʻunēnē School is a historic school building in the community of Puʻunēnē near Kahului. Puʻunēnē School was built in 1922 by HC&S. The school was constructed on 10 acres of land donated by the company in 1913. Upon completion, it replaced an earlier four-room school on the site that was built to hold 350 students.

The school quickly became a cornerstone of the community. The Classical Revival 1922 two-story concrete building became Maui's largest elementary school with about 1,000 students in grades one through eight from nearby communities. The school served the educational needs of the diverse population of Puʻunēnē for decades.

One of the most notable aspects of the Puʻunēnē School's history was the Three-Year Swim Club. From 1937 to 1940, Puʻunēnē School science teacher Soichi Sakamoto trained boys in a Three-Year Swim Club to compete for the 1940 Summer Olympics, originally scheduled to be held in Tokyo, Japan but cancelled due to WWII. Sakamoto's swimmers won medals in later Olympics, fulfilling his dream of creating world-class athletes and continuing Hawaiʻi's tradition of cultivating great swimmers like Duke Kahanamoku.

The school's importance declined along with the plantation community. In the 1950s, the area went into decline as many families moved to Kahului. In the 1950s and 1960s, the building was used for special education classes. In 1979, it became an administrative annex for the Department of Education. Despite these changes, the school's historical significance was recognized when Puʻunēnē School was added to the Hawaiʻi Register of Historic Places in August 2000.

3.6.3.2 Maui Airport (Puʻunēnē)

The development of air transportation in Hawaiʻi was closely tied to the Puʻunēnē area. On June 15, 1938, Governor's Executive Order No. 804 set aside 300.71 acres of land at Pulehunui for the new Maui Airport to be under the control and management of the Superintendent of Public Works. The Department of Public Works started construction on the new airport shortly after July 1, 1938. The airport was opened on June 30, 1939.

This airport served as Maui's primary airport for several years. By June 1950, Maui Airport was still the principal airport on Maui and was served by all scheduled and non-scheduled operators. It was equipped with lighting facilities for night operations and was a designated International-Alternate for most of the overseas operations. There were two paved runways 400 ft. wide and 6,900 ft. and 6,000 ft. in length, respectively.

During WWII, the airport was expanded for military use. Immediately after December 7, 1941, the military took control of all airfields in the Territory and began the expansion of Maui Airport at Puʻunēnē. The armed services added greatly to the facilities of the airport, and as NAS, the airport served as a principal carrier plane training base.

The airport's importance declined with the development of Kahului Airport. The Hawaiʻi Aeronautics Commission officially made the decision to move interisland air operations from Puʻunēnē to Kahului on May 25, 1951. On June 24, 1952, all airport operations and facilities were transferred from Puʻunēnē Airport to Kahului Airport. The Maui Airport at Puʻunēnē was placed in caretaker status on June 30, 1953. Eventually, Maui Airport was closed to aeronautical activity on December 31, 1955.

3.6.3.3 Puʻunēnē Hospital

Healthcare was an essential service provided by the plantation system, and the Puʻunēnē Hospital played a vital role in the medical care of plantation workers and their families. The hospital's history dates back to the early 1900s, with newspaper records documenting its evolution alongside the development of HC&S.

A March 10, 1905 article in *The Hawaiian Gazette* reported that the "Puunene Hospital Reduces Deathrate," highlighting the hospital's success in improving healthcare outcomes for plantation workers (Emerson, 1905, p. 3). The article praised the hospital's facilities and noted its importance in treating illnesses common among plantation laborers. This suggests that by 1905, the hospital was already an established institution within the plantation community.

By 1912, the hospital was expanding its facilities to meet the growing needs of the community. A September 6, 1912 article in the *Honolulu Star-Bulletin* announced "New

Puunene Hospital Work," reporting on construction activities to enhance the medical facilities (p. 3). According to the article, the new hospital construction was part of HC&S's commitment to providing improved healthcare for its workforce. This expansion reflected both the growth of the plantation population and the company's recognition of healthcare's importance in maintaining a productive workforce.

The Puʻunēnē Hospital was part of a larger healthcare system developed by the sugar plantations throughout Hawaiʻi. Plantation hospitals typically provided both inpatient and outpatient services, with medical care focused on addressing common health issues faced by plantation workers, including injuries from field work, infectious diseases, and chronic illnesses. Medical staff often included physicians brought in from the mainland United States or trained in Honolulu, along with nurses who sometimes had training in specific needs of the immigrant workforce.

The hospital's services evolved over time to incorporate advances in medical practice. By the 1950s, as indicated in a February 10, 1956 article in the *Hawaii Tribune-Herald* discussing "Many Problems Raised In Hospitals Consolidation," the plantation healthcare system was facing transitions (p. 10). This piece, published as the sugar industry was beginning its gradual decline, suggests that Puʻunēnē Hospital, like other plantation medical facilities, was confronting challenges related to changing economic conditions and the evolution of healthcare delivery in Hawaiʻi.

The plantation medical care system represented a significant investment by HC&S in its workforce's health. While this paternalistic approach had limitations and served the company's interests by ensuring a healthy labor force, it nevertheless provided essential services that might otherwise have been unavailable to plantation workers and their families. The hospital's facilities included wards for different types of patients, surgical capabilities, and outpatient services, making it a comprehensive medical center for the Puʻunēnē community.

Like many plantation institutions, the Puʻunēnē Hospital's operations declined along with the sugar industry. As workers moved away from plantation camps to other communities and as public healthcare options expanded throughout Maui, the hospital's role diminished. Eventually, medical services for the central Maui area were consolidated at what would later become Maui Memorial Medical Center, which continues to serve as the primary acute care hospital for the island today.

3.6.3.4 Religious Institutions

Religious institutions played a significant role in the lives of plantation communities, offering spiritual guidance and serving as social centers. Several notable religious establishments were built in Puʻunēnē during the plantation era.

The Puʻunēnē Nichiren Mission was one such institution. Reverand Genyu Oba established a temporary place to spread the dharma in the town of Wailuku in November 1920. Attending the opening ceremony, Mr. William McGerrow, the chief accountant for HC&S, announced that he would offer a parcel of land next to a public cemetery free of charge to any of Japanese Buddhist temples. Taking advantage of this opportunity, Puʻunēnē Nichiren Mission was founded in November 11, 1922 by the priest Temmyoin Nichirai Shonin.

The Puʻunēnē Congregational Church was another important religious institution. As one of Maui's first Japanese Christian churches, the Puʻunēnē Congregational Church played an important part in the lives of many plantation workers who lived and worked near the Puʻunēnē Sugar Mill. Built in 1910, the church has housed multiple congregations, including the United Church of Christ (1949 to 1968) and the Lanakila Church of Full Gospel of Jesus Christ (1972 to 1995).

3.6.4 Decline of the Sugar Industry

The sugar industry that had dominated Hawaiʻi's economy for more than a century began to decline in the latter half of the 20th century. Sugar's reign in Hawaiʻi lasted until the 1960s, when tourism outpaced it as the state's number one industry. It remained Hawaiʻi's leading agricultural crop until the closure of several plantations in the 1990s. The crop value of sugar fell below that of pineapples, marking the end of a major era.

HC&S remained the last operating sugar plantation in Hawaiʻi, a testament to its efficient operations and the company's adaptability. However, even this final holdout eventually succumbed to economic pressures, closing in December 2016 after 134 years. This closure marked the definitive end of the sugar plantation era in Hawaiʻi. The company made efforts to support its employees through the transition, stating its dedication to keeping the land in central Maui in agriculture by leasing it to farmers, with priority going to the employees.

In 2019, a field of potatoes was planted by Mahi Pono where sugarcane used to be grown. This 40-acre (16 ha) initial planting was the beginning of using these fallow lands to increase local food production.

3.6.4.1 The Alexander & Baldwin Sugar Museum

The legacy of the sugar industry in Puʻunēnē is preserved through the Alexander & Baldwin Sugar Museum, housed in the former residence of the superintendent of Puʻunēnē Sugar Mill. Its mission is "to preserve and present the history and heritage of Hawaiʻi's sugar industry, and the multi-ethnic plantation life which it engendered."

The museum offers a comprehensive look at the sugar industry's impact on Maui. The 1,800 square foot museum examines the establishment and growth of the industry on the island, as well as the significant influence that it had on the development of Maui's water resource and the rich, multicultural diversity that it brought to Hawai'i's population. Through its exhibits, the museum tells the story of daily life in the plantation era and the inner workings of a sugar mill.

The history of Pu'unēnē is intrinsically tied to the rise and fall of the sugar industry in Hawai'i. From its establishment as a plantation center in the early 20th century through its gradual transition following the closure of HC&S in 2016, Pu'unēnē stands as a testament to the profound impact that sugar cultivation had on Maui's landscape, economy, and social fabric.

The community that grew around the Pu'unēnē Mill was diverse and vibrant, with workers from around the world contributing to a unique multicultural society. Essential institutions like the Pu'unēnē School, airport, hospital, and various religious establishments served the needs of this community, creating a self-contained plantation town that thrived for decades.

While the sugar industry has faded into history, its legacy lives on in the physical structures that remain, the cultural practices that evolved from plantation life, and the diverse population that continues to call Maui home. The Alexander & Baldwin Sugar Museum ensures that future generations will remember and understand the significance of Pu'unēnē and the sugar industry in shaping modern Hawai'i.

As the former sugar lands transition to new uses, Pu'unēnē faces an uncertain but potentially promising future. The community's rich history provides a foundation upon which new chapters can be written, maintaining connections to the past while adapting to the changing needs of Maui's residents and economy.

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4.0 Cultural Resources

The following research and analyses incorporate the history and cultural resources of the project area, focusing on the project area and the surrounding environment.

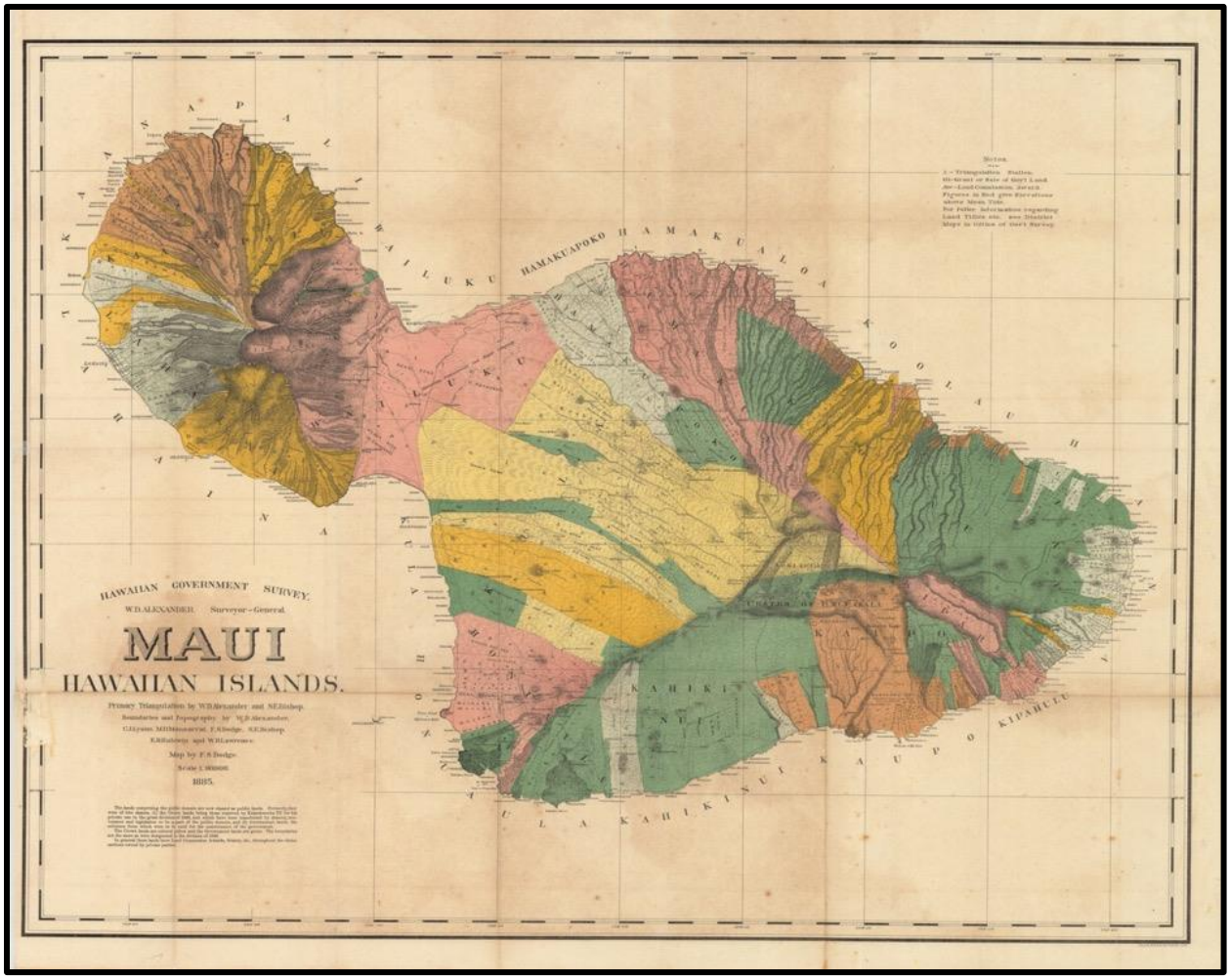


Figure 15. Map of Maui by W.D. Alexander and F.S. Dodge (1885)

Fitzpatrick & Moffat (1987) note about Dodge's 1885 map of Maui:

> In addition to the standard colors of yellow for Crown and green for government lands, Dodge employed several other colors to cope with the land complexities of Maui. For example, an unusual land in Hawai'i is the *'ili kupono* of Wailuku, shown in pink and covering the north half of the isthmus that connects the two halves of the island. An *'ili kupono* was an *'ili* that was independent of any ahupua'a. Wailuku was purchased by Claus Spreckels in 1882 and formed a major component of his sugar empire in Hawai'i. (p. 47)

It is unclear when the area became known as its own district, but it occurred sometime between the creation of Dodge's map in 1885 and the passage of the County Act by the Territorial Government in 1905 when the Act named Wailuku to the County seat of Maui (Hibbard, 1986).

4.1 Historic Properties and Cultural Sites

An archaeological literature review and assessment (ALRA) has been conducted for the project area to identify previously recorded historic properties and to evaluate the potential for archaeological resources within the proposed development footprint. The review examined previously documented sites in the State Inventory of Historic Places (SIHP), prior archaeological investigations in the surrounding region, historic maps, and environmental conditions associated with the project area. Results of the archaeological review indicate that while the project area has been extensively modified by historic agricultural use associated with plantation-era sugar cultivation and subsequent agricultural activities, the potential for subsurface archaeological deposits cannot be entirely discounted. Several historic properties, including previously documented sites and cultural features within the broader Wailuku and Kalialinui ahupua'a landscape, have been identified in the vicinity of the project area. The findings of the archaeological review provide an important contextual framework for understanding the potential presence of cultural resources and are incorporated into the assessment of cultural resources and practices presented in this report.

The archaeological record for the Pu'unēnē region—particularly the area encompassing the Ho'onani Village Mixed-Use Development Project—reflects over a century of intensive commercial sugar cultivation and land modification. This section synthesizes historical and archaeological findings based on a comprehensive Archaeological Literature Review and Assessment (ALRA) conducted for TMKs (2) 2-5-001:016, (2) 3-8-006:004, and the connecting Pulehu Road ROW. The findings provide context for understanding the physical and cultural landscape of Pu'unēnē, with an emphasis on its plantation-era legacy and the limited potential for intact pre-contact cultural resources.

The project area is located within what was once the expansive sugarcane cultivation lands of Claus Spreckels and, later, the HC&S. By the late 19th century, the lands had been thoroughly converted for industrial agriculture, facilitated through Land Grant No. 3343 issued by King Kalākaua. This transformation included the construction of a dense network of infrastructure: cane haul roads, railroad tracks (e.g., the "Sam Sing R.R."), irrigation ditches (notably the Ha'ikū and Waihe'e ditches), reservoirs, and field camps.

Historic maps and aerial photographs from 1885, 1893, 1924, and 1950 (Figures 10–15) show the project area fully integrated into HC&S operations. These images depict extensive linear infrastructure and patterns consistent with monocrop sugar cultivation.

The landscape had been heavily engineered for plantation efficiency, and no evidence of traditional Hawaiian land use was documented within or adjacent to the parcels under review.

Archaeological studies in and near the project area consistently reflect the dominance of plantation-era features. Key findings of the ALRA include:

1. **Lack of Pre-Contact Cultural Features**: No traditional Hawaiian archaeological features have been identified in the current project area. Decades of intensive mechanical agriculture, including plowing, ditch digging, and road grading, likely destroyed any shallow or low-profile pre-contact features that may have once existed. Previous researchers (e.g., Hammatt, 1995; McCurdy et al., 2009) reported no traditional sites in adjacent parcels.
2. **Historic-Period Features (Unassigned SIHP)**: Several features associated with commercial agriculture were observed or inferred from historical records, including plantation ditches and haul roads. These have not been assigned State Inventory of Historic Places (SIHP) numbers, largely due to past archaeological biases favoring pre-contact sites. Two such plantation-era irrigation ditches still in use were identified during nearby surveys (Monahan, 2023) and may qualify for SIHP registration upon further study.
3. **Nearby Historic Sites**: While no confirmed SIHP sites exist within the current project boundaries, multiple sites have been recorded nearby, including:
    - **SIHP # 50-50-05-06360**: Remnants of the old Puʻunēnē Hospital located east of Pulehu Road (Madeus & Fredericksen, 2008).
    - **SIHP # 50-50-05-07622**: Secondary deposit of human remains identified during construction of the Puʻunēnē Target store, along the western boundary of the northern parcel (Fuentes & Pantaleo, 2014).
    - **SIHP # 50-50-05-08506**: A single skeletal element in secondary context from nearby fill material (Pantaleo, 2018).
    - **SIHP # 50-50-05-09013**: A historic Japanese cemetery located east of Pulehu Road, with burials previously exhumed and reinterred (Yucha et al., 2023).
4. **Site Destruction and Agricultural Disturbance**: The extensive use of machinery and chemical treatments during sugarcane operations significantly impacted the stratigraphy and integrity of any potential subsurface archaeological resources. As such, the likelihood of encountering intact features—pre-contact or historic—is considered low.
5. **Isolated Plantation-Era Artifacts**: Monitoring at Puʻunēnē School (Hill et al., 2008) documented historic-period artifacts, including ceramics and glass

> fragments, consistent with mid-20th century plantation life. Similar isolated finds may occur within the current project area, though they are unlikely to meet the threshold of significance for registration.

While the project area does not contain known or registered traditional cultural properties, it is situated within a broader historic landscape shaped by large-scale monoculture and labor migration. The Puʻunēnē region housed multiple ethnic plantation camps and community institutions, including schools, health facilities, and religious centers, most of which were dismantled or destroyed following the plantation closures.

Given the presence of human remains in nearby parcels and known burial activity in the general Puʻunēnē area, there is still a modest potential for encountering previously undocumented burials or reinterred remains during ground-disturbing activity. Therefore, Honua Consulting recommends consultation with the SHPD regarding the need for an Archaeological Inventory Survey or archaeological monitoring during construction, particularly in areas where fill material or trenching may be necessary.

The archaeological record of Puʻunēnē is emblematic of Maui's historic transformation under industrial agriculture. While no traditional Hawaiian cultural features have been found in the current project area, the plantation-era history is deeply embedded in the physical and documentary landscape. The cumulative findings support a high likelihood of encountering above-ground historic properties related to commercial sugar operations and a low but non-negligible chance of encountering buried cultural materials or isolated artifacts. Continued due diligence through consultation with SHPD and culturally appropriate protocols remains essential.

4.1.1 Heiau

The cultural landscape of Wailuku was marked by numerous religious and ceremonial sites that reflected the spiritual dimensions of traditional Hawaiian life. Thomas G. Thrum (1908) reported on the heiau of Wailuku moku:

> Of the Wailuku heiaus it is somewhat remarkable that of the seven we have been able to learn of in that section, five are named as consecrated by Liholiho during his tour for this service during the year's stay of the "peleleu" [a very large canoe type] fleet at Maui, viz: Pihana, Kaluli, Malumaluakua, Keakuku [Keahuku] and Olopio, as also Kealakaihonua at Waihee.…
>
> It may be inferred that most of the heiaus in this section were war temples. The massiveness of Pihana, as shown in its ruins, as also the prominence of Kaluli in turbulous times confirm this. The time of their construction doubtless dates far back, and of their repair or reconstruction, Kahekili is credited with placing Kaluli

> in order on the instructions of the high priest Kaleopuupuu, in anticipation of war with Kalaniopuu of Hawaii. And in the battle of Waikapu common when the Maui forces annihilated the invading army so that but two out of the 800 escaped alive, the only prisoner, a chief of Hilo, brought alive to Kahekili to be sacrificed at the heiau of Kaluli in honor of the victory, died of his wounds before he could be offered up the gods. This was in 1776. (pp. 45-46)

The following table is a summary of the notable heiau located throughout Wailuku moku, including those identified by previous archaeological studies within Wailuku ahupua‘a.

Table 2. Notable Heiau of Wailuku Moku

Heiau Name	Location and Remarks
Haleki‘i	Wailuku, some 300 ft. to N.E. of Pihana, and about 100 ft. square in size (Thrum, 1908, p. 38). N.N.W. of Pihana 350 feet on another sand dune. A large heiau of the same type as Pihana but is has resisted erosion more successfully. It shows massive wall facings in ruins of four terraces on the south side. Water-worm boulders are used in its construction. It measures 300 x 150 feet (Walker, 1931, p. 148).
Halelau	Mauka to Waiehu Camp in cane fields. Obliterated by modern cemetery (Walker, 1931, p. 140).
Kakolika	Along road mauka to swamp in cane fields. Site of heiau torn up in cutting road.
Kāluli	Wailuku, at Puuohala. Repaired in time of Kahekili; Kaleopuupuu its priest (Thrum, 1908, p. 38). Above Puohala Camp in the cane fields. Now totally destroyed (Walker, 1931, p. 145).
Kealaka‘ihonua	Kapokea, Waihee, the heiau of Koi, prominent in Kahekili’s staff; priest of the Kaleopuupuu order, and leader of the murderous attack on the officers of the Daedalus (Thrum, 1908, p. 38). On beach near Waihee Dairy. A large square shaped pile of rock which was once a heiau. According to a government map it makes a fish pond at the mouth of the stream. Kapoho is given as the name of the village, but the heiau of that name is more inland (Walker, 1931, p. 134).
Koihale	Waihee, a medium sized heiau of about 90 ft. square, still to be seen (Thrum, 1908, p. 38).
Kukuipuka	Waihee, the place of refuge for West Maui as also heiau (Thrum, 1908, p. 39).

Heiau Name	Location and Remarks
Kukuikomo	On ridge between North and South Waiehu Gulches. Another heiau without walls or platforms (Walker, 1931, p. 143).
Malumaluakua	Wailuku. No particulars gathered of these heiaus further than that nearly all of the Wailuku temples, with the Kapokea one of Waihee, are named among those consecrated by Liholiho during a year's stay en route to Oahu, preceding the peleleu fleet (Thrum, 1908, p. 38). Head of south Waiehu Gulch. A grove of kukui trees surrounding a level spot without evidences of walls or platforms. A large rock in the center may have served for sacrificial purposes. The native informant, Kawailana, was an old man 88 years of age and blind. But he said the heiaus near Waiehu were all built by Kahekili to Kane, and men and pigs were laid on the lele [sacrificial altar]. In this region a heiau seems to mean merely a sacred spot not marked necessarily by either walls or platforms of stone (Walker, 1931, p. 142).
Nukukahi	Waiehu; of this heiau nothing now remains but a heap of stones (Thrum, 1908, p. 39).
Paulani	Near head of road leading mauka from Waihee. Utterly destroyed. Said to have been built by Kamehameha about 1819 on ruins of temple built by Kahekili to Kane. Informant, Kapoi (Walker, 1931, p. 139).
Pihana	Wailuku, near end of coral and sand ridge, one-half mile from the sea; about 300 x 120 ft. in size; walls in complete ruins showing foundations massive (Thrum, 1908, p. 38).
Pu'ukoa	Near pond on ridge south of Waiehu Camp. Destroyed (Walker, 1931, p. 144).
Ulukua	North side of Waihee stream two sites with same name on either side of the road. Both destroyed (Walker, 1931, p. 131).
Wawaekanaka	At Puhauolu, Waihee, said to date from Kahekili's time, long ago demolished, save a mound of stones which mark its site (Thrum, 1908, p. 39). Inside [Kakoliko heiau] may still be seen a large rock, the Wawaekanaka Stone, which has some foot-shaped holes said to have been made by the gods. It is used for grinding awa root according to native Kanuhi (Walker, 1931, p. 137).

In addition to these heiau, Walker (1931) identified Keahukū, Olokua, Olopio, Mālena, Pōhakuokahi, Lelemākō, Kawelowelo, Ka'ulupala, Palamaihiki, and Oloolokalani within

the vicinity of Wailuku, but none of these heiau could be located during survey (p. 149). These heiau were said to have been among those consecrated by Liholiho in his tour of Maui for that purpose about 1801 (Walker, 1931, p. 149). Moreover, Walker (1931) also identified three heiau as being destroyed prior to surveying: Malaihakoa at Paukūkalo, Papanene at Kapukaulua, Puʻunēnē, and Pōʻaiwa at Kapuakaulua (p. 151).

There are no historic properties listed on the National or Hawaiʻi Register of Historic Places within the area of potential effect for the undertaking.

4.2 Natural Resources with Cultural Significance

To employ the Hawaiian landscape perspective and emphasize the symbiosis of natural and cultural resources, Honua Consulting uses the term “biocultural” to refer to natural and cultural resources, with additional sub-classifications by attributes.

Further, a brief discussion of environmental zones and traditional Hawaiian land management practices is necessary to understand the tangible and intangible aspects of the Hawaiian landscape. Additionally, it is important to specify again that in the Hawaiian landscape, all natural and cultural resources are interrelated and culturally significant. Natural unaltered landscape features such as rocky outcrops, cinder cones, intermittent streams, or an open plain can carry as much significance as a planted grove of wauke (*Broussonetia papyrifera*) or a boulder-lined ʻauwai (canal).

Maly (2001) presents a narrative of traditional Hawaiian land management strategies and the different environmental zones recorded in *Ka Hoku o Hawaii* (September 21, 1916):

> Hawaiian customs and practices demonstrate the belief that all portions of the land and environment are related, like members of an extended family, each environmental zone was named, and their individual attributes were known. Acknowledging the relationship of one environmental zone (wao) to another, is rooted in traditional land management practices and values. Just as place names tell us that areas are of cultural importance, the occurrence of a Hawaiian nomenclature for environmental zones also tells us that there was an intimate relationship between Hawaiians and their environment.
>
> The native tradition of Ka-Miki provides readers with a detailed account of Hawaiian land divisions and environmental zones. While competing in a riddling contest at the court of the chief, Palikū-a-Kīkoʻokoʻo, the hero, Ka-Miki sparred with Pīnaʻau, the foremost riddler of the district of Hilo Palikū (northern Hilo). The riddles covered topics describing regions from the mountain tips to the depths of the ocean, and descriptions of kalo (taro growth), the ala loa (trail systems), and nā mea lawaiʻa (fishing practices). As the contest unfolded, it was seen that each of the

> competitors were well matched. In one of the riddles, Ka-Miki described the various regions of the island of Hawaii, extending from the mountain to the sea. Ka-Miki then told his opponent, that if he could rise to the challenge of answering the riddle, his knowledge could be compared to one who has ascended to the summit of the "mauna o Paliahu" (mountain of Poliʻahu, or Mauna Kea) (in *Ka Hoku o Hawaii*, September 21, 1916).
>
> Through one of the riddles [the] reader learn[s] about the traditional wao or regions of land, districts, and land divisions of the administrators who kept peace upon the land. The environmental zones include:
>
> 1 – Ke kuahiwi; 2 – Ke kualono; 3 – Ke kaumauna; 4 – Ke ku(a)hea; 5 – Ke kaolo; 6 – Ka wao; 7 – Ka wau maʻu kele; 8 – Ka wao kele; 9 – Ka wao akua; 10 – Ka wao lāʻau; 11 – Ka wao kānaka; 12 – Ka ʻamaʻu; 13 – Ka ʻāpaʻa; 14 – Ka paheʻe; 15 – Ke kula; 16 – Ka ʻilima; 17 – Ka puʻeone; 18 – Ka poʻina nalu; 19 – Ke kai kohola; 20 – Ke kai ʻele; 21 – Ke kai uli; 22 – Ke kai pualena; 23 – Kai Pōpolohua-a-Kāne-i-Tahiti.
>
> 1 – The mountain; 2 – The region near the mountain top; 3 – The mountain top; 4 – The misty ridge; 5 – The trail ways; 6 – The inland regions; 7 and 8 – The rain belt regions; 9 – The distant area inhabited by gods; 10 – The forested region; 11 – The region of people below; 12 – The place of ʻamaʻu (fern upland agricultural zone); 13 – The arid plains; 14 – The place of wet land planting; 15 – The plain or open country; 16 – The place of ʻilima growth (a seaward, and generally arid section of the kula; 17 – The dunes; 18 – The place covered by waves (shoreline); 19 – The shallow sea (shoreline reef flats); 20 – The dark sea; 21 – The deep blue-green sea; 22 – The yellow (sun-reflecting sea on the horizon); and 23 – The deep purplish black sea of Kāne at Tahiti. (p. 3)

The entire area of Wailuku contained a full range of wao and as a result, the area was known to be kapu. Maui historian Inez Ashdown (1976) explains:

> Na Wai Ehā, the Four Waters, including Wai-ka-pu Valley, waterfalls and stream, the Forbidden or Sacred Valley. Wai-luku is the Destructive Waters of I-a-o Valley whose stream is best known as Wai-aka-ma-kea or Waters of Light and Shadow. Wai-ehu is the Valley of Misty Waters; and Wai-heʻe is the Valley of Racing Waters. All this area on the eastern slope of west Maui, whose name is Mauna-ka-Hala-Wai, or Mountain Blessed with Waters, was farmed diligently in olden times. With the produce from those lovely gardens, and the fat fish from the ponds of Kana-hā and Mauʻoni at Kahului and their counterparts at Ke-alia of Ka-lepo-lepo on Maʻalaea Bay, the people of Maui were rich and happy. Here, many temples were built for prayer, ceremonials, and finally, some were rededicated as war temples.

> Today little of the flourishing gardens remains. There are some active taro patches, but the land now produces sugar cane products at the Wailuku Sugar Company which began under King Kamehameha III, who had the burden of changing the ancient feudal system into a modern money-making venture (1825 to 1854) during his reign of the Kingdom of all Hawai‘i.
>
> The fishponds date back for many centuries and were rededicated under Kiha-a-Pi‘ilani and Umi-a-Liloa who was his brother-in-law, in the middle 1500s. During the reign of King Ke-kau-li-ke, who died in 1736, the twin ponds of Kanaha and Mau‘oni were again repaired along their walls. Today Kanaha is a bird sanctuary; and Kealia is a modern commercial shrimp pond.
>
> The area of Na Wai Ehā were kapu (sacred) to Maui Kingdom, with the beach at Kahului Bay being named Maka-wela, or literally, the Burning Eyes, indicative of the kapu of the burning sun peculiar to the Ali‘i of Maui. (p. 5)

This section discusses the natural resources within the project area, specifically those natural resources that may have cultural significance or use. These natural resources were identified through the biological assessment prepared for the project and through primary research into historic resources.

4.2.1 Flora

Starr Environmental (2024) conducted a flora survey of the property and concluded that the site is dominated by non-native grasses, mostly Guinea grass (*Megathyrsus maximus*) and buffel grass (*Cenchrus ciliaris*). Trees in the project area include the invasive haole koa (*Leucaena leucocephala*) and kiawe (*Prosopis pallida*), which have outcompeted native species. The only native plants identified by the survey are ‘uhaloa (*Waltheria indica*), which was abundant at the well site and in the pipeline corridor, and pā‘ū o Hi‘iaka (*Jacquemontia sandwicense*), scattered throughout the well site.

‘Uhaloa is primarily a medicinal plant. The leaves, stems and roots were pounded, strained and used as a gargle for sore throats, which is a practice that continues today (Abbott, 1992). Canoe builders would occasionally add the sap of ‘uhaloa to a concoction of kukui root, ‘akoko, and banana inflorescence to create a paint that would stain the hull (Krauss, 1993). This native weed remains abundant throughout the Hawaiian Islands and is still treasured as a natural and safe tonic for bodily ailments today.

Pā‘ū o Hi‘iaka translates to “Hi‘iaka’s skirt,” referring to the goddess sister of Pele. Traditionally, the leaves and stems of this native morning glory were dried and made into a tea or mixed with coconut and eaten (Ka‘aiakamanu & Akina, 1972, p. 73). Additionally, ancient Hawaiians used this plant medicinally to treat babies with thrush and general

weakness, as a laxative for constipation, to treat aches and pains, and as a bandage for cuts when mixed with kalo leaves and salt (Handy et al., 1972, p. 238; Kaʻaiakamanu & Chun, 2003, p. 85).

4.2.2 Fauna

Starr Environmental's (2024) faunal survey observed Axis deer (*Axis axis*) and domestic cattle (*Bos taurus*); It is highly likely that introduced and invasive species such as house mice (*Mus musculus*), black rats (*Rattus rattus*), domesticated dogs (*Canis lupus familiaris*), feral cats (*Felis catus*), pigs (*Sus scrofa*), and mongoose (*Herpestes auropunctatus*) utilize the project area, but were not observed during the survey. Axis deer are associated with customary practices (practices developed post-contact). They are hunted and their meat used for subsistence purposes. Hunting activities are governed by state law.

The ʻōpeʻapeʻa (Hawaiian hoary bat, *Lasiurus semotus*), Hawaiʻi's only endemic terrestrial mammal and an endangered species, are known to transit over the project site and roost in tall trees. Testing for this species was not completed in the faunal survey, but the U.S. Fish and Wildlife Service (USFWS) recommends that trimming of tall trees only be done outside of pupping season (June 1 – September 15) and the project not use barbed wire that can entangle and kill the bats.

The most common birds observed were the common Mynah (*Acridotheres tristis*) and Zebra Doves (*Geopelia striata*). As the project area is very dry, the habitat is inhospitable to native seabirds. However, a lone ʻiwa (frigatebird, *Fregata minor*) was observed flying over the project site. For this reason, USFWS recommends using downward facing lights to minimize disorienting these flying birds and to avoid nighttime construction when young seabirds are fledging (Starr & Starr, 2024, p. 17).

4.2.3 Water Resources

Wai (fresh water) is of tremendous significance to Native Hawaiians. It is closely associated with a variety of Hawaiian gods. According to traditional accounts such as Westervelt (1915), "Ka-ne and Kanaloa were the water-finders, opening springs and pools over all the islands, each pool known now as Ka-Wai-a-ke-Akua (The water provided by a god)" (p. 38). Kāne is widely known to be closely associated with all forms of water, as outlined below in the mele "He Mele No Kane."

There was no element more important or precious than water and there was no god more powerful than Kāne. Pua Kanahele (2011) recounts the oli "ʻO Kāne, ʻo wai ia aliʻi o Hawaiʻi?" and notes of the oli: "The chant begins with Kāne and focuses on this deity as the connective force of all the poʻe akua, or god family. All the entities mentioned in each

paukū, or verse, are a manifestation of Kāne" (p. 24). The association between water and Kāne is logical considering certain interpretations of Hawaiian mythology identify Kāne as the most powerful of all the Hawaiian gods.

Further investigation into the relationship between Kāne and Pele would be appropriate and helpful. Some interpretations identify Kāne as Pele's father (Westervelt, 1915). A full analysis of the different perspectives on Pele and Kāne would be helpful to refining an approach in developing community education programs for geothermal energy and culture. A brief analysis is provided below.

He Mele No Kane asks:

E ui aku ana au ia oe,	One question I ask of you:
Aia i hea ka Wai a Kane?	Where flows the water of Kane?
Aia i lalo, i ka honua, i ka Wai hu,	Deep in the ground, in the gushing spring,
I ka wai kau a Kane me Kanaloa-	In the ducts of Kane and Kanaloa,
He waipuna, he wai e inu,	A well spring of water, to quaff,
He wai e mana, he wai e ola,	A water of magic power- The water of life!
E ola no, ea!	Life! O give us this life!

This mele and other moʻolelo are clear: Kāne is water. Fresh water as a resource is deeply valued by the Hawaiian people, both historically and at present. The only exceptions may be mist, known to be associated with Lilinoa, and snow, associated with Poliahu. There is an extensive body of traditional knowledge about the expeditions of Kāne and Kanaloa during which Kāne drove his ʻōʻō (digging stick) into the earth in search of water.

There is heightened sensitivity regarding water in South Maui. Contemporaneous protections around water as a "public trust resource" extend back to the Kingdom, where the concept of owning water contradicted Hawaiian cultural values and traditions. Under the monarchy, control of water was reserved for use by the people who lived on and worked the land. The use of surface water was strictly controlled through the kapu system to ensure that all land tenants enjoyed an abundant availability of water. Farming, particularly kalo, occurred regularly, especially in places with notably fertile lands like those found in the watersheds of East Maui. As early as 1839, the public use of water was codified by Kauikeaouli, Kamehameha III. His "Respecting Water for Irrigation" law stated:

> In all places which are watered by irrigation, those farms which have not formally received a division of water, shall, when this new regulation respecting lands is circulated, be supplied in accordance with this law, the design of which is to correct in full all those abuses which men have introduced. All those farms which were formally denied a division of water, shall receive their equal proportion. Those

> bounties which God has provided for the several places should be equally distributed, in order that there may be an equal distribution of happiness among all those who labor in those places" (Cited in *Reppun v. Board of Water Supply*, 656 P.2d 57, 1982).

This public right eventually found its way into existing law, where the Hawaii Water Code continues to recognize and protect traditional farming and mahi ʻai (farmers).

It is critical for this CIA to consider impacts to cultural practices, even when the practices may take place outside the project area if project activities within the project area have the potential to impact traditional practices and customs. It is appropriate to carefully consider the impact water usage may have on farmers and other practitioners within the watershed(s) from which the water for this project will be drawn. It should be noted that there are no users of groundwater downstream from the project, and the project's use of groundwater should not divert any resources from cultural and/or traditional use. Regardless, the project should remain mindful of its water consumption and ensure that its usage does not exceed the sustainable yield for any of the aquifers from which it draws water.

4.2.3.1 Wailuku Stream

Wailuku Stream is one of the four water sources that make up Nā Wai ʻEha. Practitioners continue to work the protect and restore these waters. As described by Hui o Nā Wai ʻEha (n.d.):

> **"Kaulana ʻo Nā Wai ʻEhā" "Famous are the Four Great Waters of Waikapū, Wailuku, Waiehu, and Waiheʻe."**
>
> This well-known saying attests to the traditional, historical, and cultural significance of the four ahupuaʻa within the moku of Wailuku and their fresh water resources. Nā Wai ʻEhā, was once the largest contiguously cultivated loʻi kalo growing region in all of Hawaiʻi. It also served as the primary ritual, political, and population center of Maui. The vast water resources of Mauna Kahālāwai (West Maui Mountains) supplied these four streams with the life giving waters of Kāne. This allowed the Hawaiian population of this area to develop expansive irrigation and agricultural systems unique to Hawaiʻi. The rich history of Nā Wai ʻEhā, is directly linked to the abundance of wai. Hawaiians thrived for many generations in this region by cultivating loʻi kalo (wetland kalo), fishing in natural and manmade inland fishponds, gathering native stream life such as ʻoʻopu, hīhīwai, and ʻōpae, and collecting drinking water from springs.

4.2.3.2 Wailuku Spring

As described by Thrum (1908): “Several hundred yards from the base of Pihana [heiau] is Wailuku spring and taro patch, reserved in ancient times for choice plantings for royal tables only, and from this spring the town and district is said to derive its name” (p. 46).

4.2.4 Rains

Akana & Gonzalez (2015) explain the significance of the wind and rain in Native Hawaiian culture:

> In the mind…of our Hawaiian kūpuna [(ancestors)], every being and every thing in the universe was born. Our kūpuna respected nature because we, as kānaka, are related to all that surrounds us – to plants and creatures, to rocks and sea, to sky and earth, and to natural phenomena, including rain and wind. This worldview is evident in a birth chant for Queen Emma, “Hānau ke aliʻi, hānau ka ua me ka makani” (The chiefess was born, the rain and wind, too, were born). Our kūpuna had an intimate relationship with the elements. They were keen observers of their environment, with all of its life-giving and life-taking forces. They had a nuanced understanding of the rains of their home. They knew that one place could have several different rains, and that each rain was distinguishable from another. They knew when a particular rain would fall, its color, duration, intensity, the path it would take, the sound it made on the trees, the scent it carried, and the effect it had on people. (p. xv)

To the Native Hawaiians, no two rains are ever the same. Rain can be distinguished based on its intensity, the way it falls, and its duration, among other things. The following are a collection of rains that occur within Wailuku and Kula moku. Moʻolelo, ʻōlelo noʻeau, mele, oli, etc., associated with the particular rain name are also provided to give insight into the importance and cultural significance that the different types of rains have to the Native Hawaiian people.

4.2.4.1 Kiliʻoʻopu Rain

Kiliʻoʻopu rain is associated with Wailuku, Maui and is also the name of a wind. This rain is referenced in several districts within Wailuku moku:

Kuʻu kāne mai ka ua Kiliʻoʻopu o Waiheʻe
ʻAuʻau ka ʻuhane i ka wai o Nīʻaukawa

My dear husband from the Kiliʻoʻopu rain of Waiheʻe
The spirit bathes in the water of Nīʻaukawa

From a kanikau (lament) for Kamakaokalani (Akana & Gonzalez, 2015, p. 83).

Ua Kili‘o‘pu – Wailuku, Maui.

From a list of rain names and their descriptions (Akana & Gonzalez, 2015, p. 84).

4.2.4.2 ‘Ulalena Rain

‘Ulalena or Ulalenalena rain is probably related to Lena and is associated with Liliko‘i and Pi‘iholo, Maui. It is also found on other parts of Maui and on Kaho‘olawe, O‘ahu, and Kaua‘i. “‘Ula lena” means “yellowish-red” (Akana & Gonzalez, 2015, p. 262).

Pau ‘ole ko‘u mahalo i ka laulā o Kama‘oma‘o	*My admiration is endless for the expanse of Kama‘oma‘o*
Ka hālana maika‘i a Keālia	*The fine rising of the waters of Keālia*
Ka hemolele o ka ua ‘Ulalena	*The perfection of the ‘Ulalena rain*
Lena ka pua o ka māmane pala luhiehu i ka lā	*Yellow are the blossoms of the māmane, soft and lovely in the sun*

From a mele māka‘ika‘i (travel chant) for ‘Emalani Kaleleonālani by Kaleipa‘ihala (Akana & Gonzalez, 2015, p. 267).

4.2.4.3 Hō‘eha‘ili Rain

Hō‘eha‘ili rain is associated with Waiehu, Maui and is also found on Kaua‘i. “Hō‘eha ‘ili” means “to hurt the skin.” It is both the name of a specific rain and a generally descriptive term; its various usages are determined by the context (Akana & Gonzalez, 2015, p. 36).

Ka ua Hō‘eha‘ili o Waiehu.	*The skin-hurting [Hō‘eha‘ili] rain of Waiehu.*

An ‘ōlelo no‘eau (Akana & Gonzalez, 2015, p. 37).

He aloha, he lihaliha, he kūmākena	*Loving, heartsick, grief-stricken*
He ‘ū iā ‘oe	*Mourning for you*
E Hon. Iosepa Kaho‘oluhi	*O Hon. Joseph Kaho‘oluhi*
Nāwahīokalani‘ōpu‘u	*Nāwahīokalani‘ōpu‘u*
A ha‘o ē!	*We shall truly miss you!*
I uē ‘ia mai nei ‘oe e Nā Wai ‘Ehā	*You have been mourned by the lands of the four waters*
E ka makani Kili‘o‘opu o Waihe‘e	*By the Kili‘o‘opu wind of Waihe‘e*
Ka ua Hō‘eha‘ili o Waiehu	*And the Hō‘eha‘ili rain of Waiehu*

From a message of condolence for the passing of Joseph Nāwahīokalani‘ōpu‘u from people of Nā Wai ‘Ehā, Maui (Akana & Gonzalez, 2015, p. 37).

4.2.4.4 Nāulu Rain

Nāulu is a sudden shower that is also the name of a shower cloud and a wind (Akana & Gonzalez, 2015, p. 187).

Rain of Kula, Maui

Ke hoʻi nei ka ʻuhane i ka malu niu o Lele	*The spirit is returning to the shade of the niu trees of Lele*
I ka malu kuawa o Wailuku	*To the shelter of Wailuku Valley*
I ka ua Nāulu noe anu o Kula	*To the cold, misty Nāulu rain of Kula*
I ka ua noe uahi moe i ke pili	*To the smoky, misty rain that rests upon the pili grass*
I pili ʻia ka ua me ka lā	*Joined are the rain and the sun*
Ke anu hoʻi me ke koʻekoʻe	*The cold and the chill*

A kanikau for L.L. Ua written by the same's students at the Lahainaluna Seminary (Akana & Gonzalez, 2015, p. 192).

Ō mai ʻo ʻEmalani, ke aliʻi nona ia inoa	*Emmalani responds, the chiefess for whom is the name*
Ia hoʻonuʻanuʻa i uka, ka uahi o Kula	*That conflagration in the uplands, the smoke of Kula*
Ua hāliʻi ke kūmoena wai a ka Nāulu	*The watery mat of the Nāulu rain has been spread out*
ʻAʻohe hana a ka ua ʻŪkiu e laʻi nei	*There's no action by the ʻŪkiu rain, now peaceful*
E hoʻokō ʻia ana e ka ua ʻUlalena	*It shall be carried out by the golden-red rain ʻUlalena*
E ka ua kāhiko kukui o Lilikoʻi ē, eie ʻoe ē	*O rain that adorns the kukui trees of Lilikoʻi, here you are, oh*

From a mele kālaiʻāina (political chant) for ʻEmalani Kaleleonālani (Akana & Gonzalez, 2015, p. 192).

4.2.4.5 Kili Rain

Kili rain is associated with Waiheʻe, Maui and is a beloved fine, light rain; to rain gently.

He poli aloha ka makua lā	*The father has a loving heart*
Ka iki hone o ke kanaka lā	*The soft sweetness of man*
I ka ua Kili o Waiheʻe lā	*In the drizzling Kili rain of Waiheʻe*
E wiki, e lohi ʻo ia ala lā	*He should make haste before it's too late*

From a mele inoa (name chant) for Erisapeka (Akana & Gonzalez, 2015, p. 81).

4.2.4.6 Uhiwai Rain

Uhiwai is a heavy fog and mist associated with Mānoa, Oʻahu and Mānā, Hawaiʻi, but found in other areas. “Uhi wai” means “water covering.” It is both the name of a specific rain and a generally descriptive term; its various usages are determined by the context.

Mist of ʻĪao, Maui

Nai iki ʻĪao i ka uhiwai. *(Mount) ʻĪao is barely breathing in the heavy mist.*

Cited by Pukui & Elbert (1986), who note that the phrase refers to “one in dire distress” (p. 364).

4.2.4.7 ʻŪkiu/ʻŪkiukiu Rain

These rains are the same, associated with Makawao, Maui and found on other parts of Maui. It is also the name of a wind.

Rain of Kula, Maui

Refer to the mele kālaiʻāina for ʻEmalani Kaleleonālani in the preceding section for the Nāulu rain.

Rain of Makawao, Maui

Aloha ʻo Makawao	*Love for Makawao*
I ka ua ʻŪkiukiu	*In the ʻŪkiukiu rain*
He ti una ka Nāulu	*A sign of the Nāulu*
I ke tula o Kamaʻomaʻo	*On the plain of Kamaʻomaʻo*

From the song “ʻAuhea wale ana ʻoe” by Nakulula (Akana & Gonzalez, 2015, p. 259).

4.2.4.8 Līlīlehua Rain

Pukui and Elbert (1986) identify Līlīlehua as the name of a wind and rain famous in Waiehu, Maui.

4.2.5 Winds and Viewplanes

Hawaiian wind names hold significant cultural and practical importance in the Hawaiian Islands. Wind names in Hawaiian culture are deeply rooted in the traditional belief system and connection to the natural environment. Hawaiians have a profound respect for nature

and its elements, and wind names reflect their reverence for the forces of nature. These names are a part of the rich cultural heritage and oral tradition of the Hawaiian people. The importance of Hawaiian wind names lies in their cultural, practical, and spiritual significance, connecting the people to their environment, enabling navigation, predicting weather, and preserving their cultural heritage.

Wind names also were important resources for understanding the surrounding environment. Hawaiian wind names are instrumental in navigation and wayfinding, particularly for voyaging canoes and seafaring traditions. Traditional Polynesian voyagers used their knowledge of the winds and stars to navigate across vast expanses of the Pacific Ocean. By knowing the characteristics and names of different winds, they could effectively chart their courses and find their way to distant islands.

Wind names are also crucial for predicting weather patterns in Hawai‘i. Hawaiians developed a deep understanding of the winds’ behavior and associated weather conditions based on their observations over generations. By identifying and naming different winds, they could anticipate changes in weather, ocean currents, and other natural phenomena, which was essential for agriculture, fishing, and daily activities.

The wind names reflect a close connection between the people and the environment. By acknowledging and naming specific winds, Hawaiians recognized the unique characteristics and qualities of each wind. This awareness promoted a harmonious relationship with nature and fostered a sense of responsibility for its preservation and sustainable use.

Today, some of the most important use and preservation of Hawaiian wind names contribute to the retention and revitalization of the Hawaiian language, culture, and traditions. In a modern context, these names help to maintain and celebrate the unique cultural identity of the Hawaiian people, strengthening their sense of belonging and heritage.

Based on extensive research, two traditional Hawaiian wind names were identified for the Wailuku area. These names were gleaned from historical records and cultural practices, though many additional traditional names may have been lost over time.

The name I‘a-iki, meaning “little fish,” was identified for the Wailuku area. Rebecca Nuuhiwa identifies that “Waiehu’s wind is the Makani-hoo‘eha-ili, the wind that hurts the skin” (in Sterling, 1998, p. 62). It is also said that the name of the wind of Wailuku is “Makani-lawe-malie, the wind that takes it easy” (Sterling, 1998, p. 62).

As mentioned in the rain names section, Kili‘o‘opu is both a rain and wind name associated with Waiehu and appears in several mo‘olelo and kanikau.

In addition to the cultural importance of winds and weather patterns in the region, the area surrounding Puʻunēnē has historically been understood through traditional Hawaiian perspectives that recognize relationships between winds, landforms, and the visual orientation of the land. Native Hawaiian knowledge systems emphasize careful observation of environmental conditions, including winds, clouds, and weather patterns, which are often interpreted through the ability to see and understand the relationships between prominent landforms across a region. These visual relationships—referred to here as traditional viewplanes—have historically supported practices such as kilo (environmental observation), travel across the land, and the transmission of ʻike associated with specific places.

The Central Maui isthmus historically provided broad, open viewplanes across the plains of Puʻunēnē. From these lowland areas, prominent mountain features including Haleakalā to the east and the West Maui Mountains, including Puʻu Kukui, to the west, remain clearly visible across much of the region. These features served as important environmental reference points for understanding wind patterns, rainfall conditions, and seasonal environmental changes. The Moaʻe trade winds moving across the Central Maui plains are closely associated with these geographic relationships, and observation of wind movement, cloud formation, and weather conditions across these viewplanes has long been part of traditional environmental knowledge.

Although the Puʻunēnē area has been substantially modified through plantation agriculture and modern development, many of these viewplanes across Central Maui remain visible. The continued ability to observe major mountain features and environmental conditions across the isthmus contributes to the understanding of winds, weather patterns, and environmental changes that characterize this region of Maui.

4.3 Intangible Cultural Resources

It is important to note that Honua Consulting's unique methodology divides cultural resources into two categories: biocultural resources and built environment resources. We define biocultural resources as elements that exist naturally in Hawaiʻi without human contact. These resources and their significance can be shown, proven, and observed through oral histories and literature. We define built environment resources as elements that exist through human interaction with biocultural resources whose existence and history can be defined, examined, and proven through anthropological and archaeological observation. Utilizing this methodology is critical in the preparation of a CIA as many resources, such as those related to akua, do not necessarily result in material evidence, but nonetheless are significant to members of the Native Hawaiian community.

4.3.1 ʻŌlelo Noʻeau

ʻŌlelo noʻeau are a vital source of cultural information about the area. ʻŌlelo noʻeau literally means "wise saying" and they encompass a wide variety of literary techniques and multiple layers of meaning common in the Hawaiian language. Considered to be the highest form of cultural expression in old Hawaiʻi, ʻōlelo noʻeau bring us closer to understanding the everyday thoughts, customs, and lives of those that created them.

The ʻōlelo noʻeau presented here relate to Wailuku and Kula moku. These ʻōlelo noʻeau are found in Pukui's *ʻŌlelo Noʻeau: Hawaiian Proverbs & Poetical Sayings* (1983). The number preceding each saying is provided.

88 ʻAi puaʻa a Kukeawe.
The pork-eating of Kukeawe.

Said of a person who is not satisfied with the number of his own pigs and so robs his neighbors of theirs. Kukeawe was a friend of Kahekili who was allowed to help himself to any of Kahekili's pigs in Kula, Maui. But Kukeawe also took the pigs belonging to the people of Kula, Honuaʻula, and Kahikinui and plundered their possessions. These people rose in rebellion, led by ʻOpū, and surprised the followers of Kukeawe while they were ascending Haleakalā on the way to Kula. Kukeawe's party retreated but found their way blocked by other parties led by Kawehena, Kahoʻoluhina, and Kuheana. Kukeawe was killed and his body set up at Palauea for all to see.

1711 Ke inu aku la paha aʻu ʻĀlapa i ka wai o Wailuku.
My ʻĀlapa warriors must now be drinking the water of Wailuku.

Said when an expected success has turned into a failure. This was a remark made by Kalaniōpuʻu to his wife Kalola and son Kiwalaʻō, in the belief that his selected warriors, the ʻĀlapa, were winning in their battle against Kahekili. Instead they were utterly destroyed.

1722 Ke kai holu o Kahului.
The swaying sea of Kahului.

Refers to Kahului, Maui.

1824 Kokolo ka uahi o Kula, he Kēhau.
The smoke of Kula creeps along when the Kēhau breeze blows.

Where there is smoke there is fire.

1911 Kula unahi pikapika he‘e.
Kula people, scalers of the suckers on the tentacles of the octopus.

Said in fun of the people of Kula, Maui. A Kula chiefess who lived inland did not know what the suckers on an octopus were and tried to scale them as one scales fish.

2170 Moe kokolo ka uahi o Kula, he Hau.
The smoke of Kula traveled low and swift, borne by the Hau wind.

Said of one who is swift in movement. Also, in love and war much depends on swiftness and subtlety.

2238 Na keiki uneune māmane o Kula.
The lads of Kula, who tug and pull the māmane up by the roots.

An expression of admiration for the people of Kula, Maui, who accomplish whatever they set out to do.

2300 Na wai ‘ehā.
The four wai.

A poetic term for these places on Maui: Wailuku, Waiehu, Waihe‘e, Waikapū, each of which has a flowing water (wai).

2351 Nūnū lawe leka o Kahului.
Letter-carrying pigeon of Kahului.

In 1893 carrier pigeons arrived at Kahului, Maui. One was brought to Honolulu and released with a letter tied to its neck. It flew back to Kahului. This was of such great interest to the people that a song was written and a quilt design made to commemorate the event.

2578 Pākāhi ka nehu a Kapi‘ioho.
The nehu of Kapi‘ioho are divided, one to a person.

Kapi‘ioho, ruler of Moloka‘i, had two ponds, Mau‘oni and Kanaha, built on his land at Kahului, Maui. The men who were brought from Moloka‘i and O‘ahu to build the ponds were fed on food brought over from Moloka‘i. The drain on that island was often so great that the men were reduced to eating nehu fish, freshwater ‘ōpae and poi. The saying is used when poi is plentiful but fish is scarce and has to be carefully rationed.

2647 Pili ka hanu o Wailuku.
Wailuku holds its breath.

Said of one who is speechless or petrified with either fear or extreme cold. There is a play on luku (destruction). Refers to Wailuku, Maui.

2912 Wailuku i ka malu he kauwa.
Wailuku in the shelter of the valleys.

Wailuku, Maui, reposes in the shelter of the clouds and the valley.

4.3.2 Mele

Honua Consulting completed searches of mele written about the ahupua‘a and moku of Waikulu. Maui historian Inez Ashdown (1976) wrote about the importance of mele:

> The natives of Hawai‘i Ne‘i saw the Creator in everything and the Haku Mele or Music Masters delighted in presenting the chants and songs, mele and oli, to inspire the people. Such mele tell of God’s assistant spirits which, to the imaginative natives, represented the winds, rains, and so on. Each spirit of creation was depicted as male or female and was given a personality and a name indicative of purpose. Hence the name of the volcanic action creating and cleansing the earth. She is beautiful, alluring, desirable. She also is unpredictable because she is temperamental and usually full of fiery emotions. She is an old woman asking help when she lies to test mortals, and woe betide anyone who is rude or inconsiderate of this form of an older person to whom respect and Aloha must be given. (p. 5)

The following mele showcase the cultural and historical significance of the Kahului and Wailuku areas.

4.3.2.1 Aloha ‘la No ‘O Maui

The following mele was composed by Alice Johnson as a celebration of the beauty and majesty of Maui. The mele features key locations throughout Maui, including Kahului and its wharf, ‘Īao, and Haleakalā, while praising Maui as the best of the Hawaiian Islands because of the unforgettable beauty it offers (Johnson, n.d.).

Aloha ‘la No ‘O Maui – by Alice Johnson

Aloha ‘ia nō ‘o Maui	How we love Maui
Nā hono a‘o Pi‘ilani	Beloved land of Chief Pi‘ilani
Uluwehi i ka pua roselani ē	She is decked with wreaths of roses

Nā pua ʻala onaona	And other fragrant flowers
Kaulani ʻoe e Kahului	You are famed Kahului
Ke kai holuholu ē	For your rolling waves
A me ka uapo hoʻokipa malihini ē	And for your wharf which welcomes visitors
I kou ʻāina nani ē	To your beautiful isle
Haʻaheo wale hoʻi ʻoe	Oh, how proud you look
Kepaniwai o ʻĪao	O water course of ʻĪao
Mākaʻikaʻi mau ʻia ana lā	You are constantly being visited
E nā malihini ē	By many strangers
Kilakila Haleakalā	Majestic is Haleakalā
Kuahiwi nani o Maui	Beautiful mountain of Maui
Kaulana kona inoa puni Hawaiʻi	Whose name is known throughout Hawaiʻi
Ke alanui kīkeʻekeʻe	For its winding road
Haʻina mai ka puana	The end of my song I sing
ʻO Maui nō e ka ʻoi	Of Maui, best of the islands
Me kona nani hoʻohenoheno	Whose beauty woos us all
He nani poina ʻole	Her beauty we cannot forget

4.3.2.2 Hualālai

The following mele honors the Inter-Island Steamer, Hualālai, that operated between the islands in the 1930's. This steamer was named for the famous Kona volcano of the same name and regularly served Kahului Harbor (Akiu, n.d.).

Hualālai – by Roger Akiu

Kaulana e ka holo, e, e, e	Famous is the journey
O Hualālai lā	Of Hualālai
Mana kai holo holo e	Sailing on the powerful current in the sea
Aʻo Kahului lā e	Of Kahului
O ka helena ana ia lā, e, e, e	The appearance
A ka wahine uʻi lā e, e, e	Of this beautiful woman
E kilohi iho ʻoe lā e	(I) stare at you, then look down
He malino i ke kai	At the calm sea
E kūlana hiehie lā, e, e, e	Distinguished

Kō Hualālai lā, e, e, e	Is Hualālai
Kohu kakela nui lani ʻike kai	Recognized as the castle of the sea
Nani wale ke ʻike aku	Beautiful to see
Haulani ke Hualālai lā, e, e, e	Constantly moving is Hualālai
Ke kuini hoi ike kai, e, e, e	The queen of the sea
Na ale ka moana kou hoa pili	Friend of the waves
ʻAe kohu ai ka helena	Ruler of her travels
Haʻina mai ana ka puana, e, e, e	Tell the refrain
No Hualālai lā, e, e, e	Of Hualālai
Kakela hiehie lani ike kai	Castle of the sea
Nani wale ke ike aku	Beautiful to see

4.3.2.3 Kaʻa Ahi Kahului

The following mele was written by Palani Vaughan in honor of the first passenger train service in Hawaiʻi, which was between the town of Kahului and city of Wailuku on July 29, 1879. Railroad building in Hawaiʻi was the result of the encouragement by King David Kalākaua (Vaughan, n.d.).

Kaʻa Ahi Kahului – by Palani Vaughan

Eia ka moʻolelo pōkole	Here is the short story
No ke kaʻa ahi mua o Hawaiʻi Nei	About the first train in Hawaiʻi
Chūkū-chūkū maila, chūkū-chūkū maila	Choo-choo, choo-choo
Koʻehu (kuehu) aku ma ke alahao	Stirring dust along the tracks
Hūlō, Hūlō, no Ka Lani e	Hurrah! Hurrah! for the chief
No Ka Lani ʻO Kalākaua	For the chief, Kalākaua
Ke mea i kākau kona inoa	The one who signed his name
Ma ka Palapala no ka chūkū-chūkū	On the Act for the Railroad
Lohe mai e nā keiki hānau o ka ʻāina	Listen, oh children of the land
Lohe mai i ka moʻolelo chūkū	Listen to the train story
A i ko ʻoukou Ka Lani hope	And (hear) about your last King
Ka mea i kākau kona inoa	The one who signed his name
Hui:	Chorus:
Wū-wū Kaʻa Ahi Kahului	Woo-woo! Kahului Railroad
Ke alahao a i Wailuku	Tracks all the way to Wailuku
Wū-wū Kaʻa Ahi Kahului	Woo-woo! Kahului Railroad

Chūkū-chūkū mua o Hawai‘i	The first train of Hawai‘i

4.3.2.4 Kaleleonālani

The following mele for Queen Emma Na‘ea Rooke was composed as a greeting for her on her trip to Maui in 1882. As her ship entered Kahului Harbor, lehua blossoms were floated on the water to greet the Queen (Verse 2). Lucy Kamalalehua Peabody, a companion of the Queen, says this was written by Sylvester Kalama, who was aboard the ship that took the Queen to Maui. Charles E. King credits this mele to Nu‘uanu. After the death of her husband, Alexander Liholiho Kamehameha IV, Queen Emma campaigned for the royal office, losing the election to David Kalākaua. Her campaign headquarters was in Nu‘uanu Valley, and many believe this was used as the composer’s name. The Queen was always addressed as Emma or Emalani but was called Kalanikaumaka (the chiefess to whom everyone looks) by her immediate family. Upon the tragic death of her son, Prince Albert, in 1862, she asked her people to call her Kaleleokalani, the flight of the heavenly one. When her husband died a year later, she asked that the name be changed to the plural form, Kaleleonālani (Nu‘uanu & Kalama, n.d.).

Kaleleonālani (Flight of the Royal Ones) – by Nu‘uanu & Sylvester Kalama

Welo ana e ka hae Hawai‘i	The Hawaiian flag is waving
Hāli‘i lua i ka ‘ili kai	Over the surface of the sea
E ha‘i mai ana i ka lono	Telling the news
Ke kuini Emalani ko luna	Queen Emma is on board
Hui:	Chorus:
Kaleleonālani kou inoa	Kaleleonālani is your name
A he hiwahiwa ‘oe na ka lāhui	You are beloved by the nation
A he lani ‘oia la no ‘oukou	She is the chiefess for all of you
A he milimili ho‘i na mākou	And cherished by us
A waho o na nalu o Kōlea	Outside the surf of Kōlea
‘Ike ‘ia i ka nani o Kahului	The beauty of Kahului is seen
‘A‘ohe mea nani ‘ole o laila	There is not a thing without beauty
Ua nu‘a ka lehua ‘au i ke kai	Even lehua blossoms floated out to sea
Ui a‘e nei Emalani	A question from Emalani
Pehea mai la ‘oukou	How are all of you?
Ka manawa kupono kēia	This is a suitable time (to land)
E nā hoa hele o ke kai loa	My traveling companions on the high seas

4.3.2.5 Kela Mea Whiffa

Written by Eddie Kamae and Pilahi Paki then recorded by Eddie Kamae and the Sons of Hawai‘i, this mele expresses a smell that one who travels on the island of Maui will experience when traveling from Kahului to Lahaina. This scent is caused by the residue of burnt cane that is emptied into the ocean at Launuipoko, the area between the village of Olowalu and Lahaina. To experience this scent is what Hawaiians call Kela Mea Whiffa (Kamae & Paki, n.d.).

Kela Mea Whiffa (The Breath of Love) – by Eddie Kamae and Pilahi Paki

Mai Kahului komo Lahaina	From Kahului to Lahaina
Ke ala onaona i hanu	The fragrance that one breathes
Naue aku au ma Olowalu	As we go along pass Olowalu
He no‘e au no ke kanaka	A rare experience awaits all
Hale nui me ka ihu pinana	Then, the big house with the smoke stack
Ike aku au i ke kapulu	Where activities seldom cease
A hanu au i na mea lepo	Sends its natural products
Maluhi au kela mea whiffa	To stay at kela mea whiffa
Hui:	Chorus:
‘Auhea e kela mea whiffa	Where is kela mea whiffa
Oia hanu a ke aloha	The breath of love
Ma ke lauko a kiawe	Between sugar cane and kiawe
A malaila kou mana‘o	For this is where you’ll find me
‘Auhea e kela mea whiffa	Where is kela mea whiffa
Oia hanu a ke aloha	The breath of love
Ma ke lauko a kiawe me ea	Between sugar cane and kiawe
Kōpa‘a ka po‘e haole	Sugar cane introduced by foreigners
Ulu ana a nui hewahewa	And grown in abundance
Mala nui nā lau uliuli	Acres and acres of green stuff
Ike ‘oe a mamao	You see all around you
Puhipuhi ia nā mala ko	The burning of the cane at the fields
I maha ho‘i ke ‘ohi	Makes it easier to harvest
‘Auhea ‘oe mea whiffa	Where are my sweet whiffa
Ma Launiupoko kela mea whiffa	At Launuipoko kela mea whiffa

4.3.2.6 Na Wai ‘Ehā O Maui

This mele was written by Alice Namakelua on April 6, 1940 for the Maui float in the Kamehameha Day Celebration in Honolulu (Namakelua, n.d.).

Na Wai ‘Ehā O Maui – by Alice Namakelua

E Maui nui o Kama	Great Maui of Kama
‘Āina ua kaulana	Famous land
O ka heke i‘o no ‘oe	You are truly superior
Ua lohe ‘ia ‘a puni ka honua	Heard around the earth
‘Āina ‘oe ua wehi	You are the land adorned
Ua ‘ohu e ka roselani	Adorned by the rose
He pua ho‘i nāu e lei	A flower for you to wear as an adornment
A e ha‘aheo mau ai ‘oe	And continue to wear in pride
Kaulana nā wai ‘ehā	Famous are the four waters
He puana he inoa he ha‘ina	A refrain, a name, an answer
Waikapū, Wailuku, Waiehu	Waikapū, Wailuku, Waiehu
A‘o Waihe‘e iho ia wai	Water descends in Waihe‘e
He inoa nēia nou	This is a name chant for you
E Maui nui o Kama	Great Maui of Kama
Ha‘aheo ‘oe i ka roselani	You are cherished with pride because of the rose
E ō mai i kou inoa	Reply to your name

4.3.2.7 Waikapū

The following mele was composed by James Kanahele in the early 20th century about the central Maui region, recounting the wind names of the area (Kahele, n.d.).

Waikapū (Forbidden Waters) – by James Kahele

Waikapō makani kokolo lio	Waikapū has a swift blowing wind
Makani houhou ‘ili	Wind that pierces the skin
‘Ini‘iniki mālie	Gently pinching
Wailuku makani lawe mālie	Wailuku has a gently blowing wind
Makani houhou ‘ili	Wind that pierces the skin
‘Ini‘iniki mālie	Gently pinching
Wai‘ehu makani ho‘eha ‘ili	Waiehu has a wind that pricks the skin

Makani houhou ‘ili	Wind that pierces the skin
‘Ini‘iniki mālie	Gently pinching
Waihe‘e makani kili‘o‘opu	Waihe‘e has a cool wind
Makani houhou ‘ili	Wind the pierces the skin
‘Ini‘iniki mālie	Gently pinching
Ha‘ina mai ana ka puana	This ends my song
Makani houhou ‘ili	Wind that pierces the skin
‘Ini‘iniki mālie	Gently pinching

(This area intentionally left blank.)

5.0 Oral Records, Interviews, and Consultations

Honua Consulting was tasked with gathering information from individuals with lineal and cultural ties to the area and its vicinity regarding regional biocultural resources, potential impacts to these biocultural resources, and mitigation measures to minimize and/or avoid these impacts. This section includes previously conducted oral interviews from kūpuna (ancestors) of the area, as well as contemporaneously conducted interviews with practitioners familiar with the area.

To identify individuals knowledgeable about the cultural history and practices associated with the project area, the study employed opportunistic sampling as part of the ethnographic methodology. Opportunistic sampling is a commonly used qualitative research approach in cultural impact assessments and ethnographic studies, wherein individuals with relevant knowledge are identified through existing community networks, referrals from cultural practitioners, and recommendations from previously interviewed participants. This approach recognizes that cultural knowledge is often held within relational networks and is not always accessible through formal directories or public listings. In addition to conducting new interviews, previously completed oral history interviews and ethnographic accounts associated with the Puʻunēnē and broader Central Maui region were reviewed to identify cultural resources, practices, and historical land uses that may have occurred within or near the project area. Interviews were conducted with individuals who possess familial, cultural, or community ties to the region and who have demonstrated familiarity with the cultural landscape, traditional practices, or historical events associated with the Puʻunēnē area. Through this process, additional knowledgeable participants were identified and invited to share ʻike regarding traditional practices, historic land use, and cultural resources associated with the project area.

5.1 Stores and Storekeepers of Paia and Puunene, Maui (1980)

This summary examines the Ethnic Studies Oral History Project (ESOHP) focused on stores and storekeepers in Pāʻia and Puʻunēnē from 1910-1980. The project gathered first-person accounts from 33 interviewees who operated or worked in stores serving these plantation communities, documenting the economic, social, and cultural dimensions of small businesses in Hawaiʻi's plantation era.

Pāʻia and Puʻunēnē were major plantation communities on Maui, dominated by sugar production. Puʻunēnē was part of HC&S, consisting of 33,000 acres with 16,000 dedicated to cane land in 1935. According to the document, Puʻunēnē Plantation housed approximately 7,600 employees and their families across 26 camps with infrastructure including four public schools, three Japanese-language schools, ten churches, a large hospital, twelve nurseries, three theaters, and a gymnasium.

Pāʻia Plantation, operated by Maui Agricultural Company (MA Company), was smaller but still substantial, with six main camps housing approximately 6,000 people. Both plantations were owned and managed by A&B, which later merged the two operations in 1948 to become known solely as HC&S.

Lower Pāʻia, situated half a mile below Pāʻia Mill, functioned as the commercial center for the area with stores, restaurants, and businesses that served plantation residents. It had a population of slightly over 1,000 in the 1930s.

The oral history reveals several distinct categories of stores serving these communities:

1. **Plantation Stores**

   The plantation-owned stores operated under HC&S and MA Company provided basic necessities to workers. The MA Company system included Pāʻia Store and six branch stores in outlying camps. John Perreira, who worked at Pāʻia Store from 1926 to 1959, described it as a large establishment divided into departments: grocery, men's furnishings, drugs, dry goods, Japanese foods, etc. HC&S had a different structure with Kahului Store serving primarily as a wholesaler, while branch stores at Camp 5 (Puʻunēnē) and Camp 1 (Spreckelsville) functioned as the main retail outlets.

   These stores offered services tailored to plantation life:

   - Order takers visited camps to collect orders which were delivered the next day;
   - Credit systems based on plantation identification numbers (bangō);
   - "New month" purchasing periods that allowed workers to delay payment; and
   - Payroll deduction capabilities that gave plantation stores an advantage over independent stores.

2. **Family-Run Camp Stores**

   These smaller stores operated by couples (mostly Japanese) within plantation camps served as convenience stores with items needed immediately (e.g., canned goods, soda, candy, and homemade items). According to interviewee Larry Kobayashi, who owned a store in McGerrow Camp, these stores served an important social function as gathering places where people would go after work or on their way to the camp bathhouse (furo) to talk or go outside on the porch.

   Interviewee Yoshiko Araki, who opened her store in Pāʻia Camp in 1940, needed plantation permission to operate. She had to submit a list of items she planned to sell, ensuring she did not compete directly with plantation stores.

3. **Lower Pāʻia Independent Stores**

Located outside plantation lands, these stores provided alternatives to plantation stores. Many offered similar services (order taking, delivery, credit), though on a more limited scale due to their smaller size. Alice Gouveia, who ran Economy Store starting in 1948, handled her own deliveries with herself and her daughter serving as sole staff.

Independent storekeepers often struggled with collection. As Hiromu Tsuji recalled, some storekeepers in the 1930s went to the plantation payroll office on payday to wait for delinquent debtors. Minoru Hayashida, a fish market owner, had difficulty remembering the faces of Filipino customers who owed him money.

4. Kahului and Wailuku Stores

Several large Japanese-owned stores in Kahului specialized in order-taking and delivery to Pāʻia and Puʻunēnē camps: Onishi Shōkai, Kobayashi Shōkai, Maui Shōkai, and Japanese Mercantile Company. These stores were known as the "big 5" (along with Ikeda Shōkai) and competed with plantation stores through generous credit policies.

These businesses particularly served long-term contract cultivators (kompang workers), who received only a small monthly allowance but were paid in one large lump sum when their cane was harvested after 18-20 months. The Kahului stores would "carry" these workers throughout this period.

5. Peddlers

Independent peddlers with trucks selling fresh fish, meat, vegetables, and canned goods followed regular routes through the camps. These mobile vendors filled an important niche since plantation stores and Japanese stores did not sell many fresh items. Yaichi Noda, who began peddling in 1933, eventually opened a small fish market in Kahului in 1941 and later expanded to a large supermarket in 1957.

5.1.1 Historical Developments Affecting Stores

The economic landscape of Pāʻia and Puʻunēnē was shaped by several pivotal historical events that transformed how stores operated between 1910 and 1980. From waves of immigration that expanded customer bases, through the dramatic impact of WWII on commerce, to post-war unionization and the eventual dismantling of the plantation camp system, storekeepers had to continually adapt their business strategies. These developments not only altered the physical presence of stores but revolutionized their relationships with customers, forcing evolution from credit-based purchasing to modern cash-and-carry operations, and ultimately redefining the commercial geography of central Maui.

1. Immigration Patterns

Filipino immigration created new business opportunities. Masakazu Shimada described how his father at Maui Shōkai actively sought Filipino customers in the 1920s by ordering Filipino foods and clothing, hiring Filipino order takers, and establishing banking services. Similarly, Minoru Hayashida adapted his fish business by learning to make bagoong (Filipino fermented fish sauce) to serve Filipino customers.

2. World War II

The war brought significant changes. Some stores thrived with military personnel as new customers – Sam Sato in Spreckelsville had to quit his other job to focus on his increasingly busy store. Yoshiko Araki was able to repay her startup loans much sooner than expected due to booming wartime business.

However, others suffered under wartime regulations. Two of the "big 5" Kahului stores – Kobayashi Shōkai and Japanese Mercantile Company – closed due to the Alien Properties Custody Act, which prohibited alien ownership of businesses.

3. Post-War Era and Unionization

The International Longshoremen's and Warehousemen's Union organized plantation workers in 1945, leading to significant changes in stores' operations. Conversion of perquisites to cash wages, twice-monthly paydays, and increased automobile ownership reduced dependency on credit-based stores and led to the rise of cash-and-carry supermarkets.

The most disruptive development was the closure of plantation camps and the migration of residents to "Dream City" [determined to be "Ka-ihu-waʻa" by Sterling (1998, p. 93)], a fee-simple residential development begun in 1949 by A&B subsidiary Kahului Development Company. This led to:

- Demolition of camp stores
- Decreased population in Lower Pāʻia
- Decline and eventual closing of plantation stores
- Rise of Kahului as a major population center with modern supermarkets

5.1.2 Entrepreneurship Among Storekeepers

The oral histories reveal numerous examples of entrepreneurial innovation:

1. Satoki Ikeda, a clothing store owner, nailed advertisements in English and Japanese on community bathhouse walls and enlisted his children to distribute advertisements.
2. Minoru Hayashida adapted during WWII when fish were scarce by hiring a Hawaiian skilled in reef fishing and contracting with an O‘ahu fish dealer to maintain his supply.
3. Minetaro Nashiwa (father of interviewee Richard Nashiwa) opened a lunch counter in his bakery to sell hamburgers, which introduced Japanese residents accustomed to rice to new Western food items, thereby increasing his bread sales while modifying local dietary habits.
4. Masakazu Shimoda’s father decided to stop competing for Japanese customers and actively pursue Filipino clientele by hiring Filipino order takers and stocking Filipino foods.

Beyond their economic function, stores served as important social spaces within plantation communities. Camp stores like Larry Kobayashi’s functioned as gathering places and the sole public establishments open late at night. Storekeepers often provided additional services; Yasunari Hamai, who worked at an MA Company branch store, read and wrote letters in Japanese for illiterate plantation residents and gave them rides in the company car.

Order takers like Chosoku Kochi played community roles beyond sales; he served as a matchmaker and supplied wedding celebrations with food and drinks from the store. The credit system maintained by storekeepers created intricate webs of economic relationships and obligations throughout these communities.

The oral history reveals ethnic patterns in store ownership and clientele. By the 1930s-40s, Japanese had become the predominant store owners in the area, though the project documented businesses run by Portuguese, Chinese, and Filipino entrepreneurs as well.

Gilbert Zane, a Chinese storekeeper, noted that most of his customers were haole (white) and Portuguese, with few Japanese or Filipinos patronizing his establishment. Language and cultural familiarity influenced customer choices, with plantation stores assigning order takers based on ethnic and linguistic compatibility. Modesto Palafox, a Filipino order taker for Camp 1 Store between 1943 and 1956, recalled serving only Filipino households.

5.1.3 Conclusion of ESOHP

The ESOHP documenting Pā‘ia and Pu‘unēnē stores provides a detailed window into the economic, social, and cultural dimensions of Hawai‘i’s plantation era. Through 33 interviews totaling 79 recorded hours, the project preserved first-person accounts of how

these businesses operated, adapted to changes, and served as more than merely commercial establishments. The documents reveal how storekeepers navigated cultural differences, economic challenges, and historical developments while serving as both entrepreneurs and community builders.

The stores of Pāʻia and Puʻunēnē illustrate the complex interplay between corporate plantation systems and independent businesses in Hawaiʻi's economic development, while also documenting the everyday lives and consumer patterns of plantation workers and their families across seven decades.

5.2 Tsunamis in Maui County: Oral Histories

The *Tsunamis of Maui County: Oral Histories* project represents a comprehensive effort to document, preserve, and share first-person accounts of tsunami events that have impacted Maui County throughout history. This collection captures memories of tsunamis in Maui County, with particular focus on the devastating April 1, 1946, tsunami, though some interviews reference events dating back to 1923. The project stands as a vital historical record, giving voice to survivors and witnesses while providing crucial insights into both the physical impacts of these natural disasters and their profound effects on communities and individuals.

Initiated by the Center for Oral History in the Department of Ethnic Studies at the University of Hawaiʻi at Mānoa, this project highlights the recollections of Native Hawaiians and the multi-ethnic people of Hawaiʻi, producing oral histories and interpretive materials about lifeways, key historic events, and social movements. The collection includes approximately 40 interviews, all conducted in 1998, creating a valuable archive accessible through both the National Oceanic and Atmospheric Administration (NOAA) Voices Oral History Archives and the Center's ScholarSpace open-access repository.

The April 1, 1946, tsunami stands as the central event in many of the collected narratives. This devastating tsunami was generated by a large undersea earthquake near the Aleutian Islands of Alaska and had catastrophic impacts across the Hawaiian Islands. The 8.6 magnitude earthquake triggered tsunami waves that killed 167 people, with most fatalities occurring in Hawaiʻi. This disaster was particularly significant because a tsunami warning system did not exist in 1946, meaning no one had any warning of the approaching dangerous waves.

The interviews capture the experiences of survivors who witnessed the waves firsthand. Their testimonies provide invaluable insights into the tsunami's impacts across different Maui communities. For instance, Roland Enos, who was six years old during the 1946 tsunami, recounts running with his grandparents from their Kahului Beach Road home as

the waves approached. These personal accounts preserve not only the factual details of the event but also the emotional and psychological impacts on survivors.

Pu‘unēnē, an unincorporated community in central Maui, has important connections to this oral history project through both geographic and cultural contexts. Though modestly populated with approximately 50 residents, Pu‘unēnē’s history is deeply intertwined with the sugar industry.

The tsunami oral history project connects to Pu‘unēnē in several ways:

1. **Geographical Proximity to Impacted Areas**: During the 2011 Fukushima earthquake tsunami, Kahului Harbor saw a 6-foot surge that pushed water about 1/3 mile inland to wet “the toes of Walgreens on Puunene Avenue.” Though this was a more recent event than those covered in the oral histories, it demonstrates Pu‘unēnē’s vulnerability to tsunami impacts.
2. **Plantation Community Connections**: Many of the interview subjects have connections to plantation communities, including those associated with HC&S, which operated the Pu‘unēnē Sugar Mill. These plantation camps, including those in Pu‘unēnē, formed the foundation of many families’ experiences in Hawai‘i.
3. **Multi-Ethnic Community Heritage**: The sugar industry recruited workers worldwide in the late 19th and 20th centuries, creating the diverse cultural fabric of communities like Pu‘unēnē. The oral histories reflect this diversity, featuring interviewees from various ethnic backgrounds whose families came to work in the plantation economy.
4. **Historical Context and Development**: Some interviews, such as the one with Helen von Tempsky, mention the impact of the 1946 tsunami on areas like Spreckelsville, which shares historical and economic connections with Pu‘unēnē through the sugar industry.

The following sections are summaries of three interviews from this oral history project that collectively paint a detailed picture of Pu‘unēnē as a plantation town centered around the sugar industry, with its distinctive social organization, cultural diversity, and community structures. They also document how natural disasters like tsunamis contributed to population shifts and changes in residential patterns, gradually transforming the plantation communities of Maui, including Pu‘unēnē.

5.2.1 Summary of Jared Kaholokua’s Interview

Jared Kaholokua’s April 20, 1998, interview provides valuable insights into life in Maui before and after the 1946 tsunami, with significant connections to Pu‘unēnē. Born on July 12, 1935, in Pā‘ia, Jared lived in Pā‘ia until 1944-1945 when his family moved to Māliko

Bay. He describes Pāʻia as a “big camp” with many facilities, including two golf courses. His grandfather, Henry English, worked for HC&S as a mechanic supervisor in Puʻunēnē. Jared’s father also worked as a mechanic at HC&S in the machine shop, highlighting the sugar industry’s importance to the family’s livelihood.

When describing his childhood in Pāʻia, Jared mentions living in “Skill Village,” which was one of the plantation camps. He portrays plantation life as community-oriented, with shared recreational facilities and social activities. The tsunami of April 1, 1946, dramatically impacted his family’s life in Māliko Bay. After losing their home to the tsunami, they relocated to Hāmākua Poko, where Jared noted that living in a larger community actually improved their quality of life by providing more social opportunities and activities compared to their isolated existence in Māliko. His account shows how the tsunami contributed to the reshaping of residential patterns and community structures in Maui, including the plantation communities connected to Puʻunēnē.

5.2.2 Summary of Ivy Carbonell's Interview

Ivy Carbonell's April 21, 1998, interview provides a direct connection to Pu'unēnē, as she was born there on January 8, 1939. Her father, Henry Copp Daniels Jr., worked for HC&S as a mechanic in the machine shop, following a family tradition, as his father had also worked for HC&S with the sugarcane railroad. Ivy describes growing up in "Spanish B" camp in Pu'unēnē, painting a picture of plantation life with its structured housing arrangements and community-focused lifestyle. She mentions that the Pu'unēnē camp had four rows of houses with approximately twenty houses on each side of the street. Her family had a three-bedroom plantation-type home with one bath, a living room, and a "pretty good size kitchen."

Ivy provides rich descriptions of Pu'unēnē during her childhood, including memories of playing in the streets, which served as makeshift playgrounds since few families owned cars. She also recalls wartime experiences in Pu'unēnē, including the blackout windows and air raid sirens. After graduating from high school, Ivy worked at Maui Pineapple Company until she married. While her tsunami experience occurred after she had moved from Pu'unēnē (she survived the 1960 tsunami while living in Kahului), her interview offers valuable insights into the daily life, social structure, and cultural aspects of growing up in a plantation community in Pu'unēnē during the 1940s and early 1950s.

5.2.3 Summary of Jan Priest Wysard's Interview

Jan Priest Wysard's July 17, 1998, interview offers a firsthand perspective of Pu'unēnē and its sugar plantation heritage. Born at the hospital in Pu'unēnē (which she notes was affiliated with the plantation), Jan's connection to the area runs deep. Her father and mother, Alonzo Priest and Jean McIntyre Priest, moved to Maui in 1935 from Maui so Alonzo could work for HC&S under F.F. Baldwin. He was hired as a recreational director for a new facility being built in Pu'unēnē for plantation workers, which included a swimming pool, baseball diamond, basketball courts, and other recreational facilities.

Jan's account illustrates the structured social environment of plantation life in Pu'unēnē, where the company provided housing and many amenities for workers and their families. She describes life in Pu'unēnē as "really wonderful" because of the sense of community among the residents: "everybody knew you and you knew everybody else." Jan also notes that her family had Japanese help that "ran [the] house" and provided a safe environment.

Jan mentions that her family eventually moved from Pu'unēnē to Spreckelsville just weeks before the 1946 tsunami, which destroyed the house they had considered purchasing in the Kaunoa School area. Her description provides valuable context about the lifestyle and community structure in Pu'unēnē during the pre-tsunami era, highlighting how the sugar

plantation defined not just economic life but also social infrastructure and housing arrangements for residents.

5.3 Ethnographic Reflection: A Wedding in Puʻunēnē

Interview Compiler: Torie Hoʻopiʻi
Interviewee: Priscilla Hoʻopiʻi
Date of Event: August 28, 1971

Summary

This ethnographic reflection documents a significant personal and communal event that took place in the heart of Puʻunēnē, Maui. The wedding of Richard Hoʻopiʻi Sr. and Priscilla Kaonohi on August 28, 1971, exemplifies how plantation spaces—often remembered for labor and industry—were also sites of deep cultural value, ʻohana celebration, and Hawaiian resilience. This testimony offers insight into the cultural significance of the proposed Hoʻonani Villages project area.

Background

Priscilla Hoʻopiʻi (Kaonohi) was born in 1952 and raised in the valley community of Kahakuloa, as was her future husband, Richard. Their lives were deeply rooted in the cultural and working-class communities of Central Maui. At the time of their wedding, Richard worked as the lumber yard supervisor for Alexander & Baldwin, and the couple chose Puʻunēnē for its strong sense of community and accessibility for family from across the island.

The Wedding in Puʻunēnē

The ceremony was held outdoors near the historic mill wheel, which today stands next to the Alexander & Baldwin Sugar Museum. The couple was adorned in regal red and yellow, symbols of aliʻi lineage, and honored by the sounding of pū (conch shells). Decorations were made by hand, and the event brought together friends, neighbors, and fellow plantation workers in a two-day celebration that included Hawaiian music, hula, food, and storytelling.

Priscilla Hoʻopiʻi stated: “The plantation lands—normally defined by labor—became a place of love, laughter, and connection.”

This wedding serves as a reminder of how even within a heavily industrialized setting, Hawaiian values and traditions found ways to thrive. The land carried not just the legacy of sugar production, but also the imprint of joy, community effort, and Hawaiian identity. Though many structures from that time are now gone, memories like these connect generations to place and reaffirm the cultural richness of Puʻunēnē.



Figure 16. Richard and Priscilla Exchanging Rings with Puʻunēnē Mill in the Background

Cultural Resources and Traditional Practices

As Priscilla did not live in the plantation camps and has a limited direct association with the project area aside from her 1971 wedding, she has no knowledge of any traditional sites or ongoing cultural practices specific to the area.

Potential Impacts of the Project

Priscilla welcomes the idea of new housing in Puʻunēnē, “so long as it truly serves our local people and low-income families who need it most.” The site of the proposed Hoʻonani Villages is not just former plantation land, but a place layered with personal and communal memories. Events like this wedding highlight the importance of recognizing Puʻunēnē as a living landscape with deep cultural and emotional ties. Development in the

area should consider not only the physical environment but also the stories and relationships embedded in the land.

Conclusion

This story, passed down through ʻohana and remembered by many throughout Maui, enriches our understanding of Puʻunēnē as more than an industrial hub. It was a place where culture, love, and ʻohana thrived, even amidst the smoke and steel of the plantation. These memories matter, and they deserve a place in how we consider the future of this land.

5.4 Interview with Pastor Gordon Earl Napokā Kekahuna

Interviewer: Torie Hoʻopiʻi
Interviewee: Pastor Gordon Earl Napokā Kekahuna
Date: May 21, 2025

Summary

Pastor Kekahuna's life in Puʻunēnē embodies a period of intense labor, cultural fusion, and ʻohana-centered values. His stories provide insight into what once existed on the land—from communal life, ditch swimming, and church on Sundays to eating brown sugar off the tracks. His testimony reflects deep emotional and generational ties to the land. In his words, "Puʻunēnē was home. Even if the buildings are gone, the memories are still there. You cannot erase what was lived." He shared that growing up in the plantation system meant many Hawaiian families like his were disconnected from cultural practices and traditions: "We never grow up with traditions. We never grow up with culture. We grew up in a sugar plantation life. That was it." His statement reflects the generational impact of plantation systems on cultural continuity and reinforces the importance of restoring these connections today.

Biography

Pastor Gordon Kekahuna, born in March 1953 at Wailuku Hospital, grew up in various plantation camps in Puʻunēnē and currently resides in Lealiʻi Hawaiian Homes in Lahaina. His firsthand recollections offer insight into the landscape, lifestyle, cultural values, and environmental changes that have shaped the region over the past several decades. Pastor Kekahuna is a retired hotel worker who spent 30 years at the Maui Prince Hotel in Mākena (later known as Mākena Beach Resort), retiring in 2017 before the resort closed. He currently does part-time rideshare driving and serves as a pastor alongside his wife Kathy Kekahuna at Lāhainā New Life Church of God.

Pastor Kekahuna was born to Albert Pū of Hāna and Marylane Smith of Molokaʻi but was adopted and raised by George Kekahuna Sr. and Elizabeth Kalehuawehe Kekahuna. His

father worked over 30 years at HC&S, beginning as a laborer and later operating lowboy trucks. The family lived in plantation camps including Young He Village, Alabama Camp, and eventually Haole Camp, where many of the supervisors and teachers lived. In 1983–1984, they relocated to Hawaiian Homes in Paukūkalo.

Life in Puʻunēnē

Pastor Kekahuna described life in the plantation camps as 'simple living' and community-oriented. Children swam in irrigation ditches ('duruwana') since there were no beaches nearby. They crafted small boats from scrap tin roofing and caught tilapia. Homes had outdoor showers and outhouses in the early days. As camps changed, so did the infrastructure: Haole Camp had better-built homes and amenities.

He recalled, "Growing up, we had what—all your friends were there. Sometimes you fight with your friends all day, and the next day you go to school like nothing happened."

Stores allowed families to buy on credit using the father's name. Gordon would buy cigarettes for his dad this way. He also remembers buying poi for 25 cents a bag: "a full bag, more like a two-pound bag."

After Sunday Mass at Holy Family Church, families visited the Chinese stores for manapua and other treats. He fondly remembered collecting spilled brown sugar from train tracks: "They used to haul the sugar on the trains down to the harbor. Sometimes we'd pick up the brown sugar that fell and eat 'em."

Religion played a strong role in the Kekahuna household. His mother was the catechism teacher at Holy Family Church, with weekly classes held Mondays from 1:00 to 2:00 p.m. Church attendance was regular, and spiritual values were instilled early.

He described the tight-knit nature of camp life: "Everywhere you went, people knew who your parents were. If you got in trouble, the elders would say, 'Who's your father?' And then, 'I going tell your father.'"

Cultural Resources and Traditional Practices

When asked about any traditions or customs associated with the Puʻunēnē area, Pastor Kekahuna shared that he was not aware of specific cultural practices growing up. His experience in the plantation camps did not include Hawaiian traditions or ceremonies, as life revolved around work, school, and church: "We never grow up with traditions. We never grow up with culture. We grew up in a sugar plantation life. That was it."

While he remembers the landscape and community—swimming in irrigation ditches, making boats from tin roofing, and eating brown sugar from the train tracks—he emphasized that cultural knowledge wasn't something passed down during those years.

His reflection points to how the plantation lifestyle affected Hawaiian families' ability to carry on traditional practices in daily life.

Potential Impacts of the Project

Pastor Kekahuna expressed concern about the present-day impacts of land development in the isthmus region. Historically, Puʻunēnē and surrounding areas—such as Kanahā, Mauoni, and Keālia—were marshlands. These wetlands played a role in balancing water flow. "That's why this area floods," he noted. "They stopped the water flow and diverted it."

He recalled that many homes from the plantation camps were moved to the "Dream City" subdivision in Kahului. The Japanese cemetery and shrine once located in the area are now mostly obscured by industrial growth. "I don't know what they did with the bodies. But it was all there when I was a kid."

Pastor Kekahuna expressed concern about the disruption of the land's natural systems and cultural memory. He emphasized that much of the area was originally marshland and is prone to flooding: "They want to build on marshland, that's why there's always flooding. That water got nowhere to go."

He worries about the erasure of community memory and cultural sites: "There's hardly any trace of the old camps anymore. But those places, that's where we grew up. They meant something." At the same time, he expressed hope that the project—especially the workforce housing—could be prioritized for Hawaiian families and those who already live in the area: "If they going build, I just hope it's really for our people—our local people, the ones already here. Because if not, what's the point?"

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6.0 Traditional or Customary Practices Historically in the Project Area and Surrounding Area

This section is not intended to be a comprehensive list of all the practices that historically or contemporaneously occur in Wailuku and Kalialinui, but instead is meant to show the range of traditional or customary practices that took place in the larger geographic extent. Many of these practices may not have taken place within the specific project area, although they may actively occur within the larger ahupua‘a and moku.

Prior to contact and modernization, a range of cultural practices likely took place in the project area. These practices would have been predominantly related to traditional agriculture and aquaculture and were obstructed beginning in the 19th century by Western modernization.

6.1 Mo‘olelo

Mo‘olelo is the practice of storytelling and developing oral histories for the purpose of transmitting knowledge, information, and values intergenerationally. Mo‘olelo are particularly critical in protecting and preserving traditional culture in that they are the primary form through which information was transmitted over many generations in the Hawaiian Islands and particularly in the Native Hawaiian community. In a collection of essays about mo‘olelo, professors C.M. Kaliko Baker and Tammy Haili‘ōpua Baker (2023) explain:

> *Mo‘olelo*, loosely translated as stories and histories, are the *kūkulu* ‘pillars’ that shoulder and chronicle Kanaka Maoli narratives and beliefs. The mo‘o, or successions, of *‘ōlelo* ‘words’ are the foundation for the many genres of mo‘olelo which collectively represent the prowess of the Kanaka Maoli literary canon. (p. 2)

Storytelling, oral histories, and oration are widely practiced throughout Polynesia and important in compiling the ethnohistory of the area. The Native Hawaiian newspapers were particularly valued for their regular publication of different mo‘olelo about Hawaiian history. Were it not for the newspapers having the foresight to allow for the printing and publication of mo‘olelo, far less information about the cultural history of the Hawaiian people would be available today.

As described in **Section 3.3**, mo‘olelo about Pu‘unēnē and the larger Wailuku region tell of various chiefs and traditions, including Kiha-a-Pi‘ilani’s time in hiding and the travels of various supernatural beings through the area. While specific mo‘olelo directly relating to the Pu‘unēnē project area have not been identified, the region is part of larger cultural narratives about the Wailuku moku.

6.2 Habitation

Hawaiians lived extensively throughout the islands. Handy et al. (1972) identify how different kānaka and their ʻohana lived in accordance with what the authors termed "occupational contrasts" (p. 286), meaning that based on occupation (i.e., planter, fisherman, etc.), habitation systems differed. Handy et al. (1972) explain:

> The typical homestead or *kauhale*… consisted of the sleeping or common house, the men's eating house, women's eating house, and storehouse, and generally stood in relative isolation in dispersed communities. It was only when topography or the physical character of an area required close proximity of homes that villages exist. There was no term for village. Kauhale meant homestead, and when there were a number of kauhale close together the same term was used. The old Hawaiians, in other words, had no conception of village or town as a corporate social entity. The terrain and the subsistence economy naturally created the dispersed community of scattered homesteads. (p. 284)

The traditional Hawaiian home was known as a hale, which was a simple structure made of natural materials, such as wood, thatch, and lava rocks. The hale was typically rectangular in shape, with a sloping roof that was thatched with palm fronds or other accessible vegetation. The walls were made of woven mats or a framework of wooden poles covered with woven coconut leaves or bark. The floor was typically made of packed dirt or crushed coral.

Based on the archaeology for the Puʻunēnē area and its inland location away from permanent water sources, any habitation in the area would have likely been temporary or seasonal in nature, utilized as kānaka traveled from the makai areas to the mauka areas or during particular resource collection seasons.

As detailed in the ethnographic history, the lands of Puʻunēnē were extensively converted as plantation housing for the numerous immigrants (i.e., Chinese, Japanese, Filipino, etc.) and locals who served as laborers for the sugar plantations. Pastor Kekahuna detailed the tight-knit community-based nature of these plantation camps prior to the decline of the sugar industry.

6.3 Travel and Trail Usage

The ability to travel was essential to Hawaiians and enabled their sustainability. Travel, and the freedom to move throughout different areas, had different names, including huakaʻi, kaʻapuni, or kaʻahele. Traveling by sea had distinct names as well, like ʻaumoana. Traveling through the mountains was sometimes referred to as hele mauna. Travel, and

moving throughout various places and regions was an essential practice and way of life in traditional Hawai‘i.

The freedom to travel safely was so important that Kamehameha I would come to pass a well-known law protecting travelers, Ke Kānāwai Māmalahoe (The Law of the Splintered Paddle). It is explained by the William S. Richardson School of Law as follows:

> As a young warrior chief, Kamehameha the Great came upon commoners fishing along the shoreline. He attacked the fishermen, but during the struggle caught his foot in a lava crevice. One of the fleeing fishermen turned and broke a canoe paddle over the young chief's head. The fisherman's act reminded Kamehameha that human life was precious and deserved respect, and that it is wrong for the powerful to mistreat those who may be weaker.
>
> Years later when Kamehameha became ruler of Hawai‘i, he declared one of his first laws, *Ke Kānāwai Māmalahoe* (the Law of the Splintered Paddle), which guaranteed the safety of the highways to all. This royal edict was law over the entire Hawaiian kingdom during the reign of Kamehameha the Great. Considered one of the most important *kānāwai* (royal edict), the law gave the Hawaiian people an era of freedom from violent assault ("Ke Kānāwai Māmalahoe," n.d.).

The kānāwai (law) reads:

E nā kānaka	O my people
E mālama ‘oukou i ke akua	Honor thy god
A e mālama ho‘i	Respect alike, the rights of
Ke kānaka nui a me kānaka iki	All men great and humble
E hele ka ‘elemakule	See to it that our aged,
Ka luahine, a me ke kama	Our women, and children
A moe i ke ala	Lie down to sleep by the roadside
A‘ohe mea nana e ho‘opilikia	Without fear of harm
Hewa no, make	Disobey, and die

The law would have such long-lasting resonance that it would be expressly incorporated into the Hawai‘i State Constitution.[13]

As traveling through traditional trails was the primary means by which people traveled on land throughout most of Hawaiian history, the traditional trail system is particularly

[13] Article IX. Section 10 of the Hawaii State Constitution reads: "The law of the splintered paddle, mamala-hoe kanawai, decreed by Kamehameha I--Let every elderly person, woman and child lie by the roadside in safety--shall be a unique and living symbol of the State's concern for public safety."

important throughout the Hawaiian Islands. Throughout the islands, there were numerous trails that allowed for people to access different locations. This trail system was critical not only for maintaining a healthy population and managing this population, but it was also important for the traditional economic system of bartering. The trail system allowed for different localized communities to engage and interact. This also allowed for the trade of goods throughout island communities.

There is no doubt that traditionally Hawaiians traveled through the project area, but more contemporaneously, this travel would have been limited by ranching activities that utilized fencing to keep cattle within property boundaries. Given Puʻunēnēʼs location between the uplands of Haleakalā and the coastal areas, it would have been traversed by trails connecting these areas. The construction of Kiha-a-Piʻilaniʼs trail that circumnavigated Maui would have passed through or near the project area. During the plantation era, these traditional trails were largely replaced or altered by plantation roads and infrastructure.

6.4 Farming

Traditional Hawaiian agriculture was a sophisticated system adapted to various environmental zones. Since poi was the staple food for Native Hawaiians, it was of the utmost priority for the first settlers to establish loʻi. Kaloʼs prominence in the Hawaiian diet derived from its nutritional value, but even more so from its mythological significance. According to Hawaiian traditions, the first human (male) was born from the taro plant:

> The first born son of Wakea and Papa was of premature birth and was given the name Haloa-naka. The little thing died, however, and its body was buried in the ground at one end of the house. After a while, a taro plant shot up from the child's body, the leaf of which was named lau-kapa-lili, quivering leaf; but the stem was given the name Haloa.
>
> After that another child was born to them, whom they called Haloa, from the stalk of the taro. He is the progenitor of all the peoples of the earth. (Malo, 1951, p. 244)

Handy (1940) describes Wailuku:

> This is the third of "The Four Streams," the great torrent that drains the highest cloud-capped uplands of western Maui through deep Iao Valley. Much of the upper section of what is now the city of Wailuku is built on old terrace sites. Along the broad stream bed of Iao Valley, extending several miles up and inland, the carefully leveled and stone-encased terraces may be seen. In the lower sections of the valley these broad terraces now serve as sites for camps 10 and 6 of Wailuku Sugar Plantation, being utilized for house sites, garden, playgrounds, and roads. A little farther up, neat private homes and vegetable and flower gardens cover

> these old taro terraces; while at their upper limit the terraces are submerged in guava thickets. Here a few wild taros were found, but I saw no terraces in Iao or Wailuku being used as flooded taro patches. It is significant that here, as at Waihee, the old terraces are adapted to market gardening (Chinese bananas, vegetables and flowers) by Japanese and Portuguese gardeners. (p. 108)

In drier areas like Puʻunēnē, dryland agriculture would have been practiced when possible.

In addition to kalo, ʻuala (sweet potato) was another common staple crop of the ancient Hawaiian diet. Although this crop was harvested frequently on similar land types, Handy (1940) noted that:

> From Waihee to Waikapu there is much good land below and bounding the ancient terrace area on the *kula* and in the lower valleys which would be ideal for sweet potato culture, but it is said that little was grown in this section because there was so much taro. (p. 160)

Based on Hobdy's biological assessment, no food crops are currently being cultivated in the project area.

Beyond staple food crops, farming in Wailuku was closely tied to broader social and economic systems. Hawaiians engaged in a reciprocal trade network, exchanging dryland crops with communities in wetter regions for wetland crops. This exchange ensured a balanced diet and reinforced inter-district relationships. Additionally, agricultural production supported the aliʻi system, with designated konohiki overseeing land management and resource distribution.

The land management system was structured within the ahupuaʻa framework, ensuring access to both mountain and ocean resources. This allowed farmers to supplement their diets with fish and marine resources, complementing their cultivated foods. Fishing and farming were often practiced in tandem, with families maintaining both agricultural plots and coastal fishing grounds.

Spirituality and agriculture were deeply interconnected in traditional Hawaiian life. Temples and shrines dedicated to rain deities and agricultural fertility were common throughout the islands. Agricultural rituals and offerings were made to ensure bountiful harvests, and knowledge of planting and harvesting cycles was preserved through oral tradition.

The history of farming in Wailuku reflects the deep knowledge and resourcefulness of Native Hawaiians in managing their land. From dryland farming techniques to inter-island

trade networks, these practices sustained generations of residents and reinforced the cultural and spiritual connections between people and place. While colonial disruptions altered traditional land use, the persistence of Hawaiian agricultural knowledge continues to inform efforts to reclaim and revitalize these landscapes today.

6.5 Ranching and Paniolo Culture

The Hawaiian paniolo were the first cowboys in the United States. In 1793, Captain George Vancouver brought cattle to Kamehameha as a gift shortly after Kamehameha unified the Hawaiian Kingdom under his rule. This was the introduction of ranching to the islands. In order to grow the population so Hawaiians could export cattle and use them throughout the islands, Kamehameha first put a kapu on the cattle. The cattle grew sharply in numbers, and soon large numbers of cattle were roaming wild throughout Hawaii Islands (Harrington, 2019).

To get the growing population of cattle under control, Kamehameha brought the vaqueros from Mexico, who had the expertise to manage the cattle with horses. Hawaiians could not initially pronounce the term vaqueros, so they would attempt to use the term “españoles” (Spanish speaking males) instead. Unable to pronounce this properly, the term “paniolo” was created.

Horses would be landed on both Hawai‘i Island and Maui Island. They were gifts to John Young, one of Kamehameha I’s close advisors. The introduction of horses had a transformative effect on Hawaiian society. Before the arrival of horses, Hawaiians primarily traveled by foot or by canoe. The use of horses revolutionized transportation and warfare, allowing faster and more efficient movement across the islands.

Lyons’ (1892) publication from the Papers of the Hawaiian Historical Society explains about Spanish influence in Hawai‘i:

> [The Mexican Hispano-Indian] was called by the Hawaiian, specifically, Huanu, Hoke, Hoakina, etc. these names of course meaning Jean, Jose, Joachin, etc. He had with him sometimes full-blooded Indians of Mexican origin, who I say in my boyhood. He was called generically “Paniolo” or “Espangnol,” the word that now-a-days means “cow-boy.” He brought with him the Mexican saddle in all its rich adornment of stamped bull-hide leather, and stirrups broad-winged. He brought the jingling spur with bells of hand-wrought steel. He brought the hair-rope in strands of alternative black and white, and the hand-whirled wheel for twisting it; also the hand-wrought bit, not so crude as it looked to be, and a necessity in bullock-hunting. All this away back in the [eighteen] thirties, long before the birth of the modern cow-boy. Do not I remember him well, this Spaniard, the red bandanna handkerchief tied over his head under the broad flapping hat with rim

> up-turned in front? Did not the scrape – poncho we always called it, and the name much have come from South American – commend itself to our common sense as a defence (sic) from rain? We adopted it, and the red silk sash in the bargain, and the leggins not buttoned. Last but not least, the lasso or lariat, braided evenly and lovingly from four strands of well-chosen hide, then well-stretched and oiled, coiled in the same left hand, that with the little and third finger held the finely braided bridle rein; (Mexican too this was, and Mexican the causing of the rein to bear on the horse's neck, instead of to pull on the mouth). (p. 26)



Figure 17. "Typical Hawaiian Cowboys" (HSA, Paniolo Collection, PP-13-6-015, n.d.)

Hawaiians took the lessons and teachings from their Spanish and Mexican instructors and created their own traditions revolving around cattle and horses. Hawaiian paniolo are considered to be some of the best ranchers and cowboys in the world. Hawaiian paniolo like Ikua Purdy became world-famous for competing in rodeo competitions in the United States, and the skill and craftsmanship of paniolo has been noted throughout history. In places like Makawao, paniolo culture and practices are still actively practiced today.

The paniolo are regarded with great esteem. While they were not intended to remain in the islands, marriages between the paniolo and local population resulted in Hawaiian paniolo. The cowboy lifestyle became a way of life. They were considered particularly masculine, and historic record and songs reflect this (M. Sproat, per. comm. 2021). As horses spread throughout the islands, they were introduced to South Maui as well. The fertile lands and open spaces in the region made it conducive to raising and keeping horses. The availability of horses allowed for easier communication and trade between South Maui and other parts of the island.

Horses played a crucial role in agriculture and ranching on Maui. They were used for plowing fields, transporting goods, and herding cattle on ranches. The emergence of paniolo culture in the 19th century further solidified the significance of horses in Maui's agricultural and ranching practices. Paniolo culture, which blends traditional Hawaiian practices with the horsemanship and cattle-handling techniques brought by Mexican vaqueros, thrived in Maui. Skilled paniolo were essential for managing the expanding cattle industry on the island.

The Paniolo are a distinct cultural group, or folk society, with origins to numerous ethnic groups including Mexicans, Hawaiians, Portuguese, and others (Mills et al., 2013). Records show that ranching and the Paniolo utilized the project area and geographic extent significantly. (See Paniolo Hall of Fame Oral History Interviews, O‘ahu Cattlemen’s Association.) In this region, these Paniolo were largely of Native Hawaiian descent, and they integrated not only Hawaiian practices learned from their families, but Hawaiian words and language into their practices as Paniolo.

The vaqueros also brought the Spanish guitar with them. It is through this introduction that slack key music was also born. It is said that slack key music originated from Mexicans leaving their guitars with local Hawaiians, who would “slack the keys” because they did not know the proper way to tune the guitars, creating a new form of tuning that originated in the islands. For many decades, “slack key” music grew and was perpetuated within the Paniolo community.

There are also numerous songs written for and by the Paniolo. National Heritage Fellow Clyde “Kindy” Sproat traveled to the Smithsonian Folklife Festival in 1989 to share mele and mo‘olelo about the paniolo, slack key music, and falsetto singing. At that festival, when sharing the song “Adios Ke Aloha” by Prince Leleiohoku, the younger brother to King Kalākaua and Queen Lili‘uokalani, Sproat said:

> “Adios Ke Aloha” was written by Prince Leleiōhoku, and he wrote this in honor of the Mexicans that came to teach the cowboys how to rope and ride and all of that. That is my heritage, believe it or not. One of my great-grandfathers was one of

> those Mexicans that came to teach the Hawaiians how to rope and ride. (Harrington, 2019)

Hawai‘i Island is known for being the origin of Hawai‘i’s Paniolo culture, but there are numerous rodeos held on Maui and this way of life is still practiced today.

Paniolo worked throughout the ahupua‘a, from the mauka lands where the ranch was based, to the ocean. They were responsible for managing the fences that allowed the cattle to graze through the entire lands managed by the ranch. Cattle would be allowed to roam and graze in a particular area, and then they had eaten down the grass and vegetation, the Paniolo would move them to the next pasture.

6.6 Modern Hunting

While modern hunting is not a traditional Hawaiian practice, it has certainly become a cultural practice throughout Hawai‘i. Traditionally, most animals were domesticated, making the need for hunting obsolete. It was not until after foreign contact, when land mammals and ungulates were allowed to roam wild and hunting weapons (e.g., guns) were introduced to the Hawaiian people, that hunting as we know it today began to gain popularity. The term for hunting in Hawaiian is hahai holoholona, to pursue animals. The need for hunting in Hawai‘i did not arise until new species of animals arrived in the islands and became wild and widespread. Hawaiians have been using introduced technology, including bows and guns, to hunt introduced species such as deer as well as native species, like boar, for generations. In places like Wailuku, hunting practices are still very active, and many residents continue to hunt for their food as a part of subsistence living practices.

Axis deer were identified in the project area, but there is no indication they are actively hunted.

6.7 Haku Mele, Haku Oli, and Hula

This practice is related to the composition of song and chants. This is a practice that has existed for many centuries in the Hawaiian culture. Since the Hawaiian culture primarily relied on an oral tradition to pass on knowledge and information, the ability to create songs and chants was essential to pass information from one generation to the next. Hawaiians had hundreds of terms associated with this practice.

Songs and chants are largely influenced by the environment around them. As a pedagogical device it was important, if not imperative, that these songs or chants effectively captured data from the environment around the composer and passed on this information for others to utilize when managing natural resources. In a very real sense,

the land and natural resources act as a muse for composers. The category of songs that provide information on, or speak to, natural resources are called mele ʻāina (songs of the land). As detailed in **Section 4.3.2 (Mele)**, there are numerous traditional chants and songs about the project area and its surrounding landscape.

Much like mele and oli, hula serves as a way of both honoring place and telling the story of place. Many hula, especially those based on mele ʻāina, require intimate understanding of the place where the mele was composed, including the natural elements of that ʻāina. Hula hālau will regularly take huakaʻi (journeys) to visit and honor the place of which a particular mele speaks. The ability to visit the place and learn about it is important to the practice of hula. Hula, as well as mele or oli, are also offered as gifts to kupuna and akua. This practice requires access to traditional sites.

6.8 Traditional Clothing (Clothes Making, Dyeing, and Lei Making)

Kapa (commonly known as barkcloth) was the traditional material made through a method of gathering, treating, and beating plant fibers, often, but not limited to, wauke (*Broussonetia papyrifera*) to make fabric that was used to make lole (clothing). Pacific and Hawaiian kapa was known for its wide range of colors and the application of watermarks.

Furer (1981) describes the process for making kapa:

> The finest kapa came from the paper of the mulberry tree. These trees were cultivated on plantations and grew to heights of more than twelve feet. As the tree grew, the branches were nipped off along the main trunk, ensuring a long piece of bark which was easily peeled from the tree.
>
> The manufacture of kapa was an important occupation for women. After the bark had been peeled from the tree, the inner bark was separated and soaked in sea water to make it soft and pulpy. The softened bark was placed on an anvil and beaten with a cylindrical wooden beater. The first beating separated the fibers and produced strips about eight or nine feet long and ten to fourteen inches wide. These strips could be dried and stored until needed. When needed, the strips were soaked in water, placed in layers between banana leaves, and left for about ten days to mature by “retting” which is the decomposition and removal of softened tissues, leaving the finer fibers. These partially decomposed layered strips were beaten a second time with specially carved four-sided beaters. The patterns carved on the beaters were functional as they produced the necessary characteristics in the kapa for its end use. These carved designs left the equivalent of a watermark on the kapa.

> Kapa which was to be extremely soft and pliable, such as that used for the malo or loincloth, was subjected to an additional softening process. This process, which produced a finely ribbed fabric, was done by dampening the cloth, stretching it over a grooved board, and running a wooden grooving tool along the indentations in the board. When the cloth dried, permanent ribs remained. The hand was very similar to our crinkle gauze of today. (pp. 109-110)

Hawaiians were skilled at utilizing plants and materials to dye their clothing and other materials. Different methods would be employed to hōʻawa, extract dye colors from their source material(s). These dyes would be placed in a cup, known as a kā kāpala. Even foreign or exotic plants were utilized for this practice. Hawaiians used different words for the various types of dyeing activities and methods.

- Hili – bark dye, as hili kukui, hili kōlea, hili noni; also kapa dyed with bark or the name for dyeing with the use of bark
- Hōlei –native tree (*Ochorosia compta*) related to the hao (*Rauvolfia*), which yields a yellow dye for kapa
- Kīheʻaheʻa palaʻā – dye made from the palaʻā (*Sphenomeria chinensis syn. chusana*) fern; palaʻā also references a kapa made from the māmaki (*Pipturus spp.*) bark which is then dyed a brownish-red with palaʻā fern
- Kiʻolena – to dye kapa
- Kūhili – to dye (or stain) by soaking in water containing mashed bark, such as used for nets; also mulberry bark before it is beat into kapa
- Kūpenu – to dye by dipping material
- Weʻa – a red dye or to print or dye red

Hawaiians also had a lexicon for the various colors that could be achieved through this traditional practice.

- ʻĀkala – color made from raspberry or thimbleberry juice
- Hili – Dark-brown dye made from bark
- Nao – dark red
- ʻŌlenalena – yellow
- ʻŌmaʻomaʻo – light green color made from maʻo leaves
- Pōkohukohu – color made from the noni (*Morinda citrifolia*) root
- Puakai – red

Similarly, lei making was a regular occurrence in traditional Hawaiʻi. Anderson-Fung and Maly (2009) write about the traditional practice:

In old Hawai‘i, lei could have important ceremonial functions, such as in religious offerings and for chiefly regalia, but lei were also enjoyed as personal adornment by Hawaiians of all levels of society. The ali‘i (chiefs) and the maka‘āinana (the common people who tended the land) all wore lei. Even the akua (gods, deities, spirits), it was believed, sometimes wore lei when they walked the land in human form. The following observation by the French botanist Gaudichaud, who visited the islands in 1819, paints a picture of Hawai‘i as a place where the lei was an integral part of everyday life:

> “It is indeed rare to encounter one of the natives of this archipelago who does not have an ornamental plant on his head or neck or some other part of his body…[The] women … change [the plants they wear] according to the seasons, [and for them] all the fragrant plants, all flowers, and even the colored fruits, serve as attire, one after another. …The young girls of the people, those of the island of Hawai‘i especially, seem to be fond of the [kou, *Cordia subcordata*], a tree very abundant in all the cultivated areas… The young girls of the mountains, who live near the forests, give their preference to the flowers of the [Erythrina (wiliwili) and a species of Canavalia, called ‘awikiwiki], the lively color of which makes magnificent garlands. Such natural attire is much more rich, much more striking, than all the dazzling creations of the elegant European ladies.”

This account and others like it suggest that lei worn for personal adornment were fashioned from the favorite plant materials that were readily available and abundant in the lei maker’s environment. (p. 4)

Lei making continues as an important practice today, as the making and giving of lei as an expression of aloha to loved ones still regularly occurs throughout the Hawaiian Islands. The floral survey did not identify any species that are typically used by practitioners in the making of lei or kapa, so it is unlikely that the project area is utilized for this practice.

6.9 Lā‘au Lapa‘au

Lā‘au lapa‘au is the practice of traditional Hawaiian medicine. For centuries, Native Hawaiians relied upon the environment around them to provide them medicine. It is still actively taught and practiced today. Medicinal experts or healers have intimate knowledge about plants and other resources to cure ailments illnesses and sicknesses. Traditional medicine is practiced by native peoples and local communities around the world. Similarly, Native Hawaiians, over many generations, have learned how to properly care for, utilize, and prepare plants to maintain the community’s health.

In addition to plant access, it was also important to ensure that these plants were healthy and in good condition. These cultural resources are critical to the ongoing practice of traditional medicine and healing within the Native Hawaiian community. There are still many traditional medicine practitioners in the Hawaiian community and throughout the Hawaiian Islands today. Moreover, lāʻau lapaʻau is a practice that continues to be taught to the younger generation and is honored and utilized in many Hawaiian households throughout the state.

It was important that medicinal plants existed throughout the Hawaiian Islands so that when people traveled through different places on in the islands, they would always have access to the medicine they needed. In some cases, some plants were extremely rare, and, in those cases, it was particularly important to make sure that these populations were well protected and tended. An identification of plants of cultural value for medicinal purposes that grow naturally within the project area is included in **Section 4.2.1 (Flora).**

There were numerous gods associated with health, healing, and medicine: Hiʻiakaikapoliopele, Hiʻiakaikapuaʻenaʻena, Hauwahine, Hina, Hinaʻea, Hinalaulimukala, Kamakanuiʻahuʻilono, Kanaloa, Kū, Kūkeoloʻewa, Lonopūhā, Maʻiola, Mauliola, and ʻŌpeluhuikauhaʻailo.

Wailuku has an active community of healing practitioners. These practitioners actively practice in the Wailuku and Kalialinui ahupuaʻa, although there is no indicator that the project area is currently used for any of these practices. Although ʻuhaloa and pāʻū o Hiʻiaka (identified in biological survey) have medicinal properties, these species are very common and it is unlikely any practitioners currently access the area for these resources.

6.10 Kilo

Kilo "references a Hawaiian observation approach which includes watching or observing [the] environment and resources by listening to the subtleties of place to help guide decisions for management and pono practices" (ʻAuamo, 2016). The practice of kilo is seeing a resurgence on Hawaiʻi Island and in the Hawaiian Islands.

Kilo hōkū are traditional astronomers, or those who study the stars. Hale kilo or hale kilo hōkū are observatories or star observatories, respectfully. Kilo makani are those who traditionally observe the winds. Kilo moana were traditionally oceanographers. Kilo ʻuhane were those who observed and communicated with spirits.

Traditionally, the practice of kilo was critical to the management of Hawaiian landscapes. This practice is very closely tied to traditional or customary access as observers would require access to specific vistas, viewsheds, or areas in order to observe environmental phenomenon.

As illustrated in the proceeding section, Native Hawaiians created a wide range of terms for the environment and understanding the ecosystems around them. These terms were often quite specific, and many were tied closely to a specific geographic area. This level of specificity illustrated the close kinship Hawaiians shared to their surrounding environment. The ability to observe and understand all elements of their ecosystem was essential to both the successful care of natural resources and the survival of the Hawaiian people.

The ability to effectively and accurately read weather phenomena was essential to the ability of Hawaiian people who farm, fish, navigate, and conduct any number of practices in a sustainable and successful manner. The knowledge Hawaiians acquired about their environment around them, including weather phenomena, was the result of multi-generational observations that comprised an extensive body of information passed down through oral traditions. The following Hawaiians names and their descriptions of weather phenomena include words for clouds, rains, and winds that are utilized by kilo to help guide activities and practices:

- Ānuenue – rainbow, a favorable omen.
- Ao akua – godly cloud, figurative representative of a rainbow.
- Ao loa – long cloud or high, distant cloud. Status cloud along the horizon.
- Ao ʻōnohi – cloud with rainbow, ʻōnohi, colors contained within it.
- Ao pehupehu – continually growing cumulus typical of summer. Drifting with the tradewinds, these clouds pick up moisture and darken at their base, finally releasing their rain on the windward mountain cliffs.
- Ao puaʻa – cumulus clouds of various sizes piled together, like a mother pig with piglets clustered around her. The Kona coast is famous for ao puaʻa, a sign of good weather and no impending storms.
- Hoʻomalumalu – sheltering cloud.
- Hoʻoweliweli – threatening cloud.
- Ua loa – extended rainstorm.
- Ua poko – short rain spell.

There are numerous points identified in **Section 3.1**. These points would have been traditionally used by kilo iʻa, skilled ocean observers who would identify marine resources for gathering. These locations for kilo are typically located in nearshore coastal areas from elevations along the shoreline where schools of fish can be observed.

6.11 Ceremonial Practices

Ceremonial practices played an integral role in the lives of Wailuku's residents. Numerous heiau and shrines were established throughout the region, serving as places of worship, agricultural ceremonies, and navigational landmarks. The presence of these religious sites underscores the deep connection between the Hawaiian people and their environment. Spiritual observances were woven into daily life, influencing agricultural practices, fishing expeditions, and social structures. The loss of traditional place-based knowledge due to Western contact and missionary influence led to the gradual abandonment of many cultural sites, though efforts to preserve and revitalize these traditions continue today.

The ceremonial practices of traditional Hawaiians are extensive. Throughout the course of Hawai'i's history, traditional Hawaiians have integrated religious, spiritual, and ceremonial practices in their daily lifestyle. Traditional or customary practices are then not distinct ceremonial practices but rather a part of the Hawaiian way of life. Therefore, it is challenging to explicitly define ceremonial practices associated with traditional Hawaiian customs. For the purpose of this section, the ceremonial practices discussed here focus primarily on customs carried out by general populations of Hawaiians, as opposed to activities or rituals carried out by trained and recognized specialists, kahuna.

Ceremonial practices are incorporated throughout numerous, if not all, of the activities identified in this section. For example, there is a great level of ceremonial practice and ritual associated with the care of the dead, burial remains, and funerary objects. Native Hawaiians, as with most indigenous peoples, integrated ceremony into most of their practices, especially those that occurred in the natural landscape or related to their way of life. There was no specific site or materials required for ceremony *per se*.

Nonetheless, shrines were sometimes associated with ceremonial practices. Shrines for the purpose of this assessment are distinct from heiau, which were places of worship. The distinction is the natural contexts in which these features or sites were created. Heiau required the advice and guidance of a kahuna, who would help ali'i determine the best location in which to erect a heiau. Conversely, shrines were erected by maka'āinana (working class) as part of their daily or occupational functions.

Makahiki is one example of a practice that has taken place prior to contact, continues post-contact, and involves ceremonial elements. One of these elements is the akua loa, described by Malo (1951) as "the image of the Makahiki god, Lono-makua … This work was called ku-i-ke-pa-a" (p. 143). Further described by Malo (1951):

> 22. This Makahiki idol was a stick of wood having a circumference of about ten inches and a length of about two fathoms. In form, it was straight and staff-like,

> with joints carved at intervals and resembling a horse's leg; and it had a figure carved at its upper end.
>
> 23. A cross piece was tied to the neck of this figure, and to this cross piece, kea, were bound pieces of the edible pala[14] fern. From each end of this cross piece were hung feather lei that fluttered about, also feather imitations of the kaupu bird[15], from which all the flesh and solid parts had been removed.
>
> 24. The image was also decorated with a white tapa cloth made from wauke kakahi[16], such as was grown at Kuloli[17]. … One end of this tapa was basted to the cross piece, from which it hung down in one piece to a length greater than that of the pole. The width of this tapa was the same as the length of the cross piece, about sixteen feet.
>
> 25. The work of fabricating this image, I say, was called kuikepaa. The following night the chiefs and people bore the image in grand procession, and anointed it with cocoanut [sic] oil. Such was the making of the Makahiki god. It was called Lono-makua (father Lono), also the akua loa. This name was given it because it made the circuit of the land. (pp. 144-145)

The akua loa was taken to each ahupua'a. This custom was important to the care, stewardship, and worship of the gods. These practices were intimately tied to the proper care and sustainable stewardship of all cultural and natural resources.

As with many concepts of traditional Hawaiian living and practices, the contemporaneous concept of the kahuna has been largely influenced by Western thought. The roles and responsibilities of the kahuna are well explained by Professor Terry Kanalu Young (1998):

> As recipients of hana lawelawe[18], the Ali'i Nui were themselves servers of a sort. They were responsible for maintaining a positive spiritual relationship with the Akua through pono conduct. Pono was defined for individuals of that era within the context of a particular task specialty. Kahuna who functioned as experts in specific skill areas like medicinal healing, canoe building, or spiritual advising were

[14] Native fern (*Marattia douglasii)* used for medicinal purposes as well as in ceremony.
[15] Laysan albatross (*Diomedea immutabilis*), written with diacritical markings as ka'upu.
[16] Meaning outstanding or of high quality, referencing the white kapa made from these fibers.
[17] Likely a reference to the place in Pelekunu Valley at Kamalō, Moloka'i, located between the peaks of Kaunuohua and Pēpē'ōpae.
[18] Hana lawelawe are defined by Young as "service tasks" by which kaukau ali'i (lower ranked chiefs) served the Ali'i Nui (high chiefs). These hana lawelawe were critical to the ability of the Ali'i Nui to effective govern (Young, 1989).

> consulted by leaders. The experts were looked to as responses for what was considered pono in their respective realms of knowledge. (p. 74)

Kahuna were critical to traditional Hawaiian lifeways as their extensive expertise helped to provide sound and strategic advice to aliʻi and other leaders on proper spiritual, cultural, and ecological management. There are numerous types of kahuna in Hawaiian traditions. including, but not limited to:

- kahuna ʻanāʻanā – sorcerer who practices black magic and counter sorcery.
- kahuna aʻo – teaching preacher, minister, sorcerer.
- kahuna hāhā – an expert who diagnoses, as sickness or pain, by feeling the body.
- kahuna haʻiʻōlelo – preacher, especially an itinerant preacher.
- kahuna hoʻohāpai keiki – medical expert who induced pregnancy.
- kahuna hoʻopiʻopiʻo – malevolent sorcerer, as one who inflicts illness by gesture.
- kahuna hoʻoulu ʻai – agricultural expert.
- kahuna hoʻoulu lāhui – priest who increased population by praying for pregnancy.
- kahuna hui – a priest who functioned in ceremonies for the deification of a king.
- kahuna kālai – carving expert, sculptor.
- kahuna kālai waʻa – canoe builder.
- kahuna kiʻi – caretaker of images, who wrapped, oiled, and stored them, and carried them into battle ahead of the chief.
- kahuna kilokilo – priest or expert who observed the skies for omens.
- kahuna lapaʻau – medical doctor, medical practitioner, healer. *Lit.*, curing expert.
- kahuna makani – a priest who induced spirits to possess a patient so that he might then drive the spirits out.
- kahuna nui – high priest and councilor to a high chief; office of councilor.
- kahuna poʻo – high priest.
- kahuna pule – preacher, pastor, minister, parson, priest, clergyman. *Lit*., prayer expert.
- kahuna pule kaʻahele – preacher.
- kahuna pule wahine – priestess.

There are stories of kiʻi within the larger moku. Handy et al. (1972) recount a story of a Lono Kiʻi (Lono Image) from in a spring in the uplands. It is also said that Huakaʻioka Po (night marchers) were also known to travel through the area (p. 510).

The Holy Family Catholic Church in Puʻunēnē was a cornerstone of the plantation-era community, established in 1895 to serve the spiritual needs of Catholic plantation workers and their families. The church played a significant role in the daily lives of residents, hosting Masses, catechism classes, and community events. Notably, Christ the King Church in Kahului was established in 1932 as a mission outpost of the then-flourishing Holy Family Parish in Puʻunēnē, reflecting the growth and outreach of the Catholic community during that period (Peros, 2017). As the plantation economy declined and populations shifted, the church's role evolved. By the late 20th century, the original Holy Family Church building was repurposed; in 2013, it functioned as the HC&S Irrigation Supply Warehouse 31, marking a significant transformation from its original purpose.

Despite these changes, the legacy of Holy Family Parish endures through its mission outposts and the memories of those who were part of its congregation. The church remains a testament to the rich cultural and spiritual tapestry of Maui's plantation communities. Pastor Gordon Kekahuna's reflections on growing up as a member of this church congregation are included in **Section 5.4**.



Figure 18. Former Holy Family Catholic Church (Abroad, 2013)

6.12 Surfing

Traditional surfing in Hawai‘i has a rich and ancient history that dates back centuries. Surfing, known generally as he‘e nalu, was not just a sport but an integral part of Hawaiian culture and way of life. Surfing in Hawai‘i can be traced back to ancient Polynesian settlers who arrived in the Hawaiian Islands around 2,000 years ago. These early kānaka settlers brought with them the knowledge and skills of wave riding. Surfing quickly became a significant aspect of Hawaiian society.

Hawaiian historian John R.K. Clark (2011, p. 19) explains that traditional surfing consisted of six different sports:

- He‘e nalu – board surfing
- He‘e one – sand sliding
- He‘e pu‘e wai – river surfing
- Kaha nalu – body surfing
- Pae po‘o – bodyboarding
- Pākākā nalu – outrigger canoe surfing

Traditional surfing held deep spiritual and cultural significance in Hawaiian society. It was not only a recreational activity but also a way to connect with the ocean and the gods. Hawaiian mythology includes stories of powerful deities who were skilled surfers, further emphasizing the cultural importance of surfing. In the early days of Hawaiian surfing, surfboards were typically made from local materials such as koa wood. These wooden surfboards were heavy and often quite large compared to modern surfboards.

Surfing played a role in the social hierarchy of ancient Hawai‘i. Ali‘i often had access to the best surf spots, and the sport was used to reinforce their status. Commoners also surfed, but their boards were usually of lesser quality. With the arrival of European explorers and missionaries in the late 18th century, Hawaiian society underwent significant changes. The influence of Western culture led to a decline in traditional Hawaiian practices, including surfing. Surfing was even discouraged and suppressed by missionaries who viewed it as immoral.

Kamakau (1992) identified the surfs of Wailuku in the traditional period:

> Ka-hekili was living at Pihana, at Paukukalo, and at Wailuku [at Pihana, in Paukukalo, Wailuku] with the chiefs, his companions and favorites, and his warriors, Ka-niu-‘ula and Ke-po‘o-uahi. The chiefs of Wailuku passed their time in the surf of Kehu and Ka‘akau. (p. 82)

The 20th century saw a revival of interest in surfing in Hawai‘i. In the early 1900s, individuals like Duke Kahanamoku, often regarded as the father of modern surfing, helped reintroduce and popularize the sport. Duke’s travels and surf demonstrations in the United States and around the world played a crucial role in spreading surfing beyond Hawai‘i. Today, Hawai‘i is known as one of the world’s premier surfing destinations. It is a global hub for surfers and continues to serve as an important cultural practice.

According to Clark (1980), by the 1970s, surfing activities continued in the Kahului area: “This area of Kahului Bay is sometimes called Kahului Breakwater Park and is frequented primarily by fishermen, surfers, boaters, and limu gatherers” (p. 8). This indicates that surfing remains an active practice in waters near the project area, particularly at Kahului Breakwater Park, approximately one mile from the project site.

While the project area itself is inland and does not directly impact surfing areas, these coastal surfing sites are part of the traditional cultural landscape connected to the broader region.

6.13 Fishing, Diving, and Limu Picking

The coastal areas near the project area are known for fishing and diving, with a particular reputation for he‘e (octopus) fishing. This area is also historically known for limu picking, although limu has become scarcer in recent times, likely due to development and environmental degradation.

This ocean expertise was critical to traditional Hawaiian practices. Moses Manu & Others (2006) write:

> With a knowledge of fishing areas and seasons and an array of implements that included hooks and lines, lures, nets, basket traps, poisonous plants, and spears, a fisher supplied his family or his ali‘i with fish and shellfish from streams, fishponds, reefs, and ocean. Sometimes the catch was so huge, fish could be fed to the pigs and dogs, with some left over to dry as food or fuel for fire; some was left to rot. Those fishers that could supply large amounts of fish from ponds or catches at sea were believed to possess mana kupua, or supernatural power, to attract fish at will or make them multiply. Successful fishing implements, such as hooks or cowry shell lures became famous and were prized, passed on to heirs, and sometimes fought over. (p. ix)

Spearfishing has been an integral part of Hawaiian culture for centuries. It was not only a means of sustenance but also a way to connect with the ocean and maintain a balanced relationship with nature. Hawaiian ancestors relied on their skills as fishermen and practiced sustainable fishing techniques. Traditional Hawaiian spearfishing primarily

utilizes two main tools: the koʻa (spear) and the Hawaiian sling. The koʻa is a wooden pole with a pointed tip, often made from the wood of the hau or koa tree. It was used for larger fish species or when deeper dives were required. The Hawaiian sling is a handheld device consisting of a short wooden or fiberglass rod with a looped rubber sling attached. The sling propels the spear with accuracy and force.

Traditional Hawaiian spearfishers developed sophisticated techniques to enhance their chances of success. These techniques involved free diving and breath-hold diving skills, using natural camouflage, and observing fish behavior to approach them stealthily. Patience and precision were key elements, as spearfishers needed to wait for the perfect moment to strike and accurately aim for the target. Spearfishing in Hawaiian culture was guided by cultural protocols and practices. Respect for the ocean and its resources was paramount, with a strong emphasis on sustainability and not taking more than needed. Traditional knowledge was passed down through generations, and elders played a significant role in teaching younger community members about proper fishing practices and the spiritual connection to the ocean.

In recent years, there has been a resurgence of interest in traditional Hawaiian practices, including spearfishing. Efforts have been made to preserve and revive traditional techniques, share knowledge, and promote sustainable fishing practices. Local communities, cultural organizations, and educational programs play an important role in preserving this cultural heritage. When engaging in spearfishing as a traditional Hawaiian practice, it is essential to approach it with cultural sensitivity, respect, and a deep appreciation for the ocean and its resources. Learning from experienced practitioners or participating in cultural programs can provide valuable insights into the rich traditions and practices associated with spearfishing in Hawaiʻi.

The coastal areas makai of the project area continue to support these traditional practices. As previously noted, Clark (1980) identified Kahului Breakwater Park as an area frequented by limu gatherers. Clark (1980) also describes traditional fishing practices at nearby Kanahā Beach Park:

> The beach, frequented primarily by fishermen, limu pickers, and strolling picnickers… The water is almost invariably murky. The beach, frequented primarily by fishermen, limu pickers, and strolling picnickers, being Makai of Kahului Airport and ends at Hobron Point, the right point of Kahului Harbor. (p. 9)

This ocean-based lifestyle remains an important cultural practice on Maui. While the project area itself is inland and does not directly impact fishing areas, these coastal fishing and limu picking sites are part of the traditional cultural landscape connected to the broader region. The continuation of these practices demonstrates the enduring connection between Native Hawaiians and their marine resources.

6.13.1 Loko Iʻa

Loko iʻa, or Hawaiian fishponds, represent sophisticated engineered systems that Native Hawaiians developed over centuries to raise fish in coastal or inland water bodies. These fishponds were not merely food production facilities but embodiments of the Hawaiian principle of mālama ʻāina—to care for and live in balance with the land and sea.

Hawaiian fishponds are broadly classified into several types based on their location, construction, and function. The most common type was loko kuapā (seawall-enclosed ponds), which typically used lava rock and coral walls to keep water circulating while wooden sluice gates (mākāhā) allowed small fish to enter the pond but prevented them from leaving after they grew larger.

Other types included loko iʻa kalo (ponds integrated with taro cultivation) and loko puʻuone, which formed by the development of a natural sand berm parallel to the coast, often with an opening to the sea managed through sluice gates.

The management of fishponds reflected a profound ecological understanding and cultural philosophy. They were often a chiefly responsibility and involved kapu systems to regulate harvests and ensure abundance for future generations. These systems embodied balance, humility, and relational responsibility within Hawaiian society.

Fishponds were considered sacred spaces, part of the extended family of land, sea, and people. They integrated food production, biodiversity stewardship, and intergenerational knowledge transmission. The ponds represented biocultural systems where ecological resilience was maintained through customary tenure, knowledge transfer, and community governance.

The technology of these fishponds was ingenious in its simplicity and effectiveness. The mākāhā were designed to work with natural tidal patterns and fish behavior. Small fish would enter the pond through the gates to feed on cultivated algae and other nutrients. As they grew larger, they could no longer pass through the slats of the gate, effectively trapping them in the pond until they were harvested.

Species commonly raised in Hawaiian fishponds included ʻamaʻama (mullet) and awa (milkfish), which were particularly valued for their taste and cultural significance. The fishponds created an efficient and sustainable system of food production that provided a reliable source of protein for Hawaiian communities.

In the coastal area of Kahului Bay once stood a pair of significant loko iʻa known as Kanahā and Mauoni. These ponds were located between what is now the harbor and the

airport, with Mauoni extending to the old County Fairgrounds area near the present-day Safeway.

Both Mauoni and Kanahā were naturally occurring, inland freshwater ponds whose shapes were modified by early loko iʻa builders. They served as vital food resources for the Hawaiian people, particularly during the yearly spawning season when Hawaiian kapu prohibited catching or eating fish from the sea.

As explored in **Section 3.3.2**, Chief Kihapiʻilani, a ruling chief of Maui in the early 1700s who lived at Kahului, "began the collection of stones for the kuapā of Mauoni and Kanahā. He is the one who caused the water in those two ponds to be separated and given two names" (Manu, 1884, p. 4).

Another tradition attributes their construction to Kapiiohookalani, King of Oʻahu and half of Molokaʻi, who "built the banks of kuapa of Kanaha and Mauoni, known as the twin ponds of Kapiioho" (Sterling, 1998, p. 87). For this massive undertaking, he used laborers from Oʻahu, Molokaʻi, and Maui. The workers reportedly stood so closely together that they passed stones from hand to hand to construct the fishpond walls.

During King Kamehameha's campaign to unify the Hawaiian Islands, a significant military encounter took place within Kahului Bay, in the area around these fishponds:

> After his [Kapa-kahili] death the fighting ceased, and Kamehameha and his chiefs went on to the principal encounter at Wailuku. The bay from Kahului to Hopukoa was filled with war canoes. For two days there was constant fighting in which many of the most skillful warriors of Maui took part, but Kamehameha brought up the cannon, Lopaka, with men to haul it and the white men, John Young and Isaac Davis, to handle it… There was a great slaughter, but mostly among the commoners; no important chief was killed in this battle. (Kamakau, 1992, p. 148)

Kanahā Pond was set aside in 1951 as the first wildlife sanctuary in the Hawaiian Islands. In historic times, it was considerably larger, consisting of two royal Hawaiian fishponds known as the twin ponds of Kapiʻioho. The original fishponds were significantly altered over time. Half of the original fishpond area was filled with rubble from dredging during the construction of the nearby harbor between 1881 and 1954. The remaining pond was further modified while under military control during WWII.

Today, Kanahā Pond serves as one of two major wetland habitats on Maui and is critical nesting and foraging habitat for native Hawaiian waterbirds, including the aeʻo (Hawaiian black-necked stilt) and the ʻalae keʻokeʻo (Hawaiian coot). These endemic water birds move between Kanahā Pond and Keālia Pond National Wildlife Refuge on the west side of the island.

Due to the continued destruction of many of Hawai‘i’s wetland areas, Kanahā Pond was designated a registered natural landmark in late 1971 by the Department of the Interior, one of only two such sites registered at the time.

The restoration of fishponds has become a growing movement within Hawai‘i. Community-led efforts to reclaim and reactivate traditional aquaculture systems are taking place as part of broader food sovereignty and climate resilience strategies. Organizations across the Hawaiian Islands have helped restore nearly 50 fishponds statewide through co-management, cultural protocol, and hands-on restoration work.

The transformation of these royal fishponds into a protected wildlife sanctuary represents both the loss of traditional Hawaiian aquaculture practices and the contemporary importance of preserving what remains of these culturally and ecologically significant areas. While full restoration of many historic fishponds may not be feasible due to their altered landscapes, recognition of their historic boundaries and significance serves as a model for culturally respectful planning and environmental stewardship.

6.14 Paddling

Hawaiian outrigger canoe paddling is deeply rooted in the cultural heritage of the Hawaiian Islands. It is a traditional form of canoeing that has been practiced by the indigenous people of Hawai‘i for centuries. Outrigger canoes are large canoes with a smaller attached float, or outrigger, on one side for stability.

Canoe paddling holds cultural significance for Hawaiians. In ancient times, outrigger canoes were essential for fishing, transportation, and exploration between the islands. They played a vital role in the lives of the Hawaiian people and were deeply connected to their identity. Paddling plays a vital role in preserving Hawaiian culture and connecting the present generation with their ancestral heritage. It provides a platform for passing down traditional knowledge, values, and skills to younger generations, ensuring the continuation of this rich cultural practice. It is also often seen as a spiritual experience. Hawaiians believe in the concept of mana, a spiritual energy or power that exists in all things. Paddlers connect with the ocean, nature, and their ancestors during their time on the water, fostering a deep sense of respect and reverence.

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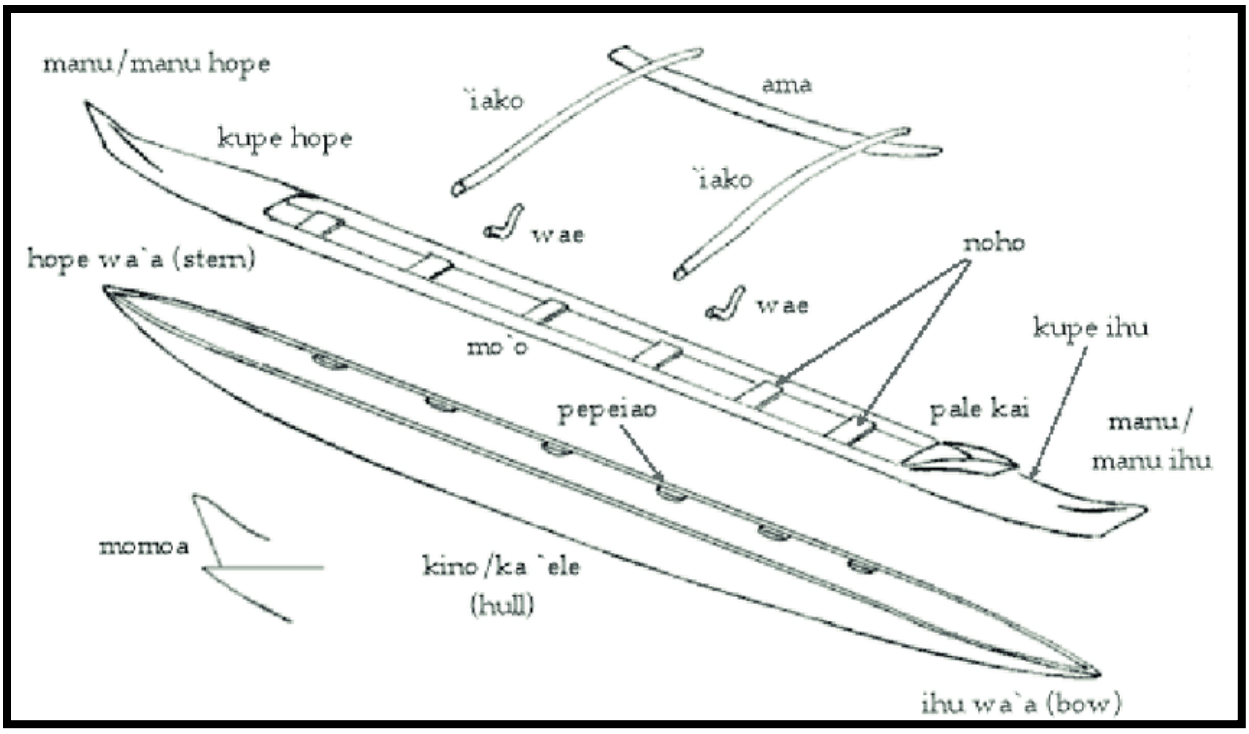


Figure 19. Diagram of Traditional Hawaiian Outrigger Canoe (Babineau, 2004)

Hawaiian names for the parts of an outrigger canoe with English translations:

- Aha – braided or twisted cord used in lashing the canoe
- Ama – float/outrigger
- Hoe – a paddle; to paddle
- Hope waʻa – stern (back end of the canoe)
- ʻIako – spars, boom
- Ihu waʻa – bow (front end of the canoe)
- Kanaka – stern end of ama
- Kapuaʻi – part of ʻiako between hull and ama
- Kino/Kaʻele/Kuamoʻo – hull, keel
- Kua ʻiako – portion of the ʻiako lashed to the hull
- Kupe hope – curved end piece covering the aft part of the hull
- Kupe ihu – curved end piece covering the fore part of the hull
- Lupe – bow end of ama
- Manu hope – stern end piece
- Manu ihu – bow end piece
- Manu kupe –to steer a canoe
- Momoa – under part of the rear covered section of a canoe
- Moʻo – gunwale

- Muku – ends of ʻiako that extend beyond the hull
- Noho – seat
- Pale kai – splash board
- Paʻu – storm covers, spray skirts
- Pepeiao – lugs or blocks inside a canoe hull to which the ʻiako, booms, and perhaps the mast are fastened
- Pikao – hull
- Wae – spreaders
- Waʻa – canoe, also vaʻa, waka

Contemporary canoe paddling continues in the waters near the project area. The Laeʻula O Kai outrigger canoe club is located at Kanahā Beach Park behind Kahului Airport, approximately one mile from the project site. Their mission statement is "to perpetuate the sport and culture of Hawaiian canoe paddling. In an atmosphere of respect and aloha, we strive to be Laeʻula O Kai, well-trained and wise in the ways of the lowlands and seas" (n.d.).

The club's hālau waʻa (canoe house) is situated at Kanahā Beach Park, with Kahului Airport property lying between the club and the project area. This includes existing car rental properties and other airport-related uses. Given the distance from the project area and the intervening industrial uses, the project is highly unlikely to adversely impact the tangible cultural resources at the hālau waʻa or the cultural activities that take place at Kanahā Beach Park and in the adjacent waters.

This active canoe club demonstrates the continuation of traditional paddling practices in the modern era, maintaining connections between contemporary practitioners and their ancestral heritage through this ancient form of ocean travel and sport.

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7.0 Impact Assessment

When the Hawaii State Legislature passed Act 50 in 2000, the purposes of the Act were clear: "1) Require that environmental impact statements include the disclosure of the effects of a proposed action on the cultural practices of the community and State; and 2) Amend the definition of "significant effect" to include adverse effects on cultural practices" (Act 50, SLH 2000).

HRS 343-2, as amended per Act 50, defines an "Environmental impact statement" as "an informational document prepared in compliance with the rules adopted under 343-6 and which discloses the environmental effects of a proposed action, effects of a proposed action, effects of a proposed action on the economic welfare, social welfare, and *cultural practices of the community and State*, effects of the economic activities arising out of the proposed action, measures proposed to minimize adverse effects, and alternatives to the action and their environmental effects" (emphasis added) (HRS Chapter 323-2).

Under the same part, "Significant effects" is defined under state law as "the sum of the effects on the quality of the environment, including actions that irrevocably commit a natural resource, curtail the range of beneficial uses of the environment, are contrary to the State's environmental policies or long-term environmental goals as established by law, or adversely affect the economic welfare, social welfare, or *cultural practices of the community and State*" (emphasis added) (HRS Chapter 323-2). Therefore, an adverse effect to cultural practices of the community or state constitutes a "significant effect" under Chapter 343.

Any tangible or physical impacts to historic sites are addressed in the archaeological section of the Environmental Impact Statement (EIS) and are not covered by this CIA. Similarly, any tangible physical impacts to flora or fauna are address in the biological section of the EIS and not covered by this CIA. This CIA focuses on affects to cultural practices of the community and state as required by Chapter 343.

7.1 Impacts to Flora

The biological assessment did not identify flora resources of concern. Nonetheless, the project is strongly urged to incorporate plant native fauna in their landscaping to repopulate the area with indigenous, endemic, and native species within the project area.

7.2 Impacts to Fauna

There is unlikely to be any impacts to candidate, threatened, or endangered fauna over the course of this project based on the biological assessment. However, in the event of discovery of the native, endangered ʻōpeʻapeʻa in the tall trees of the project site, the

USFWS recommends that trimming of tall trees only be done outside of pupping season (June 1 – September 15) and the project not use barbed wire that can entangle and kill the bats.

7.3 Impacts to Historic Sites

Honua Consulting is conducting an ARLA of the project area that complies with HRS Chapter 6E. The project area has undergone extensive and invasive changes due to over a century of sugar cane cultivation and no traditional Hawaiian site-features have been identified in or near the project area, but it most likely contains above-ground historic properties related to commercial agriculture in the historic period. Honua Consulting recommends consultation with SHPD to determine if any specific identification or mitigation measures are needed for the proposed project (e.g., archaeological monitoring).

Considering the heightened sensitivity regarding historic properties and iwi kūpuna (ancestral remains) on Maui, the project would be well-advised to ensure a thorough archaeological survey is prepared in areas of potential concern and that the survey is approved by SHPD prior to any ground-disturbing activities.

7.4 Impacts to Intangible Cultural Resources

Intangible cultural resources refer to those resources without physical form, such as hula or mele. As there are no known or identified cultural practices currently taking place on the property and the property has been heavily disturbed, it is unlikely the proposed activities would adversely impact intangible cultural resources on the property or in adjacent areas. Additionally, no impacts to cultural viewplanes are anticipated.

7.5 Impacts to Cultural Practices

It is unlikely that the project would adversely impact any cultural practices as the area has been heavily developed and no cultural practices are known to currently take place in the area or benefit from resources that exist on the project property.

Cultural practices are present in the nearby geographic area, specifically in ocean-based activities. Paniolo customs continue to be practiced mauka. With proper conditions and BMPs, discussed below, it is unlikely the project would have any impact, direct, indirect, or cumulative, on these activities.

7.6 Cumulative and Indirect Impacts

Adverse cumulative and indirect impacts to cultural resources are often overlooked in CIAs, as they are difficult to assess. Cumulative impacts are cultural impacts that result from the incremental impacts of an activity when added to past, present, and reasonably

foreseeable future actions and activities. Indirect impacts are impacts on cultural resources that are not a direct result of the project, but a secondary or tertiary result of the project. It is currently not anticipated that the project will have any cumulative or indirect impacts.

7.7 Mitigation and Best Management Practices

Any mitigation recommended under HRS 6E should be implemented. Construction BMPs should be implemented during project construction to limit any potential impacts to nearby water resources. Mitigation for any possible iwi discovered during construction should be brought to the burial council, and cultural descendants should be notified.

Native and canoe plants should be incorporated into the project to increase the native and canoe plants in the area. Planting these resources in publicly accessible places that would allow for practitioner use would result in the net benefit to traditional practices for the project and is encouraged. The following plants may be possible for landscaping:

1. **Kukui**, *Aleurites moluccana*, or candlenut trees are a Polynesian-introduced species. Kukui played a significant role regarding wearing apparel and accessories of the ancient Hawaiians. The most popular usage of kukui is in lei kukui, the best-known lei hua (lei made from seeds and nuts). Each nut is sanded down, polished, punctured on the ends, has the inner meat removed, and then strung on a cord. The nuts are typically polished with a piece of tapa dipped in kukui-nut oil, and the finest lei kukui continue to consist of hand polished nuts. Kukui contributed to the dye used for kapa, as the fruit husk produces grayish/beige dye, the inner bark trunk produces brownish red dye, and the inner bark root produced reddish brown dye. Black dye was also produced by roasting kukui nuts and grinding them into a powder, which was then mixed with kukui oil and applied to the kapa until the color penetrated every fiber. The ancient Hawaiians applied a technique of painting kapa that involved a charcoal bag consisting of piece of kapa filled with roasted and ground kukui nuts, and the "bag" was brushed over the surface of kapa to produce a grayish coloring. In addition to clothes, kukui nuts were also used in tattoos. The charcoal of the kukui nut and the kukui fruit juice created black pigmentation, and the ancient Hawaiians expressed grief by tattooing a black spot or line on the tongue with a bamboo sliver dipped in these kukui concoctions. Kukui is also a prized canoe plant, brought over by Polynesians who first migrated to Hawai‘i hundreds of years ago. Canoes would be carved from the trunks of these trees.

2. **Ma‘o**, *Gossypium tomentosum*, also known as Hawaiian Cotton, is an endemic shrub and vulnerable species in the islands. This coastal plan blooms a beautiful bright yellow flower throughout the year. Used for both seed and flower lei traditionally, one of the most important cultural uses of ma‘o was as a dye utilized

by traditional kapa (barkcloth) makers. The leaves of the maʻo plant would be utilized to make a green dye to decorate and adorn the kapa. Kapa continues to be made by master practitioners throughout Hawaiʻi today.

3. **Pōhinahina,** *Vitex rotundifolia*, is an indigenous sprawling shrub with small purple flowers and silvery-green leaves that were traditionally used to protect kapa from insects. The flower gives off a gentle, pleasing scent. The flowers and leaves from this plant can be used to create lei poʻo (head lei).

4. **Naupaka**, *Scaevola taccada*, is a distinct and storied indigenous shrub in Hawaiʻi. If you look closely at the naupaka, all the flowers appear to be only half of a flower. This is because according to traditional Hawaiian legend, the naupaka comes from the story of two young lovers. These two young lovers were deeply devoted to each other, yet the man attracted the attention of the volcano goddess, Pele. When the man refused Pele's advances, she chased him to the mountains, where she threw fire at him. She then chases his female lover into the sea. Taking pity on the couple, Pele's sisters stepped in and transformed the man into the mountain naupaka, its flowers only growing half a flower, and the woman into the coastal naupaka. The two half flowers are said to represent the young couple.

5. **Naiʻo**, *Myoporum sandwicense*, is an endemic tree or shrub, also commonly known as false sandalwood. It is known to sometimes have a pleasantly spicy sandalwood-like fragrance that emanates from its delicate, small, white-pink flowers. A particularly hard wood, traditionally the wood of the naiʻo tree would be used in the building of traditional hale for the posts, rafters, or frames. It also was used to create netting for fishing.

6. **Loulu**, *Pritchardia spp.,* are native single trunked palm trees. The trees are identifiable by their fan-shaped leaves. The wood from taller species were hard enough to fashion into spears by Hawaiians in traditional times. The fruit of the tree, known as hāwane, were gathered by climbing notches on the tree. Once gathered, the young fruits were peeled and enjoyed, as the interior of the fruit are similar to coconuts. The fronds of the tree, known as lau hāwane, were woven by practitioners to fashion fans or pāpale (hats). It is even said that one species of loulu would be used customarily for a traditional sport similar to hand gliding.

7. **Hala**, *Pandanus tectorius*, is another prized canoe plant that produces sturdy leaves of the were used to make sails and kaula (cordage) for traditional waʻa (canoes). The leaves contined to be widely used by practitioners to fashion hats, mats, bags, and jewelry. The fruit of the tree is pulled apart to make beautiful lei, mostly for special occasions. These lei are symbols of significant transitions and are given with great intention. The seeds and fruit are eligible, and traditional the

fruit was known for its medicinal properties. The roots of the tree also had numerous medicinal properties.

8. **Kamani**, *Calophyllum inophyllum*, is a tree valued for its hard, dark wood. The kamani wood has long been used for calabashes or bowls. Many poi bowls were fashioned out of kamani. The flowers give off a gentle orange scent and have been used to scent kapa. This versatile tree was also used for oil and perfumes. The nut from the tree would also be made into a whistle as used as a traditional instrument.

Additionally, signage and material produced by the EIS should be utilized in curriculum for education.

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8.0 *Ka Paʻakai* Analysis

It has long been the law of the land that the State of Hawaiʻi has an "obligation to protect the reasonable exercise of customary and traditionally exercised rights of Hawaiians to the extent feasible" *Public Access Shoreline Hawaiʻi v. Hawaiʻi County Planning Commission ("PASH")* 79 Hawaiʻi 425, 450 n. 43, 903 P.2d 1246, 1271 n. 43 (1995). In 2000, in the *Ka Paʻakai* decision, the Court established a framework "to help ensure the enforcement of traditional and customary Native Hawaiian rights while reasonably accommodating competition private development interests." 94 Hawaiʻi 31, 35, 7 P.3d 1068, 1972 (2000). This analysis is used here to fulfill the goal of this CIA (**Section 1.4**). It is also used as guidance to state agencies in fulfulling their obligations under *Ka Paʻakai*.

It is also imperative to emphasize that the State may not delegate their obligations under the *Ka Paʻakai* decision to another party, including but not limited to the federal government. While the *Ka Paʻakai* decision was specific to a private developer, the facts of that case would be applicable to the situation at hand because the Court's reasoning for this decision and applicable precedent apply – the issue being that another entity would not have the same public accountability as the State. That is the case herein, the public accountability of the federal government is not equal to that of the State of Hawaiʻi. More specifically, the federal government is not bound to the obligations of the State as set forth under the Hawaiʻi State Constitution, which is the document from which the rights protected under *Ka Paʻakai* emanate.

Based on the guidelines set forth in *Ka Paʻakai*, the Hawaiʻi Supreme Court provided government agencies an analytical framework to ensure the protection and preservation of traditional and customary Native Hawaiian rights while reasonably accommodating competing private development, or other, interests. The Court has stated: "that in order to fulfill its duty to preserve and protect customary and traditional Native Hawaiian rights to the extent feasible, as required by Article XII, Section 7 of the Hawaiʻi Constitution, an administrative agency must, at minimum, make specific findings of fact and conclusions of law as to the following:

1) The identification of valued cultural, historical, or natural resources in the project area, including the extent to which traditional and customary Native Hawaiian rights are exercised in the project area.

2) The extent to which those resources—including traditional and customary Native Hawaiian rights—will be affected or impaired by the proposed action; and

3) The feasible action, if any, to be taken to reasonably protect Native Hawaiian rights if they are found to exist. *Ka Paʻakai*, 94, Hawaii at 47, 7 P.3d at 1084. Cited in

> *Matter of Contested Case Hearing Re Conservation District Use Application (CDUA) HA-3568 for the Thirty Meter Telescope at the Mauna Kea Science Reserve, Kaʻohe Mauka, Hāmākua, Hawaiʻi*, 143 Hawaiʻi 379, 431 P.3d 752 (2018) ("*Mauna Kea II*").

To complete a thorough CIA that complies with statutory and case law, it is necessary to fully consider information available from, and provided by, Native Hawaiian cultural practitioners and cultural descendants from the project area. From thorough research, data was extrapolated that provides a comprehensive look at the cultural resources in this ʻāina. Through this research, the factors from *State v Hanapi* are met. These factors are:

> [T]o establish that his or her conduct is constitutionally protected as a native Hawaiian right, he or she must show, at minimum, the following three factors. First, he or she must qualify as a "native Hawaiian" within the guidelines set out in PASH . . . [as] "those persons who are 'descendants of native Hawaiians who inhabited the islands prior to 1778,' … regardless of their blood quantum." Second, once a defendant qualifies as a Native Hawaiian, he or she must then establish that his or her claimed right is constitutionally protected as a customary or traditional native Hawaiian practice…. Finally, a defendant claiming his or her conduct is constitutionally protected must also prove that the exercise of the right occurred on undeveloped or "less than fully developed property." (89 Hawaiʻi 177, 185-86, 970 P.2d. 485, 493-94 (1998))

The *Ka Paʻakai* analysis is largely a legal analysis, as the applicable tests are legal standards. Therefore, a strong analysis is one conducted by someone with sufficient legal training. Additionally, at the core of a thoughtful *Ka Paʻakai* analysis is a comprehensive understanding of traditional and customary practices. In breaking down the Court's tests, it is important to the different elements that contribute to each test.

The first test – "The identification of valued cultural, historical, or natural resources in the project area, including the extent to which traditional and customary Native Hawaiian rights are exercised in the project area" – consists of two separate elements. First, the simple identification and existence of valued cultural, historical, or natural resources. These resources are tangible in nature. They can include sacred places, culturally valuable plants, or a religious or historic site. This CIA sought to exhaustively identify the great multitude of resources that may exist in the project area or adjacent areas.

As to this test, this survey shows, both through the historic resource as well as the ethnographic data, that there are potentially resources within the project area.

Archaeological survey work will be conducted and any impacts to historic sites and properties will be formally assessed through the HRS 6E-42 process, which is required

for this project. Interviews indicate there are otherwise no current traditional cultural resources in the area that are used for traditional or customary practices, but practitioners may access lands mauka of the project area.

The second element of this first test is access. Access requires two things to occur. One is the existence of a resource. Whether a plant, an animal, a place, or site, the resource must exist for a practitioner to access it. The second element is physical access. This includes, but it is not limited to, the ability to physically access a plant, animal, site, or location associated with a particular practice. This can also include the traditional and customary route or path taken to access the resource. This can also include cultural protocols that existed in accessing a resource. These are often temporal, in that access protocols can be at a certain time of day or year. Makahiki would be a good example of a traditional custom that has specific cultural protocols associated with access. In the case of Makahiki, the custom takes place at a certain time of year.

Therefore, the first test under *Ka Paʻakai* should include not only a listing of resources, but the identification of ways in which those resources are accessed and utilized in association with a traditional and customary practice.

As noted in the previous sections, any resources associated with historic sites are to addressed through HRS Chapter 6E. There are no practices currently occurring the area and no indicator that practitioners use the area for access.

Therefore, the second test – "The extent to which those resources—including traditional and customary Native Hawaiian rights—will be affected or impaired by the proposed action" – also looks at two separate elements. The first, does the proposed action and its alternatives have an adverse impact on the existence of resources? This would include the alteration, destruction, modification, or harm of sites, including biological resources, sacred places, burial sites, etc. It also includes a loss of species. Any adverse impact or harm to resources is alone an affect or impairment caused by the proposed action.

Under this element, adverse impacts to historic sites or culturally utilized plants would all be identified adverse impacts. Under this same element, any indirect or cumulative effects would create an adverse impact under *Ka Paʻakai* if those actions harmed resources.

There were no other significant sites identified on the parcels, and there is no written evidence to indicate the parcel has any unique traditional or customary significance (i.e., associated moʻolelo, a kilo location, etc.), aside from its previous association with ranching and farming activities.

In addition to this, any action that impacts traditional and customary access to resources, even if there is not direct adverse impact to the resource itself, would result in an affect

or impairment resulting from the proposed action. Therefore, the limitations on access that could result from development or use of the project area could create an adverse impact under *Ka Paʻakai*. **It is not anticipated any impacts to cultural access would result from this project.**

The third part of the *Ka Paʻakai* framework aims to identify "[t]he feasible action, if any, to be taken to reasonably protect Native Hawaiian rights if they are found to exist." Determining whether or not action has been suitably "feasible" is a matter for the State. These feasible actions could include continued access to the project as needed to conduct cultural practices.

As there are no identified impacts, the need to identify feasible action is moot. However, implementation of BMPs identified in Section 7.0 is highly recommended.

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9.0 Conclusion

In Hawaiian culture, natural and cultural resources are largely viewed as being one and the same. Without the resources provided by nature, cultural resources could not and would not be procured. From a Hawaiian perspective, all natural and cultural resources are interrelated, and all natural and cultural resources are culturally significant. The kinship between Hawaiians and their land extends back across many generations, and it was the depth and intimacy of this relationship that enabled Hawaiians to thrive sustainability in the islands for hundreds of years prior to the arrival of Europeans. Therefore, Hawaiians are entitled to the pain and anguish they feel at the loss of their lands and resources.

This loss lies at the heart of Hawaiian struggles for traditional or customary access. Therefore, the obligation of the state to ensure that these rights are protected is much more than a legal obligation, as such rights are a necessity of indigenous human life. Recognition and respect for these rights also enables a more mutually respectful and beneficial relationship between the military and Hawaiians.

Act 50 was passed by the state recognizing:

> … the past failure to require native Hawaiian cultural impact assessments has resulted in the loss and destruction of many important cultural resources and has interfered with the exercise of native Hawaiian culture. The legislature further finds that due consideration of the effects of human activities on native Hawaiian culture and the exercise thereof is necessary to ensure the continued existence, development, and exercise of native Hawaiian culture (Act 50, SLH 2000).

The CIA is a construct of state law and a requirement of HRS Chapter 343. The legislative intent quoted above is critical to the due consideration of the effects the proposed action has and will have on cultural practices, because it specifies the importance of ensuring "the continued existence, development, and exercise" of culture. This recognizes that culture is not static; it is dynamic. It changes over time. Act 50 specifically calls for consideration of the effects a proposed action may have on the continued "development" of native Hawaiian culture. Which means it is insufficient to simply look back to historic practices. Considering effects to the continued development of culture means the state, specifically the governing state or county agency, as the accepting authority of the Chapter 343 EIS, of which this CIA is a requirement.

The Office of Environmental Quality Control (OEQC), now the Environmental Review Program (ERP), offers specific guidelines for what elements and issues a CIA should address. Table 3 outlines these specific guidelines and the corresponding sections of this

CIA which addresses that element.

Table 3. ERP Compliance Requirements

ERP Compliance Requirement	Corresponding Section in this CIA
A. A discussion of the methods applied and results of consultation with individuals and organizations identified by the preparer as being familiar with cultural practices and features associated with the project area, including any constraints or limitations which might have affected the quality of the information obtained.	A detailed methodology section is provided in **Section 2.0 (Methodology).**
B. A description of methods adopted by the preparer to identify, locate, and select the persons interviewed, including a discussion of the level of effort undertaken.	A discussion of the effort to gather information from persons familiar with the area or other stakeholders is provided in **Section 2.6 (Ethnographic Methodology)**.
C. Ethnographic and oral history interview procedures, including the circumstances under which the interviews were conducted, and any constraints or limitations which might have affected the quality of the information obtained.	A discussion of procedures, including constraints or limitations, is provided in **Section 2.6 (Ethnographic Methodology).**
D. Biographical information concerning the individuals and organizations consulted, their expertise, and their historical and genealogical relationship to the project area, as well as information concerning the persons submitting information or interviewed, their particular knowledge and cultural expertise, if any, and their historical and genealogical relationship to the project area.	Biographical information was provided for each interviewee in **Section 5.0 (Oral Records, Interviews, and Consultations)**.
E. A discussion concerning historical and cultural source materials consulted, the institutions and repositories searched and the level of	A discussion of the materials consulted is provided in **Section 2.0 (Methodology)**. An extensive cultural and historical overview, which uses both Hawaiian and

ERP Compliance Requirement	Corresponding Section in this CIA
effort undertaken. This discussion should include, if appropriate, the perspective of the authors, any opposing views, and any other relevant constraints, limitations or biases.	English language resources is also provided in **Section 2.0 (Methodology)**. Stakeholders are given significant consideration. Petitions and other materials by project opponents are addressed in the context of this assessment.
F. A discussion concerning the cultural resources, practices and beliefs identified, and, for resources and practices, their location within the broad geographical area in which the proposed action is located, as well as their direct or indirect significance or connection to the project site.	In addition to the cultural and historical overview, an extensive discussion concerning cultural resources, practice, and beliefs are provided throughout the document by subfield.
G. A discussion concerning the nature of the cultural practices and beliefs, and the significance of the cultural resources within the project area affected directly or indirectly by the proposed project.	A thorough discussion concerning the nature of traditional or customary practices and the significance of the cultural resources affected directly or indirectly by the proposed alternatives are provided in **Section 7.0 (Impact Assessment).**
H. An explanation of confidential information that has been withheld from public disclosure in the assessment.	There is no confidential information withheld from public disclosure, except for personal emails, addresses, or phone numbers.
I. A discussion concerning any conflicting information regarding identified cultural resources, practices and beliefs.	There was no conflicting information regarding cultural resources, practices, or beliefs.
J. An analysis of the potential effect of any proposed physical alteration on cultural resources, practices or beliefs; the potential of the proposed action to isolate cultural resources, practices or beliefs from their setting; and the potential of the proposed action to introduce elements which may alter the	A thorough analysis is provided in **Section 7.0 (Impact Assessment)**.

ERP Compliance Requirement	Corresponding Section in this CIA
setting in which cultural practices take place.	
K. A bibliography of references and attached records of interviews which were allowed to be disclosed.	References are included in **Section 10.0 (References)**.

The standard under which an EIS is considered sufficient is also well-established in Hawaii state case law. The court has held:

> …an EIS need not be exhaustive to the point of discussing all possible details bearing on the proposed action but will be upheld as adequate if it has been compiled in good faith and sets forth sufficient information to enable the decision-maker to consider fully the environmental factors involved and to make a reasoned decision after balancing the risks of harm to the environment against the benefits to be derived from the proposed action, as well as to make a reasoned choice between alternatives" *Price v Obayashi Hawaii Corp*, 81 Hawaii 171, 182 (1996), upheld in *Kaleikini v Yoshioka*, 283 P. 3d 60, 74 (2012).

It is the obligation of this CIA to disclose information as required under Act 50 sufficiently and in good faith such that the state may consider all impacts when acting as decision-maker to this proposed action. This assessment is not a policy document, nor does it intend to influence decision-making in any fashion. Rather, it has sought to document the complex, and often elusive, history of past and present cultural practices within the project area and larger region. It is ultimately the responsibility of the state to accept or reject the adequacy of this assessment, and then, if accepted, consider the information disclosed herein when deciding on the proposed action.

In applying *Ka Paʻakai*, cultural, historical, or natural resources have been identified in the project area. Traditional or customary Native Hawaiian rights do not appear to be currently exercised in the project area, but they are practiced in the nearby coastal areas. Implementing the recommendations provided in **Section 7.0** can avoid, minimize, or mitigate any adverse effects on these practices.

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State of Hawai‘i

Ms. Files cited in text from the collections of the:

Hawai‘i State Archives

Department of Land and Natural Resources—Land Division

Department of Land and Natural Resources State Survey Division

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Appendix A: Glossary of Hawaiian Terms

The following list of terms were used throughout this report. All definitions were compiled using Pukui and Elbert's *Hawaiian Dictionary* (1986).

Ahupua‘a	Land division usually extending from the uplands to the sea, so called because the boundary was marked by a heap (ahu) of stones surmounted by an image of a pig (pua‘a), or because a pig or other tribute was laid on the altar as tax to the chief.
‘Āina	Land, earth.
Akua	1. God, goddess, spirit, ghost. 2. Divine, supernatural, godly.
Ala	Path, road, trail.
Ala hele	Pathway, route, road, way to go, itinerary, trail, highway, means of transportation.
Ala loa	Highway, main way. Ancient island trails.
Ali‘i	1. Chief, chiefess, ruler, monarch. 2. Royal, regal. 3. To act as chief, reign.
Ali‘i ‘ai ahupua‘a	Chief who controls the ahupua‘a resources.
Ali‘i ‘ai moku	Chief who rules a moku (district).
Ali‘i nui	High chief.
Ali‘i wahine	Female chiefs.
Aloha	Love, affection, compassion, mercy, sympathy, pity, kindness, sentiment, grace, charity
‘Ao‘ao kapu	Sacred side.
‘Āpana	Piece, slice, portion, fragment, section, segment, installment, part, land parcel, lot, district, sector, ward, precinct; chop, as of lamb. A kuleana, land division, may consist of several ‘āpana.
‘Aumakua	Family or personal gods, deified ancestors who might assume the shape of sharks, owls, hawks, dogs, plants, etc. A symbiotic relationship existed; mortals did not harm or eat them, and the ‘aumakua warned or reprimanded mortals in dreams, visions, and calls.
‘Auwai	Irrigation ditch, canal.
‘Elele	Messenger, delegate, ambassador, envoy, any diplomatic representative.
Ha‘i mo‘olelo	Storytelling performance.
Hālau	1. Long house, as for canoes or hula instruction; meeting house. 2. Large, numerous; much.
Hale	House, building, institution, lodge, station, hall.
Hale pili	House thatched with pili grass.

Haole	White person, American, Englishman, Caucasian; American, English; formerly, any foreigner; foreign, introduced, of foreign origin, as plants, pigs, chickens.
Heiau	Pre-Christian place of worship, shrine. Some heiau were elaborately constructed stone platforms, other simple earth terraces.
Honua ola	Living biocultural landscape.
Hoʻokupu	Tribute, tax, ceremonial gift-giving to a chief as a sign of honor and respect; to pay such tribute; church offering.
Hoʻopāpā	A contest in wit (as riddling) or strength; to hold such a contest; repartee, banter; to endeavor to find out something or obtain something by indirect methods, by feeling out the person indirectly; to debate, argue.
Huakaʻi	Trip, voyage, journey, mission, procession, parade; to travel, parade.
Hula	A Polynesian dance form accompanied by chant or song.
ʻIli	Land section, next in importance to ahupuaʻa and usually a subdivision of an ahupuaʻa.
ʻIli ʻāina	Land area. Ka ʻili ʻāina o 0.75 ʻeka, an area of 0.75 acre. An ʻili land division whose chief pays tribute to the chief of the ahupuaʻa of which it is a part, rather than directly to the king.
ʻIli kūpono	A nearly independent ʻili land division within an ahupuaʻa, paying tribute to the ruling chief and not to the chief of the ahupuaʻa. Transfer of the ahupuaʻa from one chief to another did not include the ʻili kūpono located within its boundaries.
Inoa ʻāina	Place names.
Iwi	Bone, carcass. The bones of the dead, considered the most cherished possession, were hidden, and hence there are many figurative expressions with iwi meaning life, old age.
Iwi kūpuna	Ancestral remains.
Kahawai	Stream, creek, river; valley, ravine, gulch, whether wet or dry..
Kahuna	Priest, sorcerer, magician, wizard, minister, expert in any profession (whether male or female).
Kahuna nui	High priest and councilor to a high chief; office of councilor.
Kalana	Division of land smaller than a moku or district; county
Kālawa	Intermittent pains in the side of the neck, probably neuritis.
Kalo	Taro (*Colocasia esculenta*), a kind of aroid cultivated since ancient times for food, spreading wildly from the tropics of the Old World. In Hawaiʻi, taro has been the staple from earliest times to the present, and here its culture developed greatly, including more than 300

	forms. All parts of the plant are eaten, its starchy root principally as poi, and its leaves as lūʻau.
Kamaʻāina	1. Native-born, one born in a place, host. 2. Native plant. 3. Acquainted, familiar.
Kanaka	Human being, man, person, individual, party, mankind, population.
Kanaka Hawaiʻi	Hawaiians.
Kānāwai	Law, code, rule, statute, act, regulation, ordinance, decree, edict.
Kāne	Male, husband, male sweetheart, man; brother-in-law of a woman.
Kanikau	1. Dirge, lamentation, chant of mourning, lament. 2. To chant, wail, mourn.
Kapa	Tapa, as made from wauke or māmaki bark; formerly clothes of any kind or bedclothes; quilt.
Kapu	1. Taboo, prohibition. 2. Special privilege or exemption from ordinary taboo. 3. Sacredness, prohibited, forbidden, sacred, holy, consecrated. 4. No trespassing, keep out.
Kiʻi	Image, statue, picture, photograph, drawing, diagram, illustration, likeness, cartoon, idol, doll, petroglyph; features, as of a face; plans, as for a house; carved, as end of an ʻauamo pole.
Kilo	Stargazer, reader of omens, seer, astrologer, necromancer.
Kilo iʻa	A man who observes fish movements from a high place and directs fishermen; to so act.
Kino lau	Many forms taken by a supernatural body, as Pele, who could at will become a flame of fire, a young girl, or an old hag.
Kiu	Spy, scout; to spy, observe secretly.
Koʻa	1. Fishing grounds, usually identified by lining up with marks on shore. 2. Shrine, often consisting of circular piles of coral or stone, built along the shore or by ponds or streams, used in ceremonies as to make fish multiply; also built on bird islands, and used in ceremonies to make birds multiply.
Kona	Leeward sides of the Hawaiian Islands.
Konohiki	Headman of an ahupuaʻa land division under the chief; land or fishing rights under control of the konohiki; such rights are sometimes called konohiki rights.
Koʻolau	Windward sides of the Hawaiian Islands.
Kuapā	Wall of a fish pond. Loko kuapā, fish pond made by building a wall on a reef.
Kuʻi	To join, stitch, sew, splice, unite; joined; seam.
Kula	1. Plain, field, open country, pasture. 2. School, academy; to teach school, go to school; to hold school or class sessions

Kuleana	Right, privilege, concern, responsibility, title, business, property, estate, portion, jurisdiction, authority, liability, interest, claim, ownership, tenure, affair, province.
Kumu	Teacher, tutor, manual, primer, model, pattern.
Kumu hula	Hula teacher.
Kupua	Demigod or culture hero, especially a supernatural being possessing several forms (as Kama-pua‘a and Laenihi); one possessing mana; to possess kupua (magic) powers.
Kupuna	Grandparent, ancestor, relative or close friend of the grandparent’s generation, grandaunt, granduncle.
Kūpuna	Plural of kupuna.
Lā‘au lapa‘au	Medicine. *Lit.*, curing medicine.
Lei	Garland, wreath; necklace of flowers, leaves, shells, ivory, feathers, or paper, given as a symbol of affection; beads; any ornament worn around the head or about the neck.
Leina a ka ‘uhane	A place where spirits leaped into the nether world; literally, leap of the soul.
Limu	A general name for all kinds of plants living under water, both fresh and salt, also algae growing in any damp place in the air, as on the ground, on rocks, and on other plants; also mosses, liverworts, lichens.
Lo‘i	Irrigated terrace, especially for taro, but also for rice and paddy.
Loko	Pond, lake, pool.
Loko i‘a	Traditional Hawaiian fishpond.
Lole	Cloth, clothes, costume, dress, gown; to wear clothes.
Lū‘au	Hawaiian feast, named for the taro tops always served at one; this is not an ancient name, but goes back at least to 1856.
Māhele ‘Āina	Land Division.
Mahi ‘ai	Farmer, planter; to farm, cultivate; agricultural.
Maka‘āinana	Commoner, populace, people in general.
Mākāhā	Sluice gate, as of a fish pond; entrance to or egress from an enclosure.
Makahiki	Ancient festival beginning about the middle of October and lasting about four months, with sports and religious festivities and taboo on war
Makai	On the seaside, toward the sea, in the direction of the sea.
Mālama	To take care of, tend, attend, care for, preserve, protect, beware, save, maintain.
Mauka	Inland, upland, towards the mountain.

Mele	1. Song, anthem, or chant of any kind. 2. Poem, poetry. 3. To sing, chant.
Mele ʻāina	Songs of the land.
Mele inoa	Name chant.
Mele kālaiʻāina	Political chant.
Mele mākaʻikaʻi	Travel chant.
Mōʻī	King, sovereign, monarch, majesty, ruler, queen.
Moku	1. District, island, islet, section, forest, grove, clump, fragment. 2. To be cut, severed, amputated, broken in two.
Mokupuni	Island.
Moʻo	Lizard, reptile of any kind, dragon, serpent.
Moʻolelo	Story, tale, myth, history, tradition, literature, legend, journal, log, yard, fable, essay, chronicle, record, article.
Moʻowahine	Female lizard deity.
Nīʻau-piʻo	Offspring of the marriage of a high-born brother and sister, or half-brother and half-sister.
ʻOhana	Family, relative, kin group; related.
ʻOkana	District or subdistrict, usually comprising several ahupuaʻa.
ʻŌlelo noʻeau	Proverb, wise saying, traditional saying.
Oli	Chant that was not danced to, especially with prolonged phrases chanted in one breath, often with a trill at the end of each phrase; to chant thus.
ʻŌʻō	Digging stick, digging implement, spade.
Pae ʻāina	Group of islands, archipelago.
Paniolo	Cowboy (sometimes called paniolo pipi to distinguish from paniolo). 2. hoʻo.pani.olo To be like a cowboy or pretend to be a cowboy.
Pāʻū	Woman's skirt, sarong; skirt worn by women horseback riders
Piʻo	Marriage of full brother and sister of nīʻaupiʻo rank, presumably the highest possible rank. Their offspring had the rank of naha, which is less than piʻo but probably more than nīʻaupiʻo. Later piʻo included marriage with half-sibling.
Pōhaku	Rock, stone, mineral, tablet.
Poi	Poi, the Hawaiian staff of life, made from cooked taro corms, or rarely breadfruit, pounded and thinned with water.
Poko	Small division of a district, sometimes the personal lands of a chief.
Pono	Goodness, uprightness, morality, moral qualities, correct or proper procedure, excellence, well-being, prosperity, welfare, benefit, behalf, equity, sake, true condition or nature, duty.
Pū	Large triton conch or helmet shell (*Charonia tritonis*) as used for trumpets; any wind instrument, as horn, trumpet, cornet.

Pueo	Hawaiian short-eared owl (*Asio flammeus sandwichensis*), regarded often as a benevolent ʻaumakua.
Pule	Prayer, magic spell, incantation, blessing, grace, church service, church.
Puʻu	Any kind of a protuberance from a pimple to a hill: hill, peak, cone, hump, mound, bulge, heap, pile
ʻUala	The sweet potato (*Ipomoea batatas*), a perennial, wide-spreading vine, with heart-shaped, angled, or lobed leaves and pinkish-lavender flowers. The tuberous roots are a valuable food, and they vary greatly in many ways, as in color and shape. Though of South American origin, the plant has been a staple food since ancient times in many parts of Polynesia, as well as in some other regions.
Waʻa	Canoe, rough-hewn canoe, canoemen, paddlers; a chant in praise of a chief's canoe.
Wahi pana	A sacred and celebrated/legendary place.
Wahine	Woman, lady, wife; sister-in-law, female cousin-in-law of a man.
Wāhine holo lio pāʻū	Female pāʻū riders.
Wai	Water, liquid or liquor of any kind other than sea water.
Wao	1. Realm. 2. A general term for inland region usually forested but not precipitous and often uninhabited.

(This area intentionally left blank.)

APPENDIX ‘D’ – ECONOMIC AND FISCAL IMPACT STUDY

CBRE VALUATION & ADVISORY SERVICES

ECONOMIC IMPACT ANALYSIS & PUBLIC FISCAL BENEFIT ASSESSMENT

PROPOSED HO'ONANI VILLAGE PROJECT
21 HANSEN ROAD
PUUNENE, HAWAII 96784
CBRE, INC. FILE NO. CB25US130102
SECOND DIVISION TAX MAP KEY 3-8-6, PARCEL 4 (por.)

HO'ONANI DEVELOPMENT LLC

CBRE

VALUATION & ADVISORY SERVICES

CBRE

1003 Bishop Street, Suite 1800
Honolulu, HI 96813

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F 808-541-5155

www.cbre.com

February 26, 2026

HO'ONANI DEVELOPMENT LLC
Attn: Greg Sado
427 Ala Makani Street
Kahului, Hawaii 96732

RE: Economic Impact Analysis and Public Fiscal Benefit Assessment of the Proposed Ho'onani Village Project
21 Hansen Road
Puunene, Maui, HI 96784
CBRE, Inc. File No. CB25US130102

Dear Mr. Sado:

At your request, we have completed an Economic Impact Analysis and Public Fiscal Benefit Assessment of the proposed 1,608-unit mixed-use Ho'onani Village project to be located on 166.512 acres (142.3 usable acres) at the corner of Pulehu and Hansen Roads in the Kahului neighborhood of Central Maui, State of Hawaii.

As currently envisioned, the master-planned mixed-use project, Ho'onani Village, is a 1,608-unit affordable apartment community in 6 residential 10-acre phases, with an additional 212,200 square feet of supporting commercial retail, restaurant, office, recreation, and civic/public improvements, as well as a 240-room hotel and 200,500 square feet of light industrial, spread across 6 additional neighborhood phases to bolster the community and provide opportunities for economic growth. One-third of housing units are expected to be made available for income ranges 60% Area Median Income (AMI) or below, with the two-thirds balance at 140% AMI or below. The proposed master plan intends to complement the surrounding uses, provide workforce housing and an integrated, authentic community. Additional infrastructure improvements, including drainage, a private onsite wastewater treatment plant, and a private offsite water system are also contemplated to serve the project.

At this time, project cost is budgeted by the developer, Ho'onani Development LLC, at $820 million, and after securing necessary entitlements and permits, construction and absorption, starting in 2028, will require circa 15 years to complete. The developer anticipates full absorption of all inventory by 2042.

Identified as a 166.512-acre portion of Second Division Tax Map Key 3-8-6 Parcel 4, at present, the vacant project site is primarily outside the Urban Growth Boundary, State Land Use ("SLU") classified as Agricultural, and County zoned Agriculture. The subject represents a re-development of former agricultural land. The project is surrounded by lands that are in the SLU Agricultural

District, and urban uses surrounding the area include retail, commercial, light industrial and the Kahului Airport.

Our assignment was to analyze the proposed Ho'onani Village project from permitting/ground-breaking and construction (commencing in 2028) through eventual absorption/operational ramp-up to stabilization (2042), assessing its impact on the Maui County economy and State over time.

Our study and presentation are comprised of two elements:

1. **Economic Impact Analysis.** Estimating the general and specific effects on the local economy which will result from the development of Ho'onani Village, including capital investment employment during initial construction and on-going operations and/or business and maintenance employment, worker wages and household income, contractor/supplier profits, end-user expenditures, hotel, commercial, and industrial business activity, guest population and spending, and other regional monetary, employment, and economic effects. We also utilized the State of Hawaii *Inter-County Input-Output Model* to test Type II[1] impacts.
2. **Public Fiscal Benefit Assessment.** Quantifying the positive enhancements to the public purse arising from the subject project regarding new tax/fee revenues which will be received by the State of Hawaii and County of Maui due to the project's actualization, versus any implied costs of needed additional governmental services to the development.

The pertinent results from our studies are presented in the following report, which opens with an Introduction and Executive Summary describing our salient findings and conclusions. The remainder of the report is comprised of a series of brief discussions and introduction of addenda exhibits containing the tabular presentation of our data, analysis, and modeling for each aspect of the assignment.

The intended user of our study is Ho'onani Development LLC. We recognize our report may be given to public agencies for review. The intended use of our study was to provide economic and fiscal modeling, and an analysis of probable impacts on the Kahului/Maui community resulting from the build-out of the proposed mixed-use master planned project for inclusion in client submittals in the on-going entitlement process.

As part of our investigation and analysis we have:

- reviewed client-provided project costs and details;
- interviewed knowledgeable market participants active in the regional economy, tourism/hotel industries, and real estate sectors;
- reviewed federal, state and county materials, statistics, policies and publications;
- accessed on-line databases; and,
- compiled materials from published and private sources, and our files.

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[1] "A Type II multiplier accounts for the direct effect, the indirect effect, plus the economic activity produced by the consumption spending related to the earnings induced by the direct and indirect effects of the final demand change (called the induced effect)."

Source: https://files.hawaii.gov/dbedt/economic/reports/IO/2017-County-I-O.pdf

There were no extraordinary assumptions employed.

All conclusions presented herein are subject to the identified limiting conditions, assumptions, and certification of CBRE, Inc., in addition to any others specifically set forth in the text.

We appreciate the opportunity to be of service to Ho'onani Development LLC regarding this proposed, high-quality addition to the Kahului market.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES

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Subject Location Maps



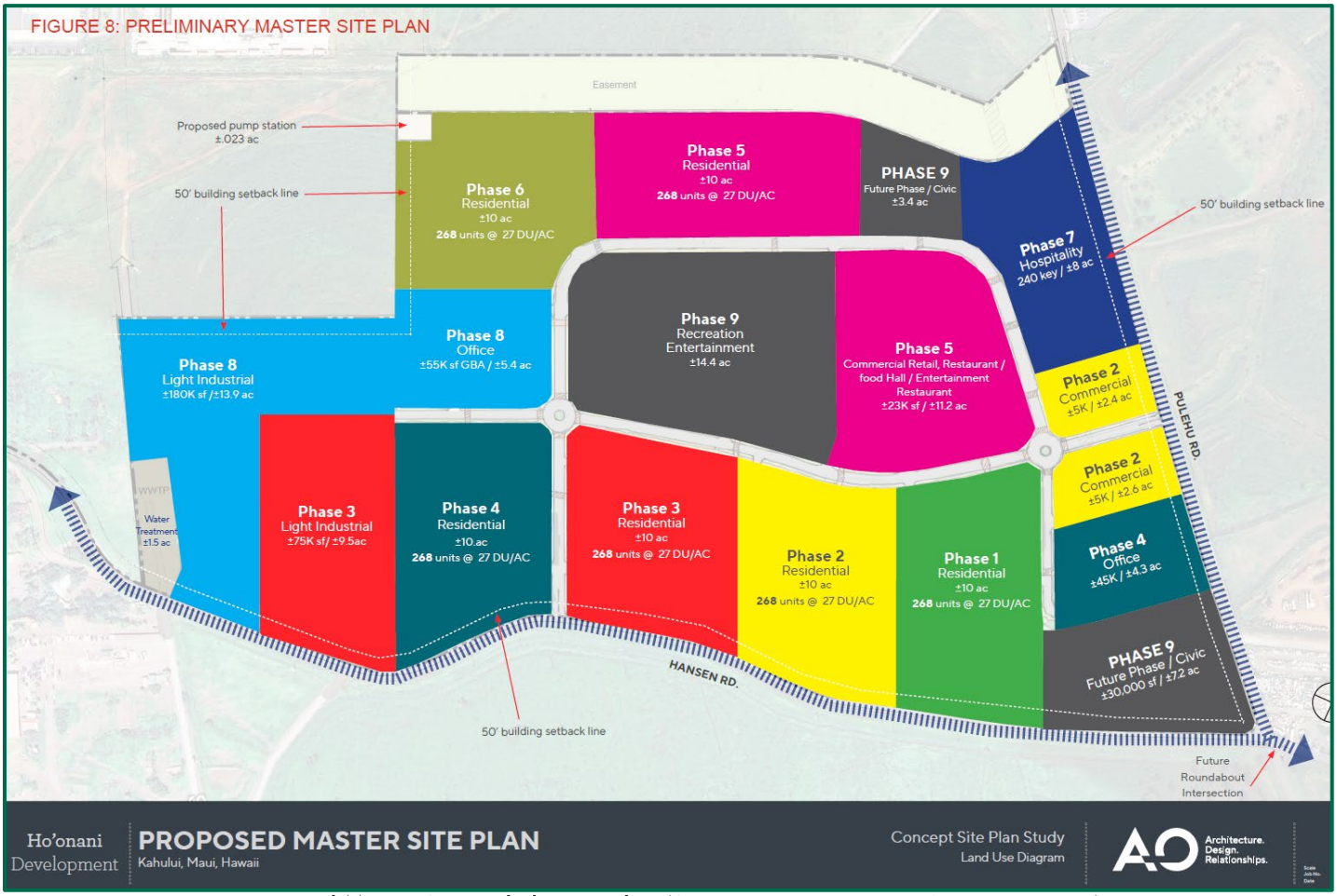
Location of Ho'onani Village Property within Maui County
(Source: Google Earth)



Location of Ho'onani Village Property
(Source Pioneer Design Group - Hawaii)



Property Location Map (Source Pioneer Design Group - Hawaii)



Proposed Master Site and Phasing Plan (Source Pioneer Design Group - Hawaii)

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ADDENDA

Addendum A - Economic Impact Analysis Tables

Addendum B - Public Fiscal Assessment Tables

Addendum C - Qualifications

Introduction and Primary Study Conclusions

INTRODUCTION

The CBRE, Inc. assignment was to analyze the proposed Ho'onani Village project from a real estate market perspective, identifying and quantifying probable economic and public fiscal impacts associated with the project in consideration of prevailing and forecast island-wide trends to answer two basic study questions:

1. What will be the general/specific and direct/indirect economic impacts on Maui County resulting from the undertaking of Ho'onani Village via construction employment, wages, hotel and business operations, population, guest and household spending, and other economic activity related to the finished facility?
2. What will be the fiscal impacts via gross taxes generated by the development on-site, and the net, new income to the state and county "public purse" from the project tax/fee receipts and per capital operating costs?

These issues were addressed through a comprehensive research and inquiry process utilizing data from market investigation, governmental agencies, various Hawaii-based media, industry spokespersons/sources, on-line databases, published public and private documents, and our files.

The pertinent results of our study are highlighted in the following summary report which contains brief narrative, tabular data and other materials contributing to our conclusions. The presentation is divided into four sections:

1. Primary Study Conclusions
2. The Subject Property and Proposed Project
3. Analysis of the Economic Impacts arising from the development of Ho'onani Village
4. Assessment of the Public Fiscal Benefits Impacts Associated with the Ho'onani Village project

The primary source information regarding the subject used in our study were:

- Maps, unit count, sizes and mix, construction scheduling and construction cost estimates, and background materials were provided by the developer, Ho'onani Development LLC and Pioneer Design Group – Hawaii LLC;
- Projections, maps, community plan materials, and other data from the Maui County Planning Department and Department of Housing, and State of Hawaii Office of Planning, DBEDT, and Dept. of Labor and Industrial Relations.
- The United States Census, Bureau of Labor Statistics and other federal data.
- Forecast hotel operating revenues, guest populations and their spending, based on our analysis of numerous comparable Hawaii hotels and general tourism/ hotel trends.
- Data from the Maui Board of Realtors, Hawaii Information Service, CBRE intranet sources and the Hawaii Community Development Authority;
- Data from other published and on-line sources and from our files.

The developer supplied the construction timeline and absorption/phasing estimates for the finished inventory upon which our econometric modeling was based. We did not complete a Market Study as part of this analysis. They forecast total absorption of the residential units and commercial, light

industrial, recreation, and civic/public components located in 9 phases by 2042, within 15 years of commencing construction in 2028.

The modeling time-frame for our *Economic Impact Analysis* and *Public Fiscal Benefit Assessment* studies are over the same development and ramp-up period which serves as a basis for all analysis. It extends circa 15 years, from 2028 to 2042, broken-down in 5-year periods as follows:

- Design, Permitting and Construction of Phases 1 and 2 will be completed from early-2028 through the end of 2032.
- Design and Permitting of Phases 3 to 7 and Construction of Phases 3 to 5 and portions of Phases 6 and 7 will occur early-2033 through the end of 2037.
- Completion of construction of Phases 6 and 7, and the Design, Permitting, and Construction of Phases 8 to 9 will be completed from early-2038 to circa mid-2042.
- Lease-up/absorption of product will be ongoing as each phase is completed;
- All 6 residential phases will be completed by 2038;
- Hotel operations in Phase 7 would commence in 2038 and begin ramping-up towards stabilization.
- Reaching stabilized community "operations" by year-end 2042 (and beyond).

This time-frame effectively depicts the life-span of the project from permits and ground-breaking, absorption/build-out, and its eventual functional "stabilization".

Primary and direct secondary capital/economic outcomes from the development of Ho'onani Village are quantified and presented on all tables in periodic segments:

- Construction and ongoing Absorption from early-2028 through late-2032;
- Construction and ongoing Absorption from early-2033 through late-2037;
- Construction, Absorption and Occupancy from early-2038 through late-2042;
- Stabilization thereafter.

The de facto population in the community and daily guest population of the hotel and their spending is identified and estimated, and the resultant gross economic activity and new taxes to the County and State are estimated.

We have also tested our econometric model outcomes against the formulae within the State DBEDT "*2022 Hawaii State Input-Output Study*" (approved October 2025).

It is noted that our economic and fiscal benefit models are not specifically time sensitive as all dollar amounts are expressed in constant 2025 dollars. Should the project timeline move several years in either direction from the modeling period, we would not anticipate major changes to our stated conclusions.

PRIMARY STUDY CONCLUSIONS

Based on our analysis of the subject property, its environs, and envisioned development, we have reached the following conclusions as of the First Quarter of 2026 regarding the combined economic impacts of the proposed Ho'onani Village mixed-use project.

Economic Impact Analysis

We have constructed a model depicting the economic impact of the proposed mixed-use Ho'onani Village project on the Maui County and Statewide community during its "lifespan" extending from initial building permits in 2028 to sitework and infrastructure, build-out of 9 Phases, including residential, commercial, light industrial, hotel, and civic/public, and full absorption and stabilized use/"operations" by the end of 2042 and annually thereafter.

The model builds on the construction budget, unit mix and absorption, and phasing estimates provided by the client. All estimated amounts are in constant 2025 dollars. We note that even if the timing of development or absorption moves from the projected dates, it does not change the resultant outcomes or indicators. The use of constant dollars removes time as a determinant variable.

The purpose of the model is to illustrate how capital, jobs, wages, population and business activity will flow over time for planning and budgeting purposes apart from inflation/appreciation and present value considerations. It is the intent of the developer to seek Low-Income Housing Tax Credits ("LIHTC") from Hawaii Housing Finance and Development Corp. ("HHFDC") for the project, although the potential granting of LIHTC should not affect the analysis or conclusions herein.

Among the primary forecasts and conclusions regarding the economic impacts of the development of Ho'onani Village are the following:

- The development of the proposed Ho'onani Village will bring in an estimated $2,814.5 million of direct economic impact (along with significant unquantified indirect expenditures) into the central Maui economy and real estate market. This will generate some $820.0 million in total new direct capital investment island-wide during its construction and absorption period (from 2028 through 2042), and it will contribute some $379.2 million in annual economic activity on a stabilized basis thereafter.

- The construction of the Ho'onani Village infrastructure/sitework, residential, commercial, industrial, hospitality and recreation components will directly create an estimated 4,389 "worker-years" of employment during the construction phase, with corresponding wages of $387.4 million. When including all construction, operational, and off-site/secondary employment categories, the project is expected to generate a total of 16,119 worker-years over the 2028–2042 development period, with aggregate wages of $1,075.1 million in constant 2025 dollars (averaging $71.7 to million per year).

- As a mixed-use project, the common element managers, and the upkeep, maintenance, and renovations of the 1,608 affordable apartment units will create an average of 500 combined worker-years of employment with associated wages of circa $30.7 million per year. The operating businesses in the commercial (retail, restaurant, and office) and light industrial neighborhoods (412,700 square feet) will create some 1,189-plus new worker-years of Full-Time Equivalent (FTE) employment on a stabilized basis with cumulative annual wages totaling $65.0 million. The operations of the 240-room hotel in Phase 7 will create some 80-new

worker-years of FTE employment on a stabilized basis with cumulative annual wages totaling $5.5 million.

- Associated secondary/off-site employment during the overall development and absorption timeframe will total 3,224 worker-years with wages of $219.8 million and a stabilized FTE job-count of 442 with total wages of $30.2 million per year.

- As a mixed-use project, at build-out and full-occupancy the average daily de facto population of the residential component will be some 5,146 full-time residents. The cumulative resident annual household income at stabilization is projected at $213.1 million. Discretionary expenditures into the Maui economy/businesses community by the Ho'onani Village population will average $106.6 million per year on a stabilized basis. At stabilized occupancy, the average daily de facto guest population of the hotel component will be some 428 persons. Their discretionary expenditures into the Maui economy/businesses community will average $19.4 million per year on a stabilized basis.

- The on-going business activity (excluding construction) in the community will average $218.8 million per year on a stabilized basis, in addition to circa $31.3 in hotel operating revenues annually. The base impact to the Maui County economy from on-site activity and off-site spending by residents and/or guests will average $379.2 million annually.

State Input-Output Model

- Application of the State Input-Output Model macro multipliers depicting direct, indirect and induced economic impacts arising from development of Ho'onani Village results in significantly higher economic out-flow indicators than those from our direct, subject-specific micro model.

- The total State economic impact from construction of the project would reach $1.74 billion, there would be 8,602 total worker-years of jobs created in all sectors, and the total increase in earnings statewide would be $764.8 million.

- The State model also estimates the total annual economic output from on-going hotel and business activity within Ho'onani Village would be at $459.5 million annually on a stabilized basis. The total number of worker-years island-wide attributable to the subject dollars flowing through the economy would be 7,817 positions throughout the state upon stabilization.

Public Fiscal Impact (Cost/Benefits)

Public fiscal benefits impacts were estimated on a per capital basis using an econometric model quantifying direct and indirect tax revenues which will be flowing to the State and County coffers from the development and "operation" of Ho'onani Village. This is based on a conservative assumption that each new person added to the Maui community is "responsible for" a similar tax cost/obligation as every other person on the island, resident or visitor. The estimated amounts represent "new" tax dollars which would otherwise not be realized by the respective governments.

The 5,146 full-time residents within the project are assumed to be relocating from elsewhere on the island or the result of natural growth in the community; however, incremental disposable income and spending generated by project-created jobs and on-site economic activity are treated as new fiscal benefits, because these earnings and expenditures occur as a direct result of the project.

The hotel component of the Ho'onani Village is estimated to average about 428 persons/guests daily. These guests represent additions to the Maui de facto population count and, as such, create proportionate additional operating costs for the County and State when viewed from a per capita

perspective. However, the actual additional costs and impact on services from the hotel component guests will be minimal, as they will place no to limited demands on schools, prisons, social/welfare support, most governmental services or facilities, and are unlikely to push emergency services and regional infrastructure beyond an expansion-requiring threshold.

- The County of Maui will realize Real Property Taxes and other secondary receipts and development fees totaling $78.7 million during the 15-year building and absorption projection period (2028 to 2042), and $12.5 million annually on a stabilized basis thereafter.
- The State of Hawaii will receive Gross Excise and Income taxes and secondary revenues of $328.9 million during the 2028-2042 modeling period, and $40.9 million per year thereafter from Gross Excise and Income Taxes, Transient Accommodation Taxes, and secondary revenues.
- The cost to the County and State during the build-out period will be relatively nominal (if any), and the stabilized proportionate annual per capita costs will total $3.2 million for Maui and $6.2 million for the State.
- After accounting for the per capita costs, the County will gain a net benefit ("profit") of $75.4 million during the build-out and absorption period and $9.3 million annually on a stabilized basis. The State will have net benefits of $322.7 million during development and $34.7 million annually thereafter.
- The major economic impacts and public fiscal conclusions (for the identified population) are summarized on the following table. The column on the left summarizes the cumulative impacts during the initial 15-year build-out period (2028-2042) covering infrastructure emplacement, construction and absorption of all product types, and ramp-up to stabilization of economic activity; and the righthand column illustrates the annual impacts after stabilization.

SUMMARY COMPARISON OF MAJOR ECONOMIC IMPACTS
FOR THE PROPOSED HO'ONANI VILLAGE PROJECT
A MIXED-USE DEVELOPMENT
All Amounts Expressed in Constant, Uninflated 2025 Dollars

Analysis Item	Cumulative During Build-Out Period	Stabilized Annually Thereafter
	2028-2042	2028 and Beyond
Direct Capital Investment	$820,000,000	
Local Contractor's Profits	$82,000,000	
Local Supplier's Profits	$32,800,000	
Worker Years of Jobs	16,119	2,212
Employee Wages	$1,075,106,218	$131,330,883
Total De Facto Population		5,146
Full Time Resident Household Income	$213,143,733	$213,143,733
De Facto Popoulation Expenditures (On & Off Site)	$106,571,867	$106,571,867
Total Operating/Business Activity Gross Receipts	$1,028,732,060	$218,794,720
Outside Patronage Expenditures	$534,380,000	$120,988,000
Total Maui "Base" Economic Impact	$2,814,481,876	$379,224,417
	(Above figures are not intended to sum)	
PUBLIC FISCAL IMPACTS		
Additional Tax Revenues for County of Maui	$78,674,962	$12,543,584
Additional Tax Revenues for State of Hawaii	$328,923,819	$40,882,031
Additional Per Capita Costs for County of Maui	$3,240,838	$3,240,838
Additional Per Capita Costs for State of Hawaii	$6,226,349	$6,226,349
Net Benefit (Loss) to the County of Maui	$75,434,124	$9,302,746
Net Benefit (Loss) to the State of Hawaii	$322,697,470	$34,655,682

Source: CBRE

Subject Property and Proposed Project

Ho'onani Village is proposed as a 166.512-acre mixed-use master planned community to be located at the corner of Pulehu and Hansen Roads in the Kahului neighborhood of Central Maui, State of Hawaii. Spread across 9 phases and 142.3 usable acres, the proposed community, developed by Ho'onani Development LLC, intends to complement the surrounding uses, provide workforce housing and an integrated, authentic community.

Identified as a portion of Second Division Tax Map Key 3-8-6 Parcel 4, at present, the vacant project site is located primarily outside the Urban Growth Boundary, State Land Use ("SLU") classified as Agricultural, and County zoned Agriculture. The subject represents a re-development of former agricultural land. The project is surrounded by lands that are in the SLU Urban and Agricultural Districts. Urban uses surrounding the area include retail, commercial, light industrial and the Kahului Airport.

Several land use changes are needed to implement the project, including the following:

- Maui Island Plan Amendment to the Urban Growth Boundary

  Approximately 3.068 acres of the Project Site are currently within the Maui Island Plan (MIP) Urban Growth Boundary (UGB). The County Council has initiated an amendment to the UGB to incorporate the remainder of the Project Site.

- Wailuku–Kahului Community Plan Amendment

  Almost all of the Project Site is designated Agriculture under the Community Plan, with a 3.068-acre portion designated Heavy Industrial. The County Council has initiated a Community Plan Amendment (CPA) to have the Agriculture area designated to Business/Multi-Family.

- Change in Zoning

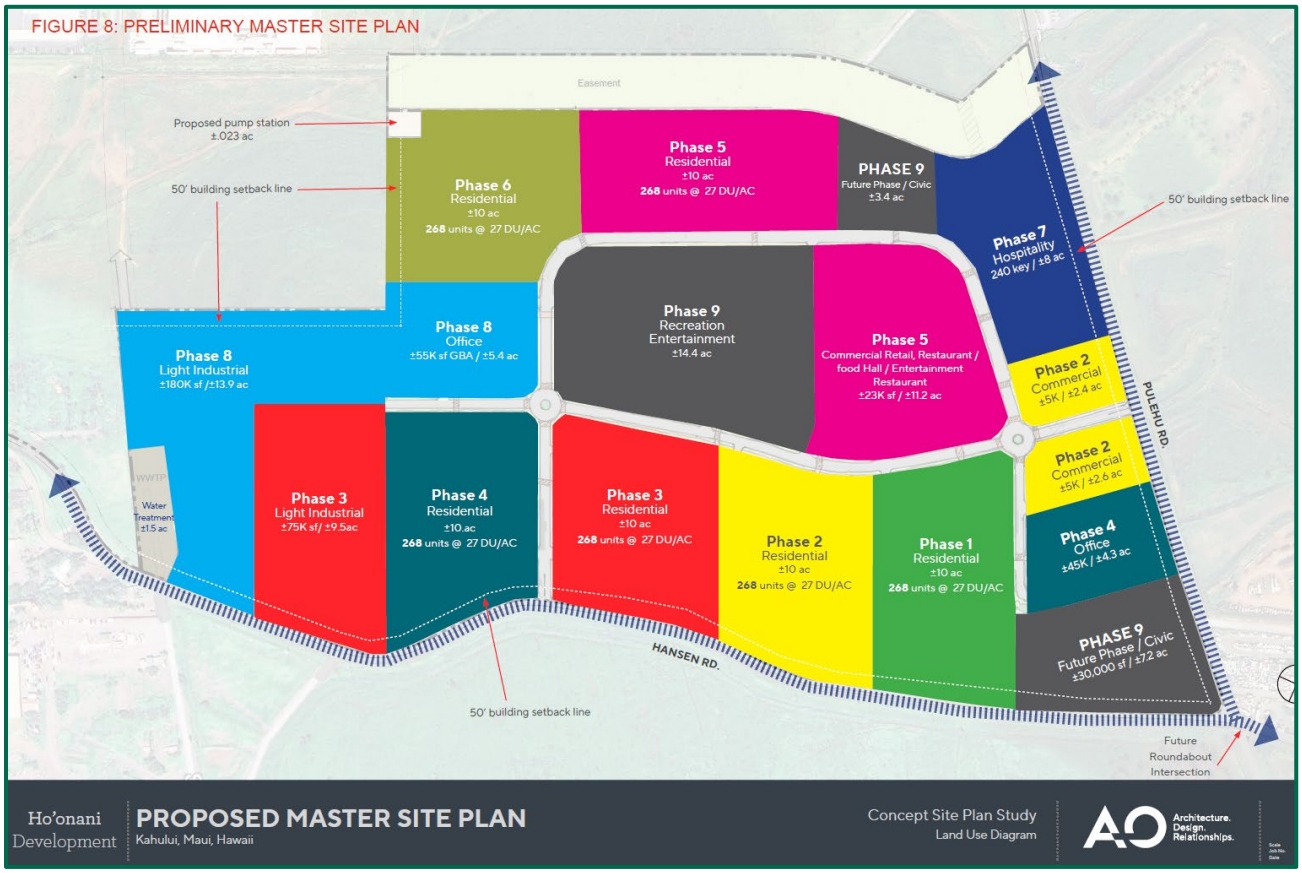
  The entirety of the Project Site is planned to be rezoned from the County Agricultural zoning district to the M-1 Light Industrial zoning district. The County Council has initiated that rezoning process.

- State Land Use District Boundary Amendment (DBA)

  The Project Site is in the State Land Use (SLU) Agricultural District and will need to be reclassified into the SLU Urban District.

Shown on the Proposed Master Site Plan below, the 9 proposed neighborhood phases encompass some 1,608 affordable residential apartment units, 212,200 square feet of supporting commercial retail, restaurant, office, recreation, and civic/public space, a 240-room hotel, 200,500 square feet of light industrial, and excess land in Phase 9 for future civic and/or recreation-entertainment development. Additional infrastructure improvements, including drainage, an onsite wastewater treatment plant, and an offsite water system are also contemplated to serve the project. The residential components are front-loaded starting in phase one. The other project components (commercial, industrial, and hospitality uses) will be woven into the phasing in a coordinated manner. The phasing plan allows infrastructure, circulation, and utilities to be extended systematically across the Project Site while delivering severely needed residential units from the start. The bicycle and pedestrian circulation elements will be installed within each phase at the time of development.

FIGURE 8: PRELIMINARY MASTER SITE PLAN





Land Plan Area Breakdown

Land Plan Area Breakdown	Land Plan Area Size (Acres)
Multi-Family Residential	~60 acres
Commercial Space	~5 acres
Light Industrial Park	~23.5 acres
Office	~9.7 acres
Town Center (Retail, Restaurant/Food Hall, Entertainment)	~11.2 acres
Hospitality	~8 acres
Recreation/Entertainment	~14.4 acres
Future Phase/Civic Space	~10.6 acres
Detention Ponds	~14.23 acres
Wastewater Treatment Plant	~1.5 acres
Pump Station	~0.23 acres
Total	**~166 acres**

PROPOSED GROSS BUILDING AREAS

Component	Gross SF
Multifamily	1,410,500
Hotel	247,500
Commercial-Retail-Restaurant	91,800
Food Hall	13,000
Entertainment Space	7,400
Industrial Park	200,500
Office Building	100,000
Total GSF	**2,070,700**

Source: Pioneer Design Group - Hawaii LLC
Compiled by CBRE Inc.

Situated in 6 phases of circa 268-units each, the project will offer 1,608 affordable apartment units, possibly constructed as modular housing. One-third of housing units are expected to be made available for income ranges 60% Area Median Income (AMI) or below, with the two-thirds balance at 140% AMI or below. It is the intent of the developer to seek LIHTC from HHFDC for the project's development. The projected housing mix is currently estimated as follows:

HO'ONANI VILLAGE PROJECTED RESIDENTIAL UNIT MIX

	% of Project	Total Units	60% AMI or Below (1/3)	140% AMI or Below (2/3)
Studios	5%	80	27	53
1-BR	30%	482	160	320
2-BR	50%	805	269	538
3-BR	15%	241	80	161
	100%	1,608	536	1,072

Source: Pioneer Design Group - Hawaii LLC
Compiled by CBRE Inc.

At this time, total project costs are budgeted by the developer, Ho'onani Development LLC, at $820 million. Based on details provided by the developer, these costs approximately break down as follows:

HO'ONANI VILLAGE DEVELOPMENT BUDGET	
Hard Costs	
Sitework and Infrastructure	$125.0 Million
Construction	$506.4 Million
Soft Costs	$188.6 Million
Total	$820.0 Million

Source: Ho'onani Development LLC
Compiled by CBRE Inc.

After securing necessary entitlements and permits, construction and absorption, starting in 2028, will require circa 15 years to complete. The developer anticipates full absorption of all inventory by 2042. The following summarizes each phase construction phase and its planned program of uses. The time estimates assume timely receipt of all needed entitlements and construction permits:

Phase 1 – Residential (2028- 2029)

Phase 1 consists of approximately 268 multifamily rental units. This phase initiates the residential neighborhood framework and establishes key internal roadways and utility extensions needed to support subsequent phases. Additionally, the proposed off-site water system will have to be constructed and in place to serve this initial phase. The sewer system and drainage improvements will also have to be installed to manage the drainage and sewage flows for Phase 1.

Phase 2 – Residential & Commercial (2030- 2031)

Phase 2 includes an additional 268 residential units at the same density as Phase 1, along with 5.1 acres of commercial space. These commercial pads are positioned along Pūlehu Road to serve both early residents and surrounding neighborhoods.

Phase 3 – Residential & Light Industrial (2033- 2034)

This phase introduces another 268 residential units and approximately 9.5 acres of light industrial space. The industrial component is located along the western edge of the property, aligning with existing industrial uses near Hansen Road and the former sugar mill.

Phase 4 – Residential & Office (2035- 2036)

Phase 4 adds 268 more residential units and develops 4.3 acres of office space, responding to demand for employment space in Central Maui. This phase strengthens the "live-work" balance by placing jobs within walking proximity to housing.

Phase 5 – Residential & Commercial / Entertainment (2035- 2036)

Phase 5 includes 268 additional residential units and a significant mixed commercial area incorporating retail, restaurant, food hall, and entertainment uses totaling approximately 11.2 acres. These facilities help establish the project's commercial identity and serve both on-site residents and the wider island community.

Phase 6 – Residential (2037- 2038)

Phase 6 completes the primary residential buildout with 268 additional units, supporting the project's intended role in addressing Maui's regional housing demand.

Phase 7 – Hospitality (2037- 2038)

Phase 7 introduces a proposed 240-key hospitality development, designed as a dual-brand hotel with shared amenities. This phase supports visitor needs near the airport and commercial centers while generating local employment opportunities.

Phase 8 – Light Industrial & Office (2039- 2040)

Phase 8 includes approximately 13.9 acres of light industrial space and 5.4 acres of office space, expanding economic and employment opportunities and complementing the adjacent Maui Business Park corridor.

Phase 9 – Recreation/Entertainment, Civic, and Community Uses (2041- 2042).

Phase 9 incorporates major recreation and entertainment uses. Additional parcels are designated for future civic or commercial uses totaling roughly 10.6 acres, allowing flexibility to serve long-term community needs.

Economic Impacts of the Proposed Development

The development of Ho'onani Village will result in significant expenditures that will favorably impact the Maui economy on both a direct and indirect basis, increasing the level of capital investment and capital flow in the region, which will in turn create employment and widen the tax base.

From a direct perspective, the proposed 1,608 residential and 240 hotel units and 417,200 square feet of commercial, industrial, recreation, and civic space will create numerous construction, equipment operator and specialty trade jobs on- and off-site, directly and indirectly, during the emplacement of the infrastructure and building of the improvements.

After completion of the common element/systems, vertical construction, support facilities and amenities over a multi-year development period, there will be permanent employment positions created by the commercial and industrial businesses; common community element and lodging operations; and, by the improvements themselves (landscape, service, maintenance, and renovation needs during their economic life).

Numerous local businesses will see significant profit opportunities arising for contracting companies constructing the improvements and for local businesses which would supply a substantial portion of the materials needed in the building efforts.

The general island economy also will benefit from the subject development, as its residents, guests, employees and businesses will spend large amounts of discretionary income in off-site shops, restaurants, and service establishments throughout Maui County, and in purchasing goods and services. Hotel guests are projected to be generally middle to upper-income and have daily expenditures comparable with the average Maui visitor.

Indirectly, as these wages, profits, and expenditures move through the regional economy, they will have a ripple, or "multiplier," effect which increases the amount of capital flowing to the entire island from the development of the subject.

Construction, operational and other workers earning wages via the Ho'onani Village development and associated off-site/supporting efforts will spend most of their income on living and entertainment expenses while supporting and patronizing other island businesses. Hotel guests will spend on restaurants, shopping, entertainment and activities throughout Maui. Much of this spending would be re-directed by these businesses to other island industries, and significant portions of these secondary profits would in turn be put back through the region's economic and tax structure.

These substantial direct and indirect economic impacts associated with the proposed subject project, as quantified in the following sections, are all the result of the capital investment and entrepreneurship necessary to convert a well-located, under-developed site into a valuable revenue, employment, and tax-producing asset. The Maui economy will be meaningfully stimulated by the capital investments, population/user and guest spending and business operations of the development.

Our economic modeling is based on a 15-plus year planning/approval, build-out and full-absorption period from early-2028 to late-2042, concluding with total build-out and product absorption and occupancy and hotel ramp up to operational stabilization by the end of 2042.

However, whether full development takes 15 years or more, the stabilized "operation" and its de facto resident and guest population will be the same following completion. Using constant

uninflated 2025 dollars throughout the model eliminates time as a significant variable in the analysis. The stabilized projections are identical regardless of the full build-out timeframe.

CAPITAL INVESTMENT AND CONSTRUCTION COSTS

The subject will bring an estimated $820.0 million in direct development capital (i.e., total construction impact made up of wages, contractor/supplier profit and other constructions costs) into Maui over the build-out period for the project as summarized on the following table.

This format and model "periods"/columns are identical for all the summary tables comprising our economic impact model.

PROPOSED HO'ONANI VILLAGE DEVELOPMENT SCHEDULE AND ESTIMATED CONSTRUCTION COSTS
All Amounts Expressed in Constant 2025 Dollars

Item	Development, Sales & Stabilization Period			Totals During Build-Out
Construction Period	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042
Site Work/Infrastructure Emplacement [1]	$27,800,000	$69,400,000	$27,800,000	$125,000,000
Direct/Hard Costs Construction Costs [1]	$112,500,000	$281,400,000	$112,500,000	$506,400,000
Project Expenses - Indirect/Soft Costs [2]	$41,900,000	$104,800,000	$41,900,000	$188,600,000
TOTAL CONSTRUCTION COSTS	$182,200,000	$455,600,000	$182,200,000	$820,000,000
Contractor Profits [3]	$18,220,000	$45,560,000	$18,220,000	$82,000,000
Supplier Profits [4]	$7,288,000	$18,224,000	$7,288,000	$32,800,000

Total direct/hard cost estimates provided by Developer, others allocated by CBRE based on similar urban projects.

(1) Includes all pre-construction site work, on and off-site infrastructure and finish work (hardscape and accessways & open space).
(2) Estimated at 33% of site work and direct construction costs; or 25% percent of total 'all in' costs.
(3) Estimated at 10% of all-in costs.
(4) Estimated at 4% of all-in costs.

Source: CBRE

DIRECT BUSINESS PROFITS FROM CONSTRUCTION

While a significant percentage of the materials needed to build the subject infrastructure, residential, commercial and light industrial components must be imported to Maui, a portion of the construction costs spent in the development will directly flow to local businesses in the form of contractor profits and supplier profits.

Typically, within the industry, net contractor profit margins are expected to be 8% to 20% of total construction costs. We have used a conservative 10% figure. Supplier profits were extrapolated at 4% of total costs. The estimates were shown on the foregoing table.

The total Contractor's Profit generated by Ho'onani Village for local building companies totals a cumulative profit of $82.0 million over the construction period. The total annual Supplier's Profit equates to $32.8 million in aggregate.

EMPLOYMENT OPPORTUNITIES CREATED

Based on indicators provided by the recent construction of comparable scale/quality projects and Hawaii industry averages, we have estimated the demand for on- and off-site, direct and indirect, full-time equivalent construction and operational employment positions associated with:

1. Laying of infrastructure systems and all site work.
2. Construction of the 1,608-affordable residential apartment units in 6 neighborhood phases and 240-key hotel in Phase 7.

3. Construction of the 212,200 square feet of supporting commercial retail, restaurant, office, recreation, and civic/public improvements and 200,500 square feet of light industrial, spread across 6 neighborhood phases.

4. The on-going commercial and light industrial business(es) and lodging operations located in the project.

5. The administration, maintenance and security of each neighborhood and common community element.

6. Providing continuing maintenance, repair and renovation services to the occupied improvements.

7. Off-site and secondary businesses serving the workers (construction and operating), residents, and guests in Ho'onani Village.

The construction, maintenance, and indirect/off-site employment opportunities created by the subject development will not all be "new" jobs requiring new Maui residents and workers but will be vitally needed new opportunities for in-place resident construction trade workers and existing local businesses. The jobs associated with the hotel operations and commercial/industrial and management/maintenance operations are "new" positions and represent an expansion of the Maui employment pool.

It is assumed the off-site/indirect work created will be steered towards existing Maui supply, equipment providers, and other service companies, which will help mitigate the impacts of economic cycles on their business activities.

In this regard, the combination of employment types generated by the subject development will beneficially serve to support existing businesses while also providing a substantial number of new employment opportunities; contributing to the sustainable health of the Maui economic community for the next generation of residents.

Our employment estimates on are based on Full-Time Equivalent (FTE) "worker-years," although one worker-year (or circa 2,080 working hours annually) may be comprised of many employees involved in specialized tasks of a much shorter duration.

Our projections are founded on examples provided by various major mixed-use, residential, and hotel developments undertaken on Maui and throughout the state over the past decade, and via formulae expressing relationships between total worker wages/benefits and construction task costs.

The following table summarizes our Ho'onani Village employment projections for each development and operating component, on and off-site, on a periodic basis through 2042 and stabilized thereafter.

A total of 16,119 worker-years of employment in the construction trades, materials supply and related businesses will be needed for developing Ho'onani Village.

Employees in the commercial and industrial neighborhoods will total some 1,189 FTE positions on a stabilized basis; an average of one worker per 351 square feet of floor space.

ESTIMATED YEARLY FULL-TIME EQUIVALENT EMPLOYMENT POSITIONS CREATED BY THE PROJECT

Construction Period	Development, Sales & Stabilization Period 2028 to 2032	2033 to 2037	2038 to 2042	Totals During Build-Out 2028-2042	Thereafter 2042 and Beyond
Site Work/Infrastructure Emplacement [1]	70	313	70	453	
Total Construction [2]	500	2,251	500	3,251	
Project Architectural & Engineering, Entitlement, Professional Fees and Administration [3]	152	381	152	685	
Total Construction Jobs	722	2,945	722	4,389	
On-Going Business Employment					**On-Going Employment Stabilized Annually**
Commercial Worker Years [4]	43	1,154	4,056	5,253	
Total FTE Jobs in Place at End of Period	29	456	1,189		1,189
Maintenance & Common Element [5]	216	873	1,764	2,853	
Total FTE Jobs in Place at End of Period	144	321	500		500
Hotel Operations Employees [6]			400	400	
Total FTE Jobs in Place at End of Period			80		80
Total Periodic On-Going Business Jobs	259	2,028	6,220	8,506	
Total FTE Jobs in Place at End of Period	172	777	1,769		1,769
Off-Site Employment [7]	245	1,243	1,735	3,224	
Total FTE Jobs in Place at End of Period	43	194	442		442
TOTAL WORKER YEARS DURING DEVELOPMENT	1,226	6,216	8,677	16,119	
PERMANENT JOBCOUNT FOLLOWING COMPLETION	215	971	2,212		2,212

(1) Infrastructure construction employment estimated at 1 worker-year for every $400,000 in costs.
Includes all direct employment associated with construction, on and off-site.
(2) Vertical construction employment estimated at 1 worker-year for every $225,000 in costs.
Includes all direct employment associated with construction, on and off-site.
(3) Project planning and administration employment estimated at 1 worker-year for every $275,000 in costs.
(4) Commercial/Retail/Light Idustrial/Other employment estimated at 1 full-time-equivalent worker for every 351 square feet of gross floor area.
(5) Includes common element administration, security and maintenance staff of 126 jobs, and one in-unit maintenance/renovation worker for every 30 units.
(6) Hotel employment estimated at 80 total full-time equivalent positions (0.33 workers per room).
(7) Estimated at one cumulative off-site employment position for every 4 on-site positions.

Source: CBRE

Employment totals in this study are expressed in worker-years (one full-time worker for one year). The total of 16,119 worker-years reflects all project-related employment during development, absorption, and initial stabilization, including direct, indirect, and off-site positions. Of this total, construction-phase employment represents approximately 4,389 worker-years, consistent with industry benchmarks tied to capital cost and Maui-specific labor productivity.

Common element, association, maintenance and renovation worker-years for the community and residential component will total 500 FTE positions on a stabilized basis. The count includes a common element/management staff of 126 FTEs (14 per residential neighborhood), and one FTE maintenance/repair/renovation worker for every 30 housing units.

The hotel operation will require 80 FTE employees upon stabilization (0.33 workers per room X 240 rooms); a relatively low figure due to centralized management, administration, maintenance, and service positions for the operation. Our estimate includes basic maintenance workers. We have not included employment associated with cyclical/periodic renovation project which would be anticipated to occur every seven to twelve years.

Off-Site/Indirect/Secondary employment created by Ho'onani Village will total 3,224 worker-years from 2028 through 2042 and 442 FTE positions per year as stabilized. This is the equivalent of one off-site/secondary FTE position for every 4 on-site workers.

WAGE INCOME GENERATED

In accordance with data compiled by the State Department of Labor and Industry Relations, as tempered through our analysis, we have estimated the personal income (in the form of wages) which will flow to Maui workers from Ho'onani Village construction, operations and use. The results are shown on the table below.

The gross average full-time equivalent wage estimates for a worker-year according to the identified employment categories for 2025 are as follows:

- Construction workers (covering all trades), $85,408 per year.
- Architects, engineers, professionals, and administration at $103,779 per year.
- Hospitality, management, food prep and service, room cleaning, admin and maintenance at $72,350 per year.
- Commercial and industrial positions (retail, restaurant, service, production, transportation and business), $54,633 annually.
- Maintenance, repair and installation at $61,486 per year.
- Off-site and indirect workers of all types, $68,186 annually.

Total construction wages paid during build-out will be $387.4 million.

Total commercial employee wages, stabilized annually, will total $65.0 million.

ESTIMATED YEARLY EMPLOYEE WAGES CREATED BY THE PROJECT
All Amounts Expressed in Constant 2025 Dollars

	Development, Sales & Stabilization Period			Totals During Build-Out	Thereafter
Construction Period	**2028 to 2032**	**2033 to 2037**	**2038 to 2042**	**2028-2042**	**2042 and Beyond**
Site Work/Infrastructure Emplacement [1]	$5,978,532	$26,732,579	$5,978,532	$38,689,643	
Total Construction [1]	$42,703,800	$192,252,508	$42,703,800	$277,660,108	
Project Architectural & Engineering, Entitlement, Professional Fees and Administration [2]	$15,774,464	$39,539,939	$15,774,464	$71,088,866	
Total Periodic Construction/Development Wages	**$64,456,796**	**$258,525,025**	**$64,456,796**	**$387,438,617**	
On-Going Business Wages					**Stabilized Annually**
Commercial [3]	$2,335,831	$63,067,432	$221,592,484	$286,995,747	**$64,967,241**
Maintenance & Common Element	$13,268,646	$53,688,419	$108,446,693	$175,403,759	**$30,749,074**
Hotel Operations [4]	$0	$0	$5,454,880	$5,454,880	**$5,454,880**
Total Periodic On-Going Wages	**$15,604,477**	**$116,755,852**	**$335,494,057**	**$467,854,386**	**$101,171,195**
Off-Site Employment Wages [5]	$16,715,031	$84,764,899	$118,333,285	$219,813,216	**$30,159,688**
TOTAL PERIODIC WAGES	**$96,776,304**	**$460,045,776**	**$518,284,138**	**$1,075,106,218**	**$131,330,883**

(1) Mean annual wage for 'Construction and Extraction Occupations' (SOC Code 47-000) at $82,920/year for 2024, escalated to 2025.
(2) Weighted mean annual wage for 'Business and Financial Operations Occupations' (SOC Code 13-000) at $79,680/year in 2024, 'Architectural & Engineering' (17-000) at $118,870, and 'Management Occupations' (11-000) at $103,720, escalated to 2025. Indicated mean wage of $103,779.

(3) Weighted Mean annual wage for 'Sales and Related Occupations' (SOC Code 41-000) at $50,540/year for 2024, 'Food Preparation and Serving Related Occupations' (35-000) at $57,180, 'Production Occupations' (51-000) at $57,060, 'Transportation and Material Moving Occupations' (53-000) at $51,300, and 'Personal Care and Services Occupations' (39-000) at $51,760, escalated to 2025. Indicated mean wage of $54,633.

(4) Weighted mean annual wage for "Management Occupations' (SOC Code 11-000) at $118,870/year in 2024, 'Food Preparation and Serving Related Occupations' (35-000) at $57,180, and 'Building and Grounds Cleaning and Maintenance Occupations' (37-000) at $50,240, and 'Office and Administratinve Support Occupations' (43-000) at $54,680, escalated to 2025. Indicated mean wage of $72,350.

(5) Mean annual wage for full time equivalent general worker 'All Occupations' (SOC Code 00-000) at $66,200/year, the average wage for all 'Total Private Workers' in the county, for 2024, escalated to 2025.

Wages taken from DBEDT "Occupational Employment and Wages, May 2024 - Maui MSA".

Source: CBRE

Total common element/association and maintenance/renovation employee wages will stabilize at $30.7 million per year.

Employee wages associated with hotel operations will stabilize at $5.5 million annually.

Off-site/indirect employee wages will total $219.8 million during build-out and stabilization and be $30.2 million annually on a stabilized basis.

During the development and absorption period, on- and off-site, direct and indirect worker wages would total $1,075.1 million. Overall average wages paid via the subject development are equal to $66,700 per worker-year created during the 15-plus year modeling timeframe.

Stabilized operations will create $131.3 million in annual on and off-site worker wages.

POPULATION, INCOME AND EXPENDITURES AND HOTEL OPERATIONS

The residential units of Ho'onani Village will be solely for full-time residents. We project 100% of the units will be occupied by full-time Hawaii residents. The average household size for full-time resident household will be 3.2 persons.

These resident households and non-resident users will constitute the de facto population of the project, whose income and discretionary expenditures will create major positive impacts in the Maui County economy.

The de facto population of the project will place significant discretionary expenditure dollars into the Maui economy. This will be comprised of the year-round, daily expenditures by the full-time resident group, and the purchases made by guests during use of their units. We estimate that full-time resident households will spend about 50% of their total income on discretionary items, with the remainder going towards fixed expenses.

While meaningful portions of this discretionary income will be spent in the on-site neighborhood businesses, much will flow into other Kahului and island-wide companies.

We have quantified these focal statistics within the modeling process. The results are shown on the following tables.

ESTIMATED DE FACTO POPULATION, RESIDENT HOUSEHOLD INCOME AND DISCRETIONARY EXPENDITURES FOR HO'ONANI VILLAGE

All Amounts Expressed in Constant 2025 Dollars

	Development, Sales & Stabilization Period			
	2028 to 2032	2033 to 2037	2038 to 2042	2042 and Beyond
Total Number of Units Built	536	1,519	1,608	**1,608**
Resident Units	536	1,519	1,608	**1,608**
Percent of Total Units	100%	100%	100%	**100%**
Non-Resident Units	0	0	0	**0**
Percent of Total Units	0%	0%	0%	**0%**
Resident Population [1]	1,715	4,861	5,146	**5,146**
Non-Resident Population	0	0	0	**0**
Total Resident Population	1,715	4,861	5,146	
Total Non-Resident Population	0	0	0	
TOTAL DE FACTO POPULATION	1,715	4,861	5,146	
RESIDENT HOUSEHOLD INCOME [3]				
Annually	$71,047,911	$201,346,599	$213,143,733	**$213,143,733**
Discretionary Expenditures				
Percent of Household Income [4]	50%	50%	50%	**50%**
Total Annually	$35,523,956	$100,673,299	$106,571,867	**$106,571,867**
Periodic	$53,285,933	$340,493,137	$518,112,915	
TOTAL DISCRETIONARY EXPENDITURES				
Total Annually	$35,523,956	$100,673,299	$106,571,867	**$106,571,867**
Periodic	$53,285,933	$340,493,137	$518,112,915	

(1) Resident market households estimated to have average size of 3.20 persons, with average occupancy of 100%.
(2) Non-Resident market paries estimated to have average size of 3.20 persons, with average occupancy of 25%.
(3) The median household income on multifamily Maui households based on the subject's weighted average bedroom count is estimated at $132,552 for 2025.
(4) For full-time residents assumes 15% of gross income for taxes, 30% for housing costs and 5% for utlitiles. Leaving 50% of gross income as net disposable.

Source: CBRE

The top half of the table depicts the absorption of the 1,608 residential units and their expected division between resident and non-resident occupancy. We assume 100% of the total number of units (1,608 units) will be occupied by Maui residents and 0% by non-residents.

The total resident population at build-out will be 5,146 persons and the total non-resident population will be 0 persons (daily average), resulting in a total de facto population by year-end 2042 of 5,146 persons.

Based on affordable-pricing guidelines, the average annual income for resident households at Ho'onani Village will be $132,552 in 2025 dollars. This is the estimated current median household income for Maui households based on the project's weighted average unit size.

On a stabilized basis after full-absorption and occupancy of the residential units, the total resident household income will be $213.1 million annually.

The total de facto population discretionary expenditures made by the subject project in the local market will be at $106.6 million annually on a stabilized basis, in 2025 dollars.

HOTEL OPERATIONS

Based on our analysis of operating levels of comparable hotels throughout Maui and Hawaii and other classes of Maui hotels, we have projected the probable stabilized annual revenue-production of the proposed 240-unit hotel component of Ho'onani Village, as summarized in the following table.

The projected income will be "new" additions to Maui, increasing economic activity on the island.

ESTIMATED STABILIZED OPERATING LEVELS FOR THE PROPOSED HOTEL FROM CURRENT 2025 PERSPECTIVE

Hotel Usage	Amount
Number of Available Rooms Daily	240
Total Room/Nights Available Annually	87,600
Stabilized Occupancy Rate	85%
Total Room/Nights Occupied Annually	74,460
Average Daily Room Rate	$365.00
Effective RevPAR	$310.25

Forecast Hotel & Retail Gross Operating Revenues

Department	Stabilized Gross Annual Income	Percent of Total Income
Rooms Department	$27,177,900	86.8%
Food & Beverage	$1,410,000	4.5%
Other Operated Departments	$0	0.0%
Fees, Rentals & Other Income	$2,712,000	8.7%
Total Estimated Annual Gross Income	**$31,299,900**	**100.0%**

Source: CBRE

At stabilized occupancy, the 240-unit hotel component of Ho'onani Village is projected to generate $31.3 million in annual revenue.

GUEST POPULATION AND SPENDING

Discretionary spending by Ho'onani Village hotel guests will be a significant addition to the Kahului/Wailuku region and the general Maui economy.

We project the average party-size for the guest rooms will be some 2.1 persons based on Hawaii Tourism Authority and Hawaii Department of Business, Economic Development and Tourism statistics. As shown in the following table, this would result in an average daily de facto guest count of 428 persons assuming an 85% occupancy rate for the hotel.

We estimate their average per capita spending would be some $124 per day, based on recent on-ground spending averages of $303 daily per visitor less daily lodging and car rental/transportation costs. Total daily Ho'onani Village hotel guest spending would be some $53,050, equating to about $19.4 million annually.

ESTIMATED STABILIZED OPERATING LEVELS FOR THE PROPOSED HOTEL FROM CURRENT 2025 PERSPECTIVE	
Average Daily Guest Count and Spending	
Average Number of Occupied Rooms	204
Average Party Size in Persons	2.1
Total Average De Facto Guest Population	**428**
Average Daily Spending per Guest [(1)]	$124
Total Daily Guest Spending	$53,050
Total Annual Off-Site Guest Spending	**$19,363,125**

(1) Average spending per visitor per day of $303, less lodging and car rental costs, based on year to-date November 2025 data.

Source: CBRE

OPERATING ECONOMIC ACTIVITY

The estimated level of total gross on-site economic activity created by the proposed Ho'onani Village community on a stabilized basis is summarized on the following tables. The primary component are the square feet of commercial (retail, restaurant, office, recreation, and civic) and light industrial businesses and residential maintenance costs.

PROJECTED ON-SITE OPERATING ECONOMIC ACTIVITY AT HO'ONANI VILLAGE
All Amounts Expressed in Constant 2025 Dollars

	Development, Sales & Stabilization Period			Totals During Build-Out	Thereafter
	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042	2042 and Beyond
Commercial Businesses (1)					
Annual Sales Activity	$5,000,000	$80,000,000	$208,600,000		$208,600,000
Periodic	$7,500,000	$212,500,000	$721,500,000	$941,500,000	
In-Project Resident Population Patronage %	45%	44%	43%		42%
Outside Project Patronage Expenditures	$4,125,000	$119,000,000	$411,255,000	$534,380,000	$120,988,000
Maintenance & Common Element (2)					
Annual Activity	$3,398,240	$9,630,460	$10,194,720		$10,194,720
Periodic	$5,097,360	$32,571,750	$49,562,950	$87,232,060	
In-Project Resident Population Patronage %	100%	100%	100%	100%	100%
Outside Project Patronage Expenditures	$0	$0	$0	$0	$0
Total Economic Activity					
In-Project Resident Population Patronage	$8,472,360	$126,071,750	$359,807,950	$494,352,060	$97,806,720
% of Total Activity	67.3%	51.4%	46.7%	48.1%	44.7%
Outside Project Patronage Spending	$4,125,000	$119,000,000	$411,255,000	$534,380,000	$120,988,000
% of Total Activity	32.7%	48.6%	53.3%	51.9%	55.3%
TOTAL PERIODIC PROJECT GROSS REVENUES	$12,597,360	$245,071,750	$771,062,950	$1,028,732,060	$218,794,720

(1) Estimated based on average annual sales of $500 per square foot.
(2) Estimated as shown below.

Average Site/Exterior Maintenance and Renovations Cost per Year

Affordable Multifamily (1)				
Site/Ext.	$3,840	$3,840	$3,840	$3,840
Renos.	$2,500	$2,500	$2,500	$2,500
Number of New Units	536	983	89	1,608
Total Annual Expenses	$3,398,240	$6,232,220	$564,260	$10,194,720

(1) Assuming 80% of Unit Monthly Maintenance fee of $400 is used for site/exterior.

Source: CBRE

The total amount of on-site economic activity resulting from the development of the 1,608-unit residential and commercial/industrial components at stabilization will total some $218.8 million annually.

Annual economic activity generated by the 240 hotel units was presented in the prior section.

SUMMARY OF DIRECT, LOCAL ECONOMIC IMPACTS

As correlated on the table below, the Total Base Economic Impact of Ho'onani Village, including all capital investment and on-site economic activity, from 2028 through 2042, is presented.

Not all the spending will be "new" to the Maui/Kahului market. Most of the full-time resident spending will merely be relocated from one area or store in another neighborhood to the Ho'onani Village area; however, a significant amount will also be new spending by "natural growth" resident households.

SUMMARY OF ECONOMIC IMPACTS/ACTIVITY ASSOCIATED WITH THE PROJECT
All Amounts Expressed in Constant 2025 Dollars

	Development, Sales & Stabilization Period			Totals During Build-Out	Thereafter
	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042	2042 and Beyond
Construction Activity					
Construction Wages	$64,456,796	$258,525,025	$64,456,796	$387,438,617	
Contractor Profits	$18,220,000	$45,560,000	$18,220,000	$82,000,000	
Supplier Profits	$7,288,000	$18,224,000	$7,288,000	$32,800,000	
Other Construction Costs	$92,235,204	$133,290,975	$92,235,204	$317,761,383	
Total Construction Impact	$182,200,000	$455,600,000	$182,200,000	$820,000,000	
On-Site Economic Activity					
Residential					
De Facto Population Spending	$53,285,933	$340,493,137	$518,112,915	$911,891,986	**$106,571,867**
Commercial-Industrial					
Annual Commercial Business Activity	$7,500,000	$212,500,000	$721,500,000	$941,500,000	**$208,600,000**
Maintenance & Common Element	$5,097,360	$32,571,750	$49,562,950	$87,232,060	**$10,194,720**
Hotel					
Hotel Operating Gross Revenues	$0	$0	$31,299,900	$31,299,900	**$31,299,900**
Total Hotel Guest Population Spending [1]	$0	$0	$19,363,125	$19,363,125	**$19,363,125**
Hotel Maintenance & Repairs [2]	$0	$0	$3,194,805	$3,194,805	**$3,194,805**
Total On-Site Acticity Impact	$65,883,293	$585,564,887	$1,343,033,696	$1,994,481,876	**$379,224,417**
TOTAL BASE ECONOMIC IMPACT	**$248,083,293**	**$1,041,164,887**	**$1,525,233,696**	**$2,814,481,876**	**$379,224,417**

(1) Off-Site, excluding hotel and rental car.

(2) Estimated at 3% of hotel construction impact annually.

Source: CBRE

The Total Base Economic Impact of Ho'onani Village, including all capital investment and on-site economic activity, from 2028 through 2042 will be $2,814.5 million.

On a stabilized basis after build-out and absorption, it will total $379.2 million per year.

STATE INPUT/OUTPUT MODEL

We have also analyzed the impacts of the project for Maui and Statewide using the *Hawaii Inter-County Input-Output Economic Model* (2022 data approved by DBEDT in 2025) Type II multipliers. These factors quantify the total Direct, Indirect and Induced "effects" of various forms of business and spending activity as it flows through the economy of the islands.

In every instance, application of the macro Input-Output multipliers resulted in higher dollar, employment, and tax revenue indicators than in our subject-focused micro model, which was designed to reflect Direct and upper-level Indirect impacts only.

Among the outputs using the State method:

- The $820.0 million in cumulative Ho'onani Village project construction costs will generate a total State Economic Output of $1.74 billion during build-out, with subsequent commercial, industrial and maintenance/renovation activity averaging $459.5 million annually on a stabilized basis.

- Direct subject construction wage earnings of $387.4 million will yield $764.8 million in statewide wage earnings during build-out, and on-going business activity will generate $321.8 million in wages each stabilized year.
- Indirect and induced State taxes during build-out will total $114.8 million during construction and $38.3 million annually thereafter.
- Direct effect jobs created by construction employment will be 2.5900 times the number of on-site workers, or a total of 11,368 worker years of employment. The on-going business activity will generate 5,728 annually at stabilization.

ESTIMATES OF TOTAL ECONOMIC IMPACT FROM SUBJECT CONSTRUCTION
USING STATE INPUT-OUTPUT MODEL "TYPE II" MULTIPLIERS
All Amounts Expressed in Constant 2025 Dollars

	Development, Sales & Stabilization Period			Totals During Build-Out
Year	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042
Construction Costs	**$182,200,000**	**$455,600,000**	**$182,200,000**	**$820,000,000**
1. Economic Output Multiplier	2.1200	2.1200	2.1200	2.1200
Total State Economic Output	**$386,264,000**	**$965,872,000**	**$386,264,000**	**$1,738,400,000**
2. Earnings Multiplier	0.6510	0.6510	0.6510	0.6510
Total Increase in State Earnings	**$118,612,200**	**$296,595,600**	**$118,612,200**	**$533,820,000**
3. State Tax Multipliers	0.1400	0.1400	0.1400	0.1400
Total Increase in State Taxes	**$25,508,000**	**$63,784,000**	**$25,508,000**	**$114,800,000**
4. Total Job Multipliers	10.4900	10.4900	10.4900	10.4900
Total State Jobs Created (per Million Dollars Spent)	**1,911**	**4,779**	**1,911**	**8,602**
Construction Employment	**722**	**2,945**	**722**	**4,389**
5. Direct-Effect Job Multipliers	2.5900	2.5900	2.5900	2.5900
Total Direct Jobs Created	**1,870**	**7,628**	**1,870**	**11,368**
Construction Wages	**$64,456,796**	**$258,525,025**	**$64,456,796**	**$387,438,617**
6. Direct-Effect Earnings	1.9740	1.9740	1.9740	1.9740
Total Increase in Direct Earnings	**$127,237,715**	**$510,328,400**	**$127,237,715**	**$764,803,829**

Source: 2022 Hawaii State Input-Output Study Model (approved October 2025), and CBRE

ESTIMATES OF TOTAL ECONOMIC IMPACT FROM SUBJECT OPERATIONS
USING STATE INPUT-OUTPUT MODEL "TYPE II" MULTIPLIERS
All Amounts Expressed in Constant 2025 Dollars

	Development, Sales & Stabilization Period			Totals During Build-Out	Annually Thereafter
Year	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042	2042 and Beyond
Total On-Going, Stabilized Annual Economic Activity	$12,597,360	$245,071,750	$771,062,950	$1,028,732,060	$218,794,720
1. Economic Output Multiplier	2.1000	2.1000	2.1000	2.1000	2.1000
Total State Economic Output	$26,454,456	$514,650,675	$1,619,232,195	$2,160,337,326	$459,468,912
2. Earnings Multiplier	0.5540	0.5540	0.5540	0.5540	0.5540
Total Increase in State Earnings	$6,978,937	$135,769,750	$427,168,874	$569,917,561	$121,212,275
3. State Tax Multipliers	0.1750	0.1750	0.1750	0.1750	0.1750
Total Increase in State Taxes	$2,204,538	$42,887,556	$134,936,016	$180,028,111	$38,289,076
4. Total Job Multipliers	9.5500	9.5500	9.5500	9.5500	9.5500
Total State Jobs Created (per Million Dollars Spent)	120	2,340	7,364	9,824	2,089
Operating Employment (On & Off-Site)	504	3,271	7,955	7,955	2,212
5. Direct-Effect Job Multipliers	2.5900	2.5900	2.5900	2.5900	2.5900
Total Direct Jobs Created	1,305	8,471	20,604	20,604	5,728
Operating Wages	$32,319,509	$201,520,751	$453,827,342	$453,827,342	$131,330,883
6. Direct-Effect Earnings	2.4500	2.4500	2.4500	2.4500	2.4500
Total Increase in Direct Earnings	$79,182,796	$493,725,839	$1,111,876,989	$1,111,876,989	$321,760,663

Source: 2022 Hawaii State Input-Output Study Model (approved October 2025), and CBRE

The State Input–Output (Type II) multipliers represent total economic effects, including direct, indirect, and induced impacts. These results are presented as an alternative analytic view separate from our project-specific direct micro model.

Public Fiscal Impacts (Costs/Benefits)

The full-size tables depicting the modeling process summarized in this study section are presented in Addenda Exhibit B.

We have analyzed the public fiscal impacts of the proposed Ho'onani Village project, both regarding tax benefits flowing to the State and Maui County and the cost of providing government services to them on a per capita basis.

The public fiscal benefits were primarily analyzed considering the non-resident component of Ho'onani Village regarding tax payments flowing to the State and County of Maui. From a household income and discretionary spending perspective, the full-time resident population of Ho'onani Village is assumed to live on Maui prior to their residing at the subject project and is therefore already contributing their State GET and Income taxes, so these are excluded from the model. They are merely moving their home from one location to the other on the island and their public fiscal footprint will remain generally unchanged apart from the minimal additions to the County's tax base.

Beyond these spending and taxes by existing residents already accounted for within the governmental tax base, Maui County and the State of Hawaii will receive millions of dollars in "new" tax receipts from the construction and stabilized operation of Ho'onani Village from numerous revenue sources, including its hotel component, from which all of the costs and benefits are effectively "new".

The purpose of this assessment is to delineate the direct areas in which the construction and long-term operation of Ho'onani Village will potentially contribute to the public "purse". Specifically, the goal is to quantify and compare the costs of providing expanded County and State services to the project and its guest population versus the "new/additional" economic benefits that accrue to governmental coffers via an increase in local and state tax and fee payments arising from the new economic activity associated with the development.

REAL PROPERTY TAXES (TO MAUI COUNTY)

For the County, the primary tax revenue source will be from Real Property Taxes paid by the owner of the Ho'onani Village site pre/during development and the finished improvements upon construction completion and absorption.

The pre-development property tax receipts, starting in 2028, were estimated by applying current prevailing tax rates against an estimated value of the entitled site based on comparable project land sales. Upon completion of construction, the potential property tax receipts were estimated by applying current prevailing tax rates against the projected market value of the finished and stabilized property.

During the 15-year entitlement/build-out period, real property taxes would be paid on the entitled but undeveloped land each year, with an estimated assessed land value for the initial year of $17,787,500 (diminishing each year as land is developed) and a total estimated assessed land value for the undeveloped acreage for the 15-year period of $156.7 million.

Upon completion (and stabilization) the assessed value of the finished improvements is forecast to be circa $879.2 million annually.

Real Property Tax revenues were calculated by applying FY2026–2027 Maui County millage rates to the assessed values for each use category. The current Maui County tax rate for "Apartment-" properties is $3.50 per $1,000 of assessed value, "Commercial" properties at $6.05, "Industrial" properties at $7.05, and "Hotel and Resort" properties are $11.75 per $1,000 of assessed value. In the model, undeveloped land employs a weighted hybrid tax rate of $5.46 per $1,000 of assessed value, based on the share of acreage entitled for each use. We note that until entitlements are received and the development site is rezoned, it will likely continue to be taxed as an "Agricultural" property with a current tax rate of $5.74 and an assessed value of circa $2,527,600, producing annual real property taxes of circa $15,000.

The assessments and associated real property taxes based on current tax rates during the build-out period and on a stabilized basis are shown below.

QUANTIFICATION OF PUBLIC FISCAL BENEFITS TO COUNTY AND STATE FROM THE PROPOSED HO'ONANI VILLAGE PROJECT
ASSUMING ALL GUESTS ARE NON-MAUI RESIDENTS
All Amounts Expressed in Constant 2025 Dollars

Development Period	Development, Sales & Stabilization Period			Totals During Build-Out	Annually Thereafter
	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042	2042 and Beyond
PUBLIC BENEFITS (Revenues)					
1. COUNTY REAL PROPERTY TAXES					
Cumulative Assessed Value During Period (Five Years)					
Vacant Entitled Land (Net Area of 142.3 Acres)	$81,125,000	$56,125,000	$19,468,750	$156,718,750	$0
Completed Construction					
Residential-Apartment	$469,000,000	$1,798,125,000	$2,798,425,000	$5,065,550,000	$562,800,000
Commercial	$6,000,000	$58,250,000	$209,380,000	$273,630,000	$74,880,000
Industrial		$78,750,000	$210,000,000	$288,750,000	$61,500,000
Hotel			$810,000,000	$810,000,000	$180,000,000
Total Assessed Value	$556,125,000	$1,991,250,000	$4,047,273,750	$6,594,648,750	$879,180,000
Effective Real Property Tax Mill Rate (per $1,000 in Assessed Value), Fiscal Year 2026-2027					
Entitled Land	$5.46	$5.46	$5.46		$5.46
Residential-Apartment	$3.50	$3.50	$3.50		$3.50
Commercial	$6.05	$6.05	$6.05		$6.05
Industrial		$7.05	$7.05		$7.05
Hotel			$11.75		$11.75
Real Property Taxes During Period					
Entitled Land	$442,918	$306,426	$106,293	$855,637	$0
Residential Development	$1,641,500	$6,293,438	$9,794,488	$17,729,425	$1,969,800
Commercial-Industrial Development	$36,300	$907,600	$2,747,249	$3,691,149	$886,599
Hotel Development			$9,517,500	$9,517,500	$2,115,000
Total Real Property Taxes	$2,120,718	$7,507,463	$22,165,530	$31,793,711	$4,971,399

We estimate the County will receive some $31.8 million in real property tax receipts during the build-out/absorption period from 2028 through 2042 and annual collections of $5.0 million on a stabilized basis thereafter.

COUNTY SECONDARY RECEIPTS AND TOTAL TAXES FROM HO'ONANI VILLAGE

Real Property Taxes (RPT) are forecast to generate about 42.388% of total Maui County General Fund revenues in the 2026 fiscal-year budget, with secondary taxes and fees forming the remainder. It is logical to assume the Ho'onani Village development and business activities will generate secondary taxes in proportion to RPT, as does the overall Maui community.

The secondary Maui County receipts are calculated by applying a factor of 2.359, derived from the FY2026 adopted budget in which Real Property Taxes comprise 42.388% of total County revenues (1 ÷ 0.4238825 = 2.359).

Application of the total tax revenue ratio of 2.36 against the real property taxes received from Ho'onani Village, plus inclusion of an allowance of $0 for potential County impact fees and special assessments (e.g., parks), results in a cumulative total estimated County tax collection from the subject of $78.7 million during the initial projection period through 2042, and $12.5 million annually on a stabilized basis.

QUANTIFICATION OF PUBLIC FISCAL BENEFITS TO COUNTY AND STATE FROM THE PROPOSED HO'ONANI VILLAGE PROJECT
ASSUMING ALL GUESTS ARE NON-MAUI RESIDENTS
All Amounts Expressed in Constant 2025 Dollars

Development Period	Development, Sales & Stabilization Period			Totals During Build-Out	Annually Thereafter
	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042	2042 and Beyond
TOTAL GROSS PUBLIC REVENUES					
Real Property Taxes To County of Maui	$2,120,718	$7,507,463	$22,165,530	$31,793,711	$4,971,399
Adjustment for Other Proportional Taxes [1]	2.36	2.36	2.36	2.36	2.36
Adjusted Maui County Revenues	$5,003,079	$17,711,187	$52,291,679	$75,005,946	$11,728,247
County TAT	$0	$0	$3,669,017	$3,669,017	$815,337
Plus Impact Fees [2]	$0	$0	$0	$0	$0
Total County of Maui Receipts	$5,003,079	$17,711,187	$55,960,696	$78,674,962	$12,543,584

(1) Real property taxes have comprised some 42% of Total Revenues for the County of Maui for Budgeted FY 2026. Economic activity generates other revenue items of 58% or additional 236% above real property taxes; this also provides allowance for new revenues from the County TAT.
(2) As an affordable project, estimated special assessments for parks, water/wastewater service, schools and other items are assumed to be nominal.

INCOME TAXES (TO STATE OF HAWAII)

The State of Hawaii will receive an estimated $155.4 million in primary receipts from State Income Taxes from worker wages, and profits from businesses based on average statewide corporate and personal payments rates of 4.4% and 5.1%, respectively, applied against the economic model forecasts. This represents only new/added taxable items resulting from Ho'onani Village and does not include the resident household incomes.

On an annualized basis after stabilization of the community in 2042, the State will generate income taxes of $19.0 million.

QUANTIFICATION OF PUBLIC FISCAL BENEFITS TO COUNTY AND STATE FROM THE PROPOSED HO'ONANI VILLAGE PROJECT
ASSUMING ALL GUESTS ARE NON-MAUI RESIDENTS
All Amounts Expressed in Constant 2025 Dollars

Development Period	Development, Sales & Stabilization Period			Totals During Build-Out	Annually Thereafter
	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042	2042 and Beyond
2. STATE INCOME TAXES					
Taxable Personal Income (Worker Wages Only)	$203,348,171	$1,141,032,051	$1,554,509,968	$2,898,890,190	$344,474,616
Taxable Third-Party Corporate Profits	$5,715,804	$46,328,363	$119,485,643	$171,529,809	$32,819,208
Personal Taxes Paid	$10,370,757	$58,192,635	$79,280,008	$147,843,400	$17,568,205
Corporate Taxes Paid	$251,495	$2,038,448	$5,257,368	$7,547,312	$1,444,045
TOTAL STATE INCOME TAXES	$10,622,252	$60,231,083	$84,537,377	$155,390,711	$19,012,251

GROSS EXCISE TAXES (TO STATE OF HAWAII)

The State will collect Gross Excise Taxes (GET) of 4.712% on the gross amount of building contracts, construction supplies, spending by workers, non-residents, and hotel guests, and from the on-going business activity (lodging, commercial, association, and maintenance and renovations). During the construction, absorption and ramp-up period, these receipts will total $100.6 million and a stabilized amount of $11.5 million annually.

QUANTIFICATION OF PUBLIC FISCAL BENEFITS TO COUNTY AND STATE FROM THE PROPOSED HO'ONANI VILLAGE PROJECT
ASSUMING ALL GUESTS ARE NON-MAUI RESIDENTS
All Amounts Expressed in Constant 2025 Dollars

Development Period	Development, Sales & Stabilization Period			Totals During Build-Out	Annually Thereafter
	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042	2042 and Beyond
3. STATE GROSS EXCISE TAX					
Taxable Transactions					
Construction Contracts	$182,200,000	$455,600,000	$182,200,000	$820,000,000	$3,194,805
Worker Disposable Income Purchases	$48,388,152	$230,022,888	$259,142,069	$537,553,109	$65,665,441
Non-Resident Patronage Expenditures	$4,125,000	$119,000,000	$411,255,000	$534,380,000	$120,988,000
Hotel Gross Revenues			$140,849,550	$140,849,550	$31,299,900
Hotel Guest Off-Site Spending			$87,134,063	$87,134,063	$19,363,125
Hotel Maintenance & Repair Spending			$14,376,623	$14,376,623	$3,194,805
Total Taxable Transactions	$234,713,152	$804,622,888	$1,094,957,306	$2,134,293,346	$243,706,077
TOTAL STATE EXCISE TAX	$11,059,684	$37,913,830	$51,594,388	$100,567,902	$11,483,430

TRANSIENT ACCOMMODATIONS TAX

Hotel rooms sales are subject to a Transient Accommodations Tax (TAT) which is currently set at a total of 14.00% (11.00% to State and 3.0% to Maui County) of gross room revenues. On a stabilized basis, the hotel component of Ho'onani Village will pay some $3.8 million annually to the State and County for this item, as shown on the following table.

QUANTIFICATION OF PUBLIC FISCAL BENEFITS TO COUNTY AND STATE FROM THE PROPOSED HO'ONANI VILLAGE PROJECT
ASSUMING ALL GUESTS ARE NON-MAUI RESIDENTS
All Amounts Expressed in Constant 2025 Dollars

Development Period	Development, Sales & Stabilization Period			Totals During Build-Out	Annually Thereafter
	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042	2042 and Beyond
4. TRANSIENT ACCOMMODATIONS TAX					
Subject Hotel Rooms Department Revenues Subject to TAT			$122,300,550	$122,300,550	$27,177,900
State Transient Accommodations Tax Rate			11.00%	11.00%	11.00%
County Transient Accommodations Tax Rate			3.00%	3.00%	3.00%
TOTAL STATE TRANSIENT ACCOMMODATIONS TAX	$0	$0	$13,453,061	$13,453,061	$2,989,569
TOTAL COUNTY TRANSIENT ACCOMMODATIONS TAX	$0	$0	$3,669,017	$3,669,017	$815,337

STATE SECONDARY RECEIPTS AND TOTAL TAXES FROM HO'ONANI VILLAGE

In recent fiscal years, Income Tax, GET, and TAT have generated about 82% of total State revenues, and secondary taxes and fees the remainder. We anticipate Ho'onani Village activity will result in similar ratios of secondary taxes flowing from the project relative to the primary sources quantified.

The secondary State receipts are calculated by applying a factor of 1.221, derived from the FY2026 adopted budget in which Income Tax and GET comprise 18.093% of total state revenues (1 ÷ 0.1809299 = 1.221).

Application of the total tax ratio of 1.221 to the Ho'onani Village income tax, GET and TAT sums results in a cumulative total estimated tax collection from the subject of $328.9 million during the initial forecasting period through 2042, and $40.9 million annually on a stabilized basis.

QUANTIFICATION OF PUBLIC FISCAL BENEFITS TO COUNTY AND STATE FROM THE PROPOSED HO'ONANI VILLAGE PROJECT
ASSUMING ALL GUESTS ARE NON-MAUI RESIDENTS
All Amounts Expressed in Constant 2025 Dollars

Development Period	Development, Sales & Stabilization Period			Totals During Build-Out	Annually Thereafter
	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042	2042 and Beyond
To State (Income Taxes, GET and TAT)	$21,681,936	$98,144,913	$149,584,825	$269,411,674	$33,485,250
Adjustment for Other Proportional Taxes [3]	1.22	1.22	1.22	1.22	1.22
Total State of Hawaii Receipts	$26,471,404	$119,824,799	$182,627,617	$328,923,819	$40,882,031

(3) In recent fiscal years, Gross Excise, Income Taxes and Transient Accommodations taxes have averaged some 82% of total State revenues; other revenue items 18%, or 122% above income, gross excise and TAT taxes.

TOTAL "NEW" COUNTY AND STATE FISCAL BENEFITS FROM DIRECT AND SECONDARY TAX RECEIPTS

The total "new" direct, secondary and impact fees flowing to the County and State as tax receipts from the development, absorption, occupation and operation of Ho'onani Village will be $407.6 million from 2028 through 2042, and $53.4 million annually on a stabilized basis.

QUANTIFICATION OF PUBLIC FISCAL BENEFITS TO COUNTY AND STATE FROM THE PROPOSED HO'ONANI VILLAGE PROJECT
ASSUMING ALL GUESTS ARE NON-MAUI RESIDENTS
All Amounts Expressed in Constant 2025 Dollars

Development Period	Development, Sales & Stabilization Period			Totals During Build-Out	Annually Thereafter
	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042	2042 and Beyond
TOTAL GROSS PUBLIC REVENUES					
Real Property Taxes To County of Maui	$2,120,718	$7,507,463	$22,165,530	$31,793,711	$4,971,399
Adjustment for Other Proportional Taxes [1]	2.36	2.36	2.36	2.36	2.36
Adjusted Maui County Revenues	$5,003,079	$17,711,187	$52,291,679	$75,005,946	$11,728,247
County TAT	$0	$0	$3,669,017	$3,669,017	$815,337
Plus Impact Fees [2]	$0	$0	$0	$0	$0
Total County of Maui Receipts	$5,003,079	$17,711,187	$55,960,696	$78,674,962	$12,543,584
To State (Income Taxes, GET and TAT)	$21,681,936	$98,144,913	$149,584,825	$269,411,674	$33,485,250
Adjustment for Other Proportional Taxes [3]	1.22	1.22	1.22	1.22	1.22
Total State of Hawaii Receipts	$26,471,404	$119,824,799	$182,627,617	$328,923,819	$40,882,031
AGGREGATE TAX REVENUES	$31,474,483	$137,535,986	$238,588,313	$407,598,781	$53,425,614

(1) Real property taxes have comprised some 42% of Total Revenues for the County of Maui for Budgeted FY 2026. Economic activity generates other revenue items of 58% or additional 236% above real property taxes; this also provides allowance for new revenues from the County TAT.
(2) As an affordable project, estimated special assessments for parks, water/wastewater service, schools and other items are assumed to be nominal.
(3) In recent fiscal years, Gross Excise, Income Taxes and Transient Accommodations taxes have averaged some 82% of total State revenues; other revenue items 18%, or 122% above income, gross excise and TAT taxes.

COUNTY AND STATE PER CAPITA EXPENDITURES

The new/additional per capita cost for the County and State associated with the guest and non-resident populations of the Ho'onani Village project was calculated as follows based on the 2026 fiscal year budgets for each as shown.

CALCULATION OF PER CAPITA GOVERNMENTAL COST FOR FISCAL YEAR 2026

Maui County	
Operating Budget	$1,261,836,995
Capital Budget	$296,549,114
County Operating and Capital Budgets	$1,558,386,109
Divided by Total County De Facto Population (Residents & Tourists)	206,000
County Per Capita Fiscal Year Expense	**$7,565**
State of Hawaii	
Operating Budget	$19,731,000,000
Capital Budget	$3,421,600,000
State Operating and Capital Budgets	$23,152,600,000
Divided by Total State De Facto Population (Residents & Tourists)	1,593,000
State Per Capita Fiscal Year Expense	**$14,534**

TOTAL COUNTY AND STATE NEW PER CAPITA COSTS FROM HO'ONANI VILLAGE

The total new governmental costs on a periodic basis resulting from the increase in the Maui de facto population count by non-residents and guests of Ho'onani Village for the development period

and as stabilized are on the following charts. Per capita costs begin with unit absorption and once the hotel opens and occupancy ramps-up.

QUANTIFICATION OF PUBLIC FISCAL BENEFITS TO COUNTY AND STATE FROM THE PROPOSED HO'ONANI VILLAGE PROJECT
ASSUMING ALL GUESTS ARE NON-MAUI RESIDENTS
All Amounts Expressed in Constant 2025 Dollars

Development Period	Development, Sales & Stabilization Period			Totals During Build-Out	Annually Thereafter
	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042	2042 and Beyond
PUBLIC COSTS (Expenses)					
By County of Maui	$0	$0	$3,240,838	$3,240,838	$3,240,838
By State of Hawaii	$0	$0	$6,226,349	$6,226,349	$6,226,349
TOTAL PUBLIC COSTS	$0	$0	$9,467,187	$9,467,187	$9,467,187

TOTAL NET PUBLIC BENEFITS TO COUNTY AND STATE FROM HO'ONANI VILLAGE

As shown below, both the County and the State will be provided with a net positive benefit (or "profit") from Ho'onani Village during both the build-out and stabilization periods.

QUANTIFICATION OF PUBLIC FISCAL BENEFITS TO COUNTY AND STATE FROM THE PROPOSED HO'ONANI VILLAGE PROJECT
ASSUMING ALL GUESTS ARE NON-MAUI RESIDENTS
All Amounts Expressed in Constant 2025 Dollars

Development Period	Development, Sales & Stabilization Period			Totals During Build-Out	Annually Thereafter
	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042	2042 and Beyond
TOTAL NET PUBLIC BENEFITS					
County of Maui	$5,003,079	$17,711,187	$52,719,858	$75,434,124	$9,302,746
State of Hawaii	$26,471,404	$119,824,799	$176,401,268	$322,697,470	$34,655,682
AGGREGATE NET BENEFITS	$31,474,483	$137,535,986	$229,121,126	$398,131,595	$43,958,427

The net benefit to Maui County will total $75.4 million during build-out and stabilize at $9.3 million per year following completion and absorption. The State of Hawaii will have net fiscal benefits of $322.7 million during construction and $34.7 million per year thereafter.

Assumptions and Limiting Conditions

1. CBRE, Inc. through its appraiser (collectively, "CBRE") has inspected through reasonable observation the subject property. However, it is not possible or reasonably practicable to personally inspect conditions beneath the soil and the entire interior and exterior of the improvements on the subject property. Therefore, no representation is made as to such matters.
2. The report, including its conclusions and any portion of such report (the "Report"), is as of the date set forth in the letter of transmittal and based upon the information, market, economic, and property conditions and projected levels of operation existing as of such date. The dollar amount of any conclusion as to value in the Report is based upon the purchasing power of the U.S. Dollar on such date. The Report is subject to change as a result of fluctuations in any of the foregoing. CBRE has no obligation to revise the Report to reflect any such fluctuations or other events or conditions which occur subsequent to such date.
3. Unless otherwise expressly noted in the Report, CBRE has assumed that:

(i) Title to the subject property is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE has not examined title records (including without limitation liens, encumbrances, easements, deed restrictions, and other conditions that may affect the title or use of the subject property) and makes no representations regarding title or its limitations on the use of the subject property. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.

(ii) Existing improvements on the subject property conform to applicable local, state, and federal building codes and ordinances, are structurally sound and seismically safe, and have been built and repaired in a workmanlike manner according to standard practices; all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; and the roof and exterior are in good condition and free from intrusion by the elements. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. CBRE appraisers are not engineers and are not qualified to judge matters of an engineering nature, and furthermore structural problems or building system problems may not be visible. It is expressly assumed that any purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems.

(iii) Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.

(iv) Hazardous materials are not present on the subject property. CBRE is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater, mold, or other potentially hazardous materials may affect the value of the property.

(v) No mineral deposit or subsurface rights of value exist with respect to the subject property, whether gas, liquid, or solid, and no air or development rights of value may be transferred. CBRE has not considered any rights associated with extraction or exploration of any resources, unless otherwise expressly noted in the Report.

(vi) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be readily obtained or renewed for any use on which the Report is based.

(vii) The subject property is managed and operated in a prudent and competent manner, neither inefficiently or super-efficiently.

(viii) The subject property and its use, management, and operation will be in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.

(ix) The subject property is in full compliance with the Americans with Disabilities Act (ADA). CBRE is not qualified to assess the subject property's compliance with the ADA, notwithstanding any discussion of possible readily achievable barrier removal construction items in the Report.

(x) All information regarding the areas and dimensions of the subject property furnished to CBRE are correct, and no encroachments exist. CBRE has neither undertaken any survey of the boundaries of the subject property nor reviewed or confirmed the accuracy of any legal description of the subject property.

Unless otherwise expressly noted in the Report, no issues regarding the foregoing were brought to CBRE's attention, and CBRE has no knowledge of any such facts affecting the subject property. If any information

inconsistent with any of the foregoing assumptions is discovered, such information could have a substantial negative impact on the Report. Accordingly, if any such information is subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. CBRE assumes no responsibility for any conditions regarding the foregoing, or for any expertise or knowledge required to discover them. Any user of the Report is urged to retain an expert in the applicable field(s) for information regarding such conditions.

4. CBRE has assumed that all documents, data and information furnished by or behalf of the client, property owner, or owner's representative are accurate and correct, unless otherwise expressly noted in the Report. Such data and information include, without limitation, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any error in any of the above could have a substantial impact on the Report. Accordingly, if any such errors are subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. The client and intended user should carefully review all assumptions, data, relevant calculations, and conclusions of the Report and should immediately notify CBRE of any questions or errors within 30 days after the date of delivery of the Report.

5. CBRE assumes no responsibility (including any obligation to procure the same) for any documents, data or information not provided to CBRE, including without limitation any termite inspection, survey or occupancy permit.

6. All furnishings, equipment and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property.

7. Any cash flows included in the analysis are forecasts of estimated future operating characteristics based upon the information and assumptions contained within the Report. Any projections of income, expenses and economic conditions utilized in the Report, including such cash flows, should be considered as only estimates of the expectations of future income and expenses as of the date of the Report and not predictions of the future. Actual results are affected by a number of factors outside the control of CBRE, including without limitation fluctuating economic, market, and property conditions. Actual results may ultimately differ from these projections, and CBRE does not warrant any such projections.

8. The Report contains professional opinions and is expressly not intended to serve as any warranty, assurance or guarantee of any particular value of the subject property. Other appraisers may reach different conclusions as to the value of the subject property. Furthermore, market value is highly related to exposure time, promotion effort, terms, motivation, and conclusions surrounding the offering of the subject property. The Report is for the sole purpose of providing the intended user with CBRE's independent professional opinion of the value of the subject property as of the date of the Report. Accordingly, CBRE shall not be liable for any losses that arise from any investment or lending decisions based upon the Report that the client, intended user, or any buyer, seller, investor, or lending institution may undertake related to the subject property, and CBRE has not been compensated to assume any of these risks. Nothing contained in the Report shall be construed as any direct or indirect recommendation of CBRE to buy, sell, hold, or finance the subject property.

9. No opinion is expressed on matters which may require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers. Any user of the Report is advised to retain experts in areas that fall outside the scope of the real estate appraisal profession for such matters.

10. CBRE assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.

11. Acceptance or use of the Report constitutes full acceptance of these Assumptions and Limiting Conditions and any special assumptions set forth in the Report. It is the responsibility of the user of the Report to read in full, comprehend and thus become aware of all such assumptions and limiting conditions. CBRE assumes no responsibility for any situation arising out of the user's failure to become familiar with and understand the same.

12. The Report applies to the property as a whole only, and any pro ration or division of the title into fractional interests will invalidate such conclusions, unless the Report expressly assumes such pro ration or division of interests.

13. The allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal and are not valid for any such use.

14. The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report. No such items shall be removed, reproduced, or used apart from the Report.

15. The Report shall not be duplicated or provided to any unintended users in whole or in part without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Exempt from this restriction is duplication for the internal use of the intended user and its attorneys, accountants, or advisors for the sole benefit of the intended user. Also exempt from this restriction is transmission of the Report pursuant to any requirement of any court, governmental authority, or regulatory agency having jurisdiction over the intended user, provided that the Report and its contents shall not be published, in whole or in part, in any public document without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Finally, the Report shall not be made available to the public or otherwise used in any offering of the property or any security, as defined by applicable law. Any unintended user who may possess the Report is advised that it shall not rely upon the Report or its conclusions and that it should rely on its own appraisers, advisors and other consultants for any decision in connection with the subject property. CBRE shall have no liability or responsibility to any such unintended user.

ADDENDA

Addendum A

ECONOMIC IMPACT ANALYSIS TABLES

TABLE 1

PROPOSED HO'ONANI VILLAGE DEVELOPMENT SCHEDULE AND ESTIMATED CONSTRUCTION COSTS

All Amounts Expressed in Constant 2025 Dollars

Item	Development, Sales & Stabilization Period			Totals During Build-Out
Construction Period	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042
Site Work/Infrastructure Emplacement [1]	$27,800,000	$69,400,000	$27,800,000	$125,000,000
Direct/Hard Costs Construction Costs [1]	$112,500,000	$281,400,000	$112,500,000	$506,400,000
Project Expenses - Indirect/Soft Costs [2]	$41,900,000	$104,800,000	$41,900,000	$188,600,000
TOTAL CONSTRUCTION COSTS	$182,200,000	$455,600,000	$182,200,000	$820,000,000
Contractor Profits [3]	$18,220,000	$45,560,000	$18,220,000	$82,000,000
Supplier Profits [4]	$7,288,000	$18,224,000	$7,288,000	$32,800,000

Total direct/hard cost estimates provided by Developer, others allocated by CBRE based on similar urban projects.

(1) Includes all pre-construction site work, on and off-site infrastructure and finish work (hardscape and accessways & open space).

(2) Estimated at 33% of site work and direct construction costs; or 25% percent of total 'all in' costs.

(3) Estimated at 10% of all-in costs.

(4) Estimated at 4% of all-in costs.

Source: CBRE

TABLE 2

ESTIMATED YEARLY FULL-TIME EQUIVALENT EMPLOYMENT POSITIONS CREATED BY THE PROJECT

	Development, Sales & Stabilization Period			Totals During Build-Out	Thereafter
Construction Period	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042	2042 and Beyond
Site Work/Infrastructure Emplacement [1]	70	313	70	453	
Total Construction [2]	500	2,251	500	3,251	
Project Architectural & Engineering, Entitlement, Professional Fees and Administration [3]	152	381	152	685	
Total Construction Jobs	722	2,945	722	4,389	
On-Going Business Employment					On-Going Employment Stabilized Annually
Commercial Worker Years [4]	43	1,154	4,056	5,253	
Total FTE Jobs in Place at End of Period	29	456	1,189		1,189
Maintenance & Common Element [5]	216	873	1,764	2,853	
Total FTE Jobs in Place at End of Period	144	321	500		500
Hotel Operations Employees [6]			400	400	
Total FTE Jobs in Place at End of Period			80		80
Total Periodic On-Going Business Jobs	259	2,028	6,220	8,506	
Total FTE Jobs in Place at End of Period	172	777	1,769		1,769
Off-Site Employment [7]	245	1,243	1,735	3,224	
Total FTE Jobs in Place at End of Period	43	194	442		442
TOTAL WORKER YEARS DURING DEVELOPMENT	1,226	6,216	8,677	16,119	
PERMANENT JOBCOUNT FOLLOWING COMPLETION	215	971	2,212		2,212

(1) Infrastructure construction employment estimated at 1 worker-year for every $400,000 in costs.
Includes all direct employment associated with construction, on and off-site.
(2) Vertical construction employment estimated at 1 worker-year for every $225,000 in costs.
Includes all direct employment associated with construction, on and off-site.
(3) Project planning and administration employment estimated at 1 worker-year for every $275,000 in costs.
(4) Commercial/Retail/Light Idustrial/Other employment estimated at 1 full-time-equivalent worker for every 351 square feet of gross floor area.
(5) Includes common element administration, security and maintenance staff of 126 jobs, and one in-unit maintenance/renovation worker for every 30 units.
(6) Hotel employment estimated at 80 total full-time equivalent positions (0.33 workers per room).
(7) Estimated at one cumulative off-site employment position for every 4 on-site positions.

Source: CBRE

TABLE 3

ESTIMATED YEARLY EMPLOYEE WAGES CREATED BY THE PROJECT

All Amounts Expressed in Constant 2025 Dollars

	Development, Sales & Stabilization Period			Totals During Build-Out	Thereafter
Construction Period	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042	2042 and Beyond
Site Work/Infrastructure Emplacement [1]	$5,978,532	$26,732,579	$5,978,532	$38,689,643	
Total Construction [1]	$42,703,800	$192,252,508	$42,703,800	$277,660,108	
Project Architectural & Engineering, Entitlement, Professional Fees and Administration [2]	$15,774,464	$39,539,939	$15,774,464	$71,088,866	
Total Periodic Construction/Development Wages	**$64,456,796**	**$258,525,025**	**$64,456,796**	**$387,438,617**	
On-Going Business Wages					Stabilized Annually
Commercial [3]	$2,335,831	$63,067,432	$221,592,484	$286,995,747	**$64,967,241**
Maintenance & Common Element	$13,268,646	$53,688,419	$108,446,693	$175,403,759	**$30,749,074**
Hotel Operations [4]	$0	$0	$5,454,880	$5,454,880	**$5,454,880**
Total Periodic On-Going Wages	**$15,604,477**	**$116,755,852**	**$335,494,057**	**$467,854,386**	**$101,171,195**
Off-Site Employment Wages [5]	$16,715,031	$84,764,899	$118,333,285	$219,813,216	**$30,159,688**
TOTAL PERIODIC WAGES	**$96,776,304**	**$460,045,776**	**$518,284,138**	**$1,075,106,218**	**$131,330,883**

(1) Mean annual wage for 'Construction and Extraction Occupations' (SOC Code 47-000) at $82,920/year for 2024, escalated to 2025.
(2) Weighted mean annual wage for 'Business and Financial Operations Occupations' (SOC Code 13-000) at $79,680/year in 2024, 'Architectural & Engineering' (17-000) at $118,870, and 'Management Occupations' (11-000) at $103,720, escalated to 2025. Indicated mean wage of $103,779.

(3) Weighted Mean annual wage for 'Sales and Related Occupations' (SOC Code 41-000) at $50,540/year for 2024, 'Food Preparation and Serving Related Occupations' (35-000) at $57,180, 'Production Occupations' (51-000) at $57,060, 'Transportation and Material Moving Occupations' (53-000) at $51,300, and 'Personal Care and Services Occupations' (39-000) at $51,760, escalated to 2025. Indicated mean wage of $54,633.

(4) Weighted mean annual wage for "Management Occupations' (SOC Code 11-000) at $118,870/year in 2024, 'Food Preparation and Serving Related Occupations' (35-000) at $57,180, and 'Building and Grounds Cleaning and Maintenance Occupations' (37-000) at $50,240, and 'Office and Administratinve Support Occupations' (43-000) at $54,680, escalated to 2025. Indicated mean wage of $72,350.

(5) Mean annual wage for full time equivalent general worker 'All Occupations' (SOC Code 00-000) at $66,200/year, the average wage for all 'Total Private Workers' in the county, for 2024, escalated to 2025.

Wages taken from DBEDT "Occupational Employment and Wages, May 2024 - Maui MSA".

Source: CBRE

TABLE 4-1

ESTIMATED DE FACTO POPULATION, RESIDENT HOUSEHOLD INCOME AND DISCRETIONARY EXPENDITURES FOR HO'ONANI VILLAGE

All Amounts Expressed in Constant 2025 Dollars

	Development, Sales & Stabilization Period			Thereafter
	2028 to 2032	2033 to 2037	2038 to 2042	2042 and Beyond
Total Number of Units Built	536	1,519	1,608	**1,608**
Resident Units	536	1,519	1,608	**1,608**
Percent of Total Units	100%	100%	100%	**100%**
Non-Resident Units	0	0	0	**0**
Percent of Total Units	0%	0%	0%	**0%**
Resident Population [1]	1,715	4,861	5,146	**5,146**
Non-Resident Population	0	0	0	**0**
Total Resident Population	1,715	4,861	5,146	**5,146**
Total Non-Resident Population	0	0	0	**0**
TOTAL DE FACTO POPULATION	1,715	4,861	5,146	**5,146**
RESIDENT HOUSEHOLD INCOME [3]				
Annually	$71,047,911	$201,346,599	$213,143,733	**$213,143,733**
Discretionary Expenditures				
Percent of Household Income [4]	50%	50%	50%	**50%**
Total Annually	$35,523,956	$100,673,299	$106,571,867	**$106,571,867**
Periodic	$53,285,933	$340,493,137	$518,112,915	
TOTAL DISCRETIONARY EXPENDITURES				
Total Annually	$35,523,956	$100,673,299	$106,571,867	**$106,571,867**
Periodic	$53,285,933	$340,493,137	$518,112,915	

(1) Resident market households estimated to have average size of 3.20 persons, with average occupancy of 100%.
(2) Non-Resident market paries estimated to have average size of 3.20 persons, with average occupancy of 25%
(3) The median household income on multifamily Maui households based on the subject's weighted average bedroom count is estimated at $132,552 for 2025
(4) For full-time residents assumes 15% of gross income for taxes, 30% for housing costs and 5% for utlitiles. Leaving 50% of gross income as net disposable

Source: CBRE

TABLE 4-2

ESTIMATED STABILIZED OPERATING LEVELS FOR THE PROPOSED HOTEL FROM CURRENT 2025 PERSPECTIVE

Hotel Usage	Amount
Number of Available Rooms Daily	240
Total Room/Nights Available Annually	87,600
Stabilized Occupancy Rate	85%
Total Room/Nights Occupied Annually	74,460
Average Daily Room Rate	$365.00
Effective RevPAR	$310.25

Forecast Hotel & Retail Gross Operating Revenues

Department	Stabilized Gross Annual Income	Percent of Total Income
Rooms Department	$27,177,900	86.8%
Food & Beverage	$1,410,000	4.5%
Other Operated Departments	$0	0.0%
Fees, Rentals & Other Income	$2,712,000	8.7%
Total Estimated Annual Gross Income	**$31,299,900**	**100.0%**

Average Daily Guest Count and Spending

Average Number of Occupied Rooms	204
Average Party Size in Persons	2.1
Total Average De Facto Guest Population	**428**
Average Daily Spending per Guest (1)	$124
Total Daily Guest Spending	$53,050
Total Annual Off-Site Guest Spending	**$19,363,125**

(1) Average spending per visitor per day of $303, less lodging and car rental costs, based on year to-date November 2025 data.

Source: CBRE

TABLE 5

PROJECTED ON-SITE OPERATING ECONOMIC ACTIVITY AT HO'ONANI VILLAGE
All Amounts Expressed in Constant 2025 Dollars

	Development, Sales & Stabilization Period			Totals During Build-Out	Thereafter
	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042	2042 and Beyond
Commercial Businesses [1]					
Annual Sales Activity	$5,000,000	$80,000,000	$208,600,000		**$208,600,000**
Periodic	$7,500,000	$212,500,000	$721,500,000	$941,500,000	
In-Project Resident Population Patronage %	45%	44%	43%		**42%**
Outside Project Patronage Expenditures	$4,125,000	$119,000,000	$411,255,000	$534,380,000	**$120,988,000**
Maintenance & Common Element [2]					
Annual Activity	$3,398,240	$9,630,460	$10,194,720		**$10,194,720**
Periodic	$5,097,360	$32,571,750	$49,562,950	$87,232,060	
In-Project Resident Population Patronage %	100%	100%	100%	100%	**100%**
Outside Project Patronage Expenditures	$0	$0	$0	$0	**$0**
Total Economic Activity					
In-Project Resident Population Patronage	$8,472,360	$126,071,750	$359,807,950	$494,352,060	**$97,806,720**
% of Total Activity	67.3%	51.4%	46.7%	48.1%	**44.7%**
Outside Project Patronage Spending	$4,125,000	$119,000,000	$411,255,000	$534,380,000	**$120,988,000**
% of Total Activity	32.7%	48.6%	53.3%	51.9%	**55.3%**
TOTAL PERIODIC PROJECT GROSS REVENUES	**$12,597,360**	**$245,071,750**	**$771,062,950**	**$1,028,732,060**	$218,794,720

(1) Estimated based on average annual sales of $500 per square foot.

(2) Estimated as shown below.

Average Site/Exterior Maintenance and Renovations Cost per Year

Affordable Multifamily (1)					
Site/Ext.	**$3,840**	**$3,840**	**$3,840**		**$3,840**
Renos.	**$2,500**	**$2,500**	**$2,500**		**$2,500**
Number of New Units	**536**	**983**	**89**		**1,608**
Total Annual Expenses	**$3,398,240**	**$6,232,220**	**$564,260**		**$10,194,720**

(1) Assuming 80% of Unit Monthly Maintenance fee of $400 is used for site/exterior.

Source: CBRE

TABLE 6

SUMMARY OF ECONOMIC IMPACTS/ACTIVITY ASSOCIATED WITH THE PROJECT
All Amounts Expressed in Constant 2025 Dollars

	Development, Sales & Stabilization Period			Totals During Build-Out	Thereafter
	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042	2042 and Beyond
Construction Activity					
Construction Wages	$64,456,796	$258,525,025	$64,456,796	$387,438,617	
Contractor Profits	$18,220,000	$45,560,000	$18,220,000	$82,000,000	
Supplier Profits	$7,288,000	$18,224,000	$7,288,000	$32,800,000	
Other Construction Costs	$92,235,204	$133,290,975	$92,235,204	$317,761,383	
Total Construction Impact	$182,200,000	$455,600,000	$182,200,000	$820,000,000	
On-Site Economic Activity					
Residential					
De Facto Population Spending	$53,285,933	$340,493,137	$518,112,915	$911,891,986	**$106,571,867**
Commercial-Industrial					
Annual Commercial Business Activity	$7,500,000	$212,500,000	$721,500,000	$941,500,000	**$208,600,000**
Maintenance & Common Element	$5,097,360	$32,571,750	$49,562,950	$87,232,060	**$10,194,720**
Hotel					
Hotel Operating Gross Revenues	$0	$0	$31,299,900	$31,299,900	**$31,299,900**
Total Hotel Guest Population Spending [1]	$0	$0	$19,363,125	$19,363,125	**$19,363,125**
Hotel Maintenance & Repairs [2]	$0	$0	$3,194,805	$3,194,805	**$3,194,805**
Total On-Site Acticity Impact	$65,883,293	$585,564,887	$1,343,033,696	$1,994,481,876	**$379,224,417**
TOTAL BASE ECONOMIC IMPACT	**$248,083,293**	**$1,041,164,887**	**$1,525,233,696**	**$2,814,481,876**	**$379,224,417**

(1) Off-Site, excluding hotel and rental car.

(2) Estimated at 3% of hotel construction impact annually.

Source: CBRE

Addendum B

PUBLIC FISCAL BENEFIT ASSESSMENT TABLES

TABLE 7

ESTIMATES OF TOTAL ECONOMIC IMPACT FROM SUBJECT CONSTRUCTION USING STATE INPUT-OUTPUT MODEL "TYPE II" MULTIPLIERS

All Amounts Expressed in Constant 2025 Dollars

	Development, Sales & Stabilization Period			Totals During Build-Out
Year	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042
Construction Costs	$182,200,000	$455,600,000	$182,200,000	$820,000,000
1. Economic Output Multiplier	2.1200	2.1200	2.1200	2.1200
Total State Economic Output	**$386,264,000**	**$965,872,000**	**$386,264,000**	**$1,738,400,000**
2. Earnings Multiplier	0.6510	0.6510	0.6510	0.6510
Total Increase in State Earnings	**$118,612,200**	**$296,595,600**	**$118,612,200**	**$533,820,000**
3. State Tax Multipliers	0.1400	0.1400	0.1400	0.1400
Total Increase in State Taxes	**$25,508,000**	**$63,784,000**	**$25,508,000**	**$114,800,000**
4. Total Job Multipliers	10.4900	10.4900	10.4900	10.4900
Total State Jobs Created (per Million Dollars Spent)	**1,911**	**4,779**	**1,911**	**8,602**
Construction Employment	722	2,945	722	4,389
5. Direct-Effect Job Multipliers	2.5900	2.5900	2.5900	2.5900
Total Direct Jobs Created	**1,870**	**7,628**	**1,870**	**11,368**
Construction Wages	$64,456,796	$258,525,025	$64,456,796	$387,438,617
6. Direct-Effect Earnings	1.9740	1.9740	1.9740	1.9740
Total Increase in Direct Earnings	**$127,237,715**	**$510,328,400**	**$127,237,715**	**$764,803,829**

Source: 2022 Hawaii State Input-Output Study Model (approved October 2025), and CBRE

TABLE 8

ESTIMATES OF TOTAL ECONOMIC IMPACT FROM SUBJECT OPERATIONS
USING STATE INPUT-OUTPUT MODEL "TYPE II" MULTIPLIERS
All Amounts Expressed in Constant 2025 Dollars

	Development, Sales & Stabilization Period			Totals During Build-Out	Annually Thereafter
Year	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042	2042 and Beyond
Total On-Going, Stabilized Annual Economic Activity	$12,597,360	$245,071,750	$771,062,950	$1,028,732,060	$218,794,720
1. Economic Output Multiplier	2.1000	2.1000	2.1000	2.1000	2.1000
Total State Economic Output	**$26,454,456**	**$514,650,675**	**$1,619,232,195**	**$2,160,337,326**	**$459,468,912**
2. Earnings Multiplier	0.5540	0.5540	0.5540	0.5540	0.5540
Total Increase in State Earnings	**$6,978,937**	**$135,769,750**	**$427,168,874**	**$569,917,561**	**$121,212,275**
3. State Tax Multipliers	0.1750	0.1750	0.1750	0.1750	0.1750
Total Increase in State Taxes	**$2,204,538**	**$42,887,556**	**$134,936,016**	**$180,028,111**	**$38,289,076**
4. Total Job Multipliers	9.5500	9.5500	9.5500	9.5500	9.5500
Total State Jobs Created (per Million Dollars Spent)	**120**	**2,340**	**7,364**	**9,824**	**2,089**
Operating Employment (On & Off-Site)	504	3,271	7,955	7,955	2,212
5. Direct-Effect Job Multipliers	2.5900	2.5900	2.5900	2.5900	2.5900
Total Direct Jobs Created	**1,305**	**8,471**	**20,604**	**20,604**	**5,728**
Operating Wages	$32,319,509	$201,520,751	$453,827,342	$453,827,342	$131,330,883
6. Direct-Effect Earnings	2.4500	2.4500	2.4500	2.4500	2.4500
Total Increase in Direct Earnings	**$79,182,796**	**$493,725,839**	**$1,111,876,989**	**$1,111,876,989**	**$321,760,663**

Source: 2022 Hawaii State Input-Output Study Model (approved October 2025), and CBRE

TABLE 9

QUANTIFICATION OF PUBLIC FISCAL BENEFITS TO COUNTY AND STATE FROM THE PROPOSED HO'ONANI VILLAGE PROJECT

ASSUMING ALL GUESTS ARE NON-MAUI RESIDENTS

All Amounts Expressed in Constant 2025 Dollars

Development Period	Development, Sales & Stabilization Period			Totals During Build-Out	Annually Thereafter
	2028 to 2032	2033 to 2037	2038 to 2042	2028-2042	2042 and Beyond
PUBLIC BENEFITS (Revenues)					
1. COUNTY REAL PROPERTY TAXES					
Cumulative Assessed Value During Period (Five Years)					
Vacant Entitled Land (Net Area of 142.3 Acres)	$81,125,000	$56,125,000	$19,468,750	$156,718,750	$0
Completed Construction					
Residential-Apartment	$469,000,000	$1,798,125,000	$2,798,425,000	$5,065,550,000	$562,800,000
Commercial	$6,000,000	$58,250,000	$209,380,000	$273,630,000	$74,880,000
Industrial		$78,750,000	$210,000,000	$288,750,000	$61,500,000
Hotel			$810,000,000	$810,000,000	$180,000,000
Total Assessed Value	$556,125,000	$1,991,250,000	$4,047,273,750	$6,594,648,750	$879,180,000
Effective Real Property Tax Mill Rate (per $1,000 in Assessed Value), Fiscal Year 2026-2027					
Entitled Land	$5.46	$5.46	$5.46		$5.46
Residential-Apartment	$3.50	$3.50	$3.50		$3.50
Commercial	$6.05	$6.05	$6.05		$6.05
Industrial		$7.05	$7.05		$7.05
Hotel			$11.75		$11.75
Real Property Taxes During Period					
Entitled Land	$442,918	$306,426	$106,293	$855,637	$0
Residential Development	$1,641,500	$6,293,438	$9,794,488	$17,729,425	$1,969,800
Commercial-Industrial Development	$36,300	$907,600	$2,747,249	$3,691,149	$886,599
Hotel Development			$9,517,500	$9,517,500	$2,115,000
Total Real Property Taxes	$2,120,718	$7,507,463	$22,165,530	$31,793,711	$4,971,399
2. STATE INCOME TAXES					
Taxable Personal Income (Worker Wages Only)	$203,348,171	$1,141,032,051	$1,554,509,968	$2,898,890,190	$344,474,616
Taxable Third-Party Corporate Profits	$5,715,804	$46,328,363	$119,485,643	$171,529,809	$32,819,208
Personal Taxes Paid	$10,370,757	$58,192,635	$79,280,008	$147,843,400	$17,568,205
Corporate Taxes Paid	$251,495	$2,038,448	$5,257,368	$7,547,312	$1,444,045
TOTAL STATE INCOME TAXES	$10,622,252	$60,231,083	$84,537,377	$155,390,711	$19,012,251
3. STATE GROSS EXCISE TAX					
Taxable Transactions					
Construction Contracts	$182,200,000	$455,600,000	$182,200,000	$820,000,000	$3,194,805
Worker Disposable Income Purchases	$48,388,152	$230,022,888	$259,142,069	$537,553,109	$65,665,441
Non-Resident Patronage Expenditures	$4,125,000	$119,000,000	$411,255,000	$534,380,000	$120,988,000
Hotel Gross Revenues			$140,849,550	$140,849,550	$31,299,900
Hotel Guest Off-Site Spending			$87,134,063	$87,134,063	$19,363,125
Hotel Maintenance & Repair Spending			$14,376,623	$14,376,623	$3,194,805
Total Taxable Transactions	$234,713,152	$804,622,888	$1,094,957,306	$2,134,293,346	$243,706,077
TOTAL STATE EXCISE TAX	$11,059,684	$37,913,830	$51,594,388	$100,567,902	$11,483,430
4. TRANSIENT ACCOMMODATIONS TAX					
Subject Hotel Rooms Department Revenues Subject to TAT			$122,300,550	$122,300,550	$27,177,900
State Transient Accommodations Tax Rate			11.00%	11.00%	11.00%
County Transient Accommodations Tax Rate			3.00%	3.00%	3.00%
TOTAL STATE TRANSIENT ACCOMMODATIONS TAX	$0	$0	$13,453,061	$13,453,061	$2,989,569
TOTAL COUNTY TRANSIENT ACCOMMODATIONS TAX	$0	$0	$3,669,017	$3,669,017	$815,337
TOTAL GROSS PUBLIC REVENUES					
Real Property Taxes To County of Maui	$2,120,718	$7,507,463	$22,165,530	$31,793,711	$4,971,399
Adjustment for Other Proportional Taxes [1]	2.36	2.36	2.36	2.36	2.36
Adjusted Maui County Revenues	$5,003,079	$17,711,187	$52,291,679	$75,005,946	$11,728,247
County TAT	$0	$0	$3,669,017	$3,669,017	$815,337
Plus Impact Fees [2]	$0	$0	$0	$0	$0
Total County of Maui Receipts	$5,003,079	$17,711,187	$55,960,696	$78,674,962	$12,543,584
To State (Income Taxes, GET and TAT)	$21,681,936	$98,144,913	$149,584,825	$269,411,674	$33,485,250
Adjustment for Other Proportional Taxes [3]	1.22	1.22	1.22	1.22	1.22
Total State of Hawaii Receipts	$26,471,404	$119,824,799	$182,627,617	$328,923,819	$40,882,031
AGGREGATE TAX REVENUES	$31,474,483	$137,535,986	$238,588,313	$407,598,781	$53,425,614
PUBLIC COSTS (Expenses)					
By County of Maui	$0	$0	$3,240,838	$3,240,838	$3,240,838
By State of Hawaii	$0	$0	$6,226,349	$6,226,349	$6,226,349
TOTAL PUBLIC COSTS	$0	$0	$9,467,187	$9,467,187	$9,467,187
TOTAL NET PUBLIC BENEFITS					
County of Maui	$5,003,079	$17,711,187	$52,719,858	$75,434,124	$9,302,746
State of Hawaii	$26,471,404	$119,824,799	$176,401,268	$322,697,470	$34,655,682
AGGREGATE NET BENEFITS	$31,474,483	$137,535,986	$229,121,126	$398,131,595	$43,958,427

(1) Real property taxes have comprised some 42% of Total Revenues for the County of Maui for Budgeted FY 2026. Economic activity generates other revenue items of 58% or additional 236% above real property taxes; this also provides allowance for new revenues from the County TAT.
(2) As an affordable project, estimated special assessments for parks, water/wastewater service, schools and other items are assumed to be nominal.
(3) In recent fiscal years, Gross Excise, Income Taxes and Transient Accommodations taxes have averaged some 82% of total State revenues; other revenue items 18%, or 122% above income, gross excise and TAT taxes.
Source: CBRE

Addendum C

QUALIFICATIONS

PROFESSIONAL QUALIFICATIONS OF JEFFREY K. HALLSTROM, MAI

Business Affiliation

VAS - First Vice President	CBRE, Inc. Valuation & Advisory Services Hallstrom Group Team Honolulu, Hawaii (2015 – Present)
Appraiser/Analyst	The Hallstrom Group, Inc. Honolulu, Hawaii (2002 - 2014)
Financial Analyst Intern	Skywest Airlines St. George, Utah (2001)

National Designation and Membership

- MAI Designation (2013) – Appraisal Institute
- MRICS Designation (2015-2017)–Royal Institute of Chartered Surveyors

State of Hawaii Certification

Certified General Appraiser
License No. CGA-817 (2007)
Exp. Date: December 31, 2027

Expert Witness Testimony

Arbitration Proceeding

Valuation Experience

- Subdivision Analyses
- Hotels
- Development & Agricultural Lands
- Real Estate Portfolios
- Multifamily Projects
- Leased Fee Properties
- Ground Rent Reopenings
- Litigation / Arbitration Issues

Education

- M.B.A. (Finance) 2002, Marriott School of Management, Brigham Young University, Utah
- B.A. (International Studies, Global Economics, Magna Cum Laude) 1999, Brigham Young University, Utah
- Numerous specialized real estate studies in qualifying for the MAI designation, and uninterrupted continuing education, including:

Appraisal Institute Advanced Courses

- Review Theory – General
- Advanced Concepts & Case Studies
- Advanced Income Capitalization
- General Appraiser Market Analysis & Highest & Best Use
- Conservation Easements

Association Membership

- Beta Gamma Sigma Honor Society
- Phi Kappa Phi Honor Society
- Boy Scouts of America
- Punahou School - Diving Coach

Email Address

Jeffrey.Hallstrom@cbre.com

PROFESSIONAL QUALIFICATIONS OF KODY K. MENTO

Business Affiliation	Senior Associate	CBRE, Inc. Valuation & Advisory Services Hallstrom Group Team Honolulu, Hawaii (2018 – Present)
	Intern	CBRE, Inc. Valuation & Advisory Services Honolulu, Hawaii (2017 – 2018)

State of Hawaii Certification

Certified General Appraiser
License No. CGA-1549
Exp. Date: December 31, 2027

Education

- B.A. in Finance/Economics 2017, Creighton University
- Iolani School, 2013
- Completed Qualifying and Continuing Education requirements with the Appraisal Institute and McKissock – Current.

Association Memberships

- Practicing Affiliate - Appraisal Institute – 2019 - Present

Valuation Experience

- Development & Agricultural Lands
- Leased Fee Properties
- Ground Rent Reopenings
- Litigation/Arbitration Issues
- Real Property Tax Appeals
- Subdivsions Analyses
- Real Estate Portfolios
- Multifamily Projects
- Industrial Lands

Contact

Email: Kody.Mento@cbre.com
Phone: (808) 541-5138

APPENDIX ‘E’ – RETAIL DEMAND REPORT

Ho'onani Village

Retail Demand Analysis

May 2024 | Updated January 2026

Prepared For - Ho'onani Development LLC.

STREETSENSE

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Executive Summary

The site can currently support 23,985 SF of retail, growing to 32,710 SF by full build-out, driven by household growth on the island and the delivery of the onsite residential program bringing 1,600 additional captive households.

Based on consumer spending, local and regional retail competition, and projected household growth, the site can support the following:

$21,957,214 total captured annual expenditures

This translates to **32,710 SF total retail demand**

Food & Beverage Opportunity - 16,280 SF

Food and beverage demand is divided among brick-and-mortar restaurants, food trucks, and the food hall. The food and beverage program should prioritize local operators to help create a unique sense of place on site, building value for onsite residents and the surrounding community.

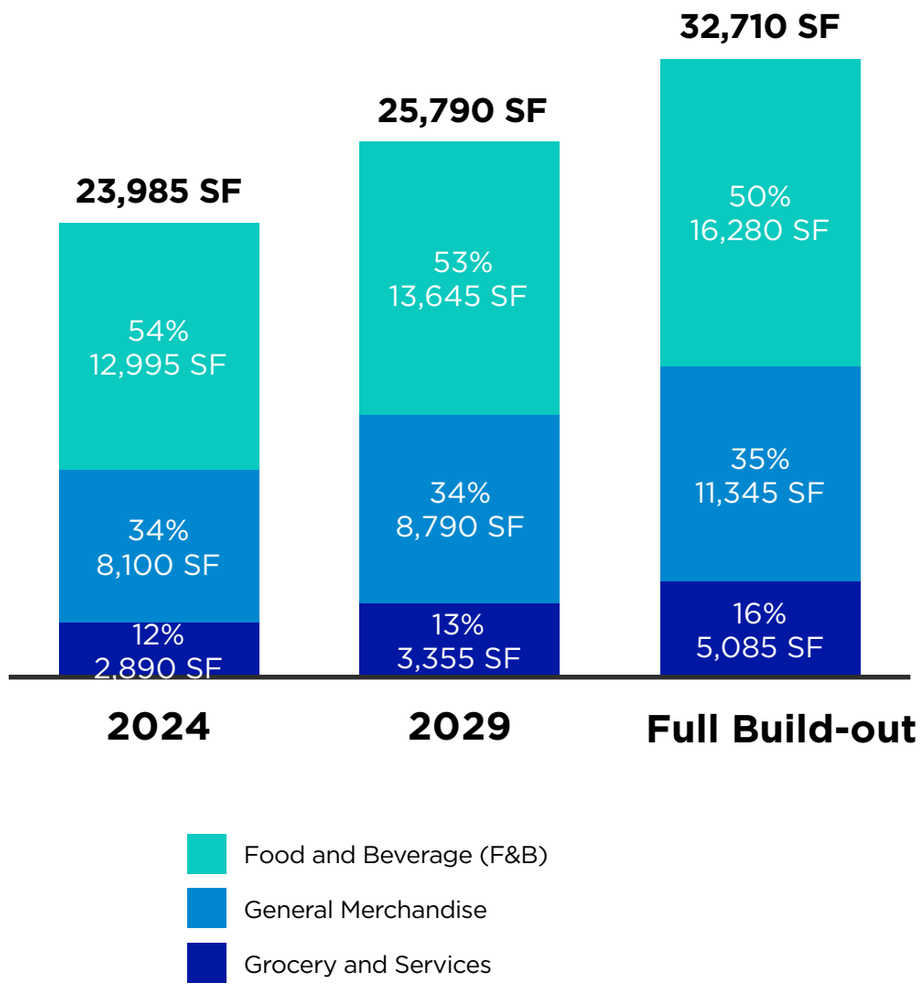
General Merchandise Opportunity - 11,345 SF

General merchandise demand is substantial but limited by competition in Kahului. A moderate program of apparel and home furnishings is viable. To stand out from nearby big-box retailers, targeting local and specialty operators is recommended.

Grocery & Services Opportunity - 5,085 SF

The high density of grocery competitors limits demand, making a full-service grocery store or large pharmacy unsustainable. However, there is sufficient demand for a small convenience store and personal services, adding value for future onsite residents.

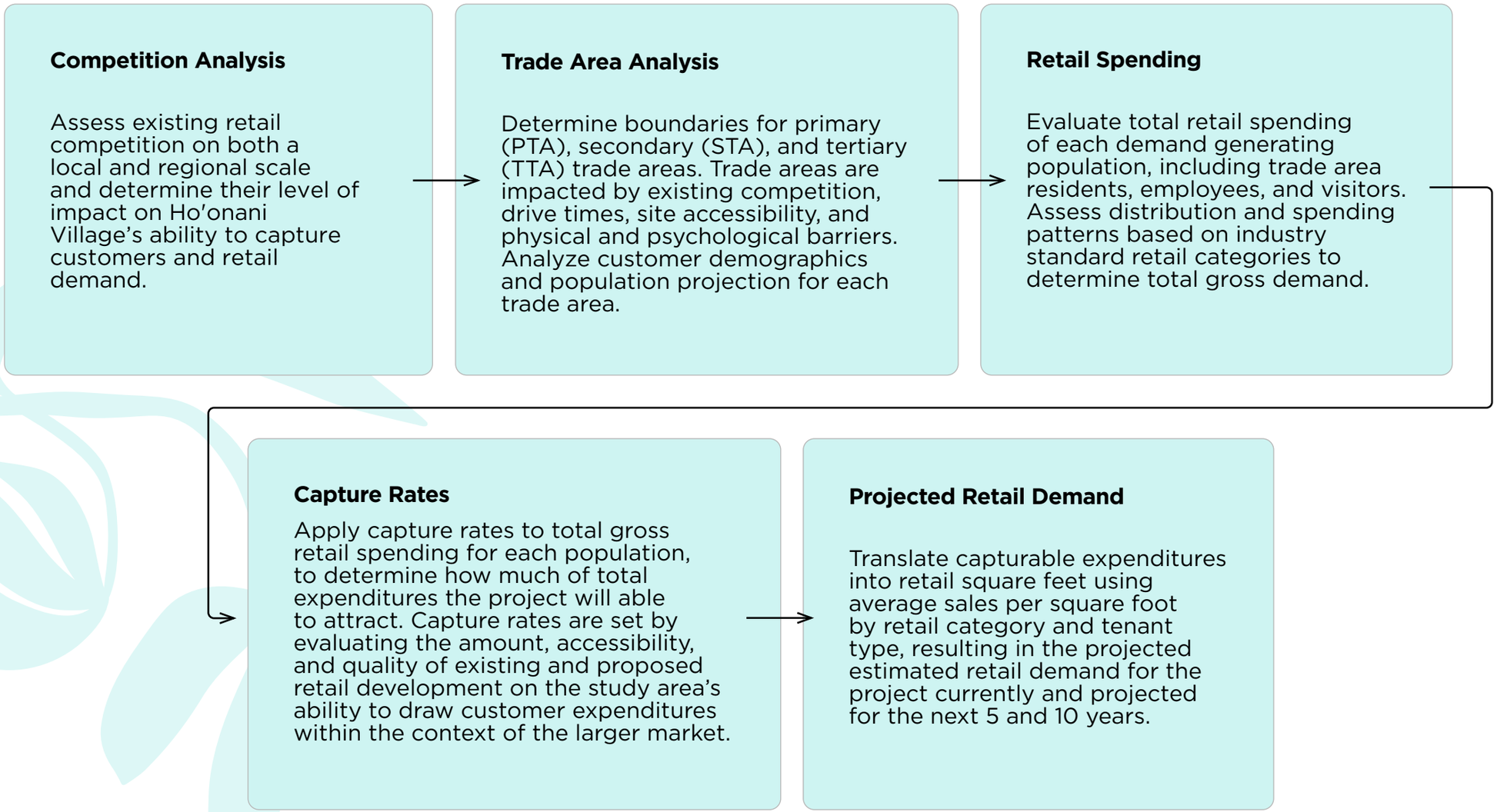
Total Demand Projections



SOURCES: Sitewise, Streetsense Research, CBRE

Methodology

For the purposes of this assessment, the following tasks were undertaken to evaluate the retail opportunity at Ho'onani Village.



Retail Terminology

A healthy, vibrant retail place has all four components

Retail Uses
(considered in quantitative assessment)

Non-Retail Uses
(not considered in quantitative assessment)



GROCERY & SERVICES

Grocery Store

Neighborhood Market

Pharmacy/Drug Store

Dry Cleaner/Laundromat

Tailor/Seamstress

Nail/Hair Salon/Spa

Barber Shop

Fitness



FOOD & BEVERAGE (F&B)

Sit-Down Restaurant

Full-Service Restaurant

Fast-Casual Restaurant

Fast food Restaurant

Carry-out Restaurant

Ice Cream Shop

Coffee Shop

Cafe



GENERAL MERCHANDISE

Home Goods & Improvement

Furniture Store

Clothing Store

Electronics Store

Pet Store

Sports Store

Book Store

Music Store



NON-RETAIL USES

Given their extraordinary nuance, ancillary tenants (e.g. financial, educational, religious, governmental institutions, etc.) and entertainment establishments (e.g. arcades, movie theaters, bowling alleys, pickle ball, escape rooms, etc.) are considered to be non retail uses and are not factored into the quantitative retail demand model or included in retail demand calculations.

Project Understanding

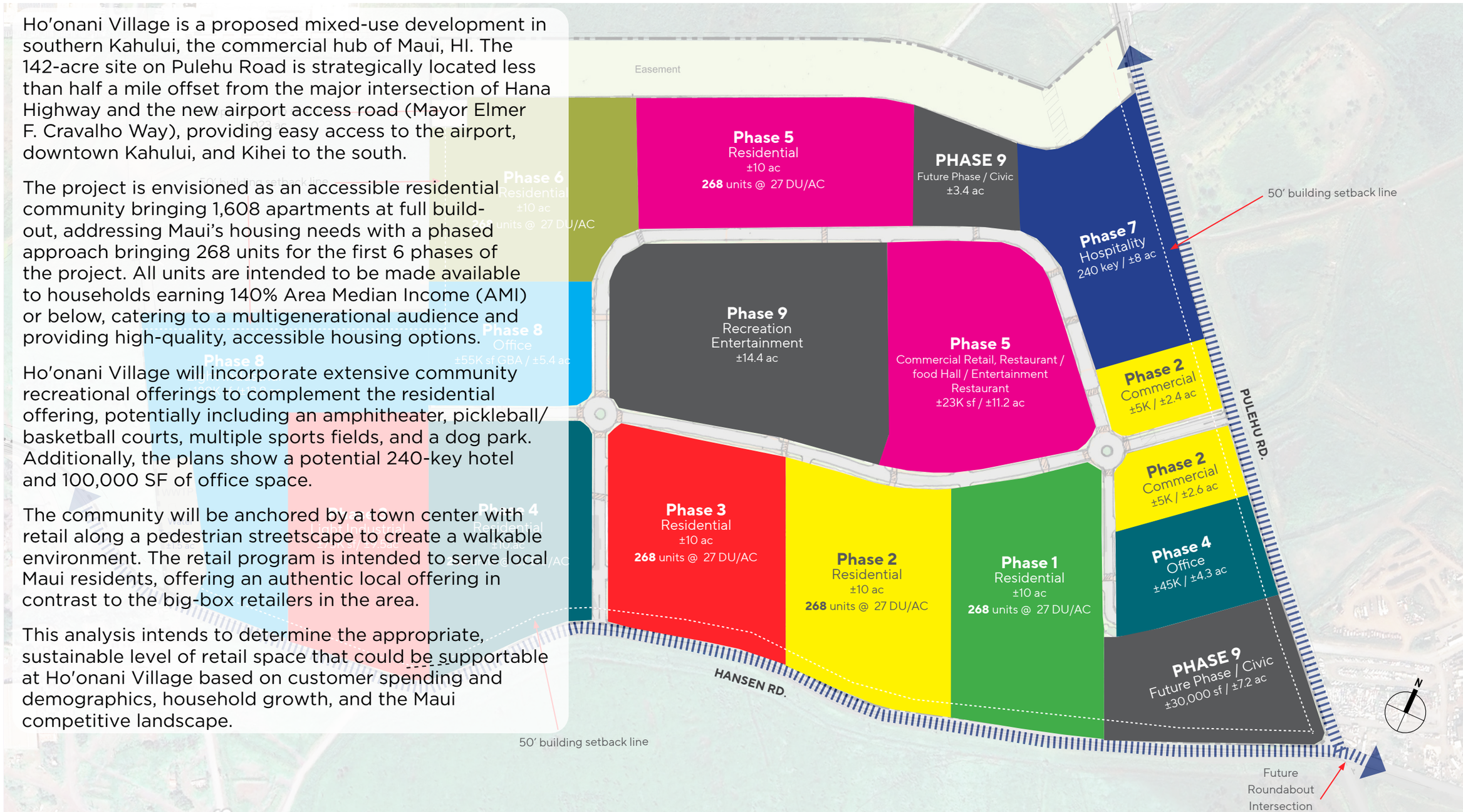
Ho'onani Village is a proposed mixed-use development in southern Kahului, the commercial hub of Maui, HI. The 142-acre site on Pulehu Road is strategically located less than half a mile offset from the major intersection of Hana Highway and the new airport access road (Mayor Elmer F. Cravalho Way), providing easy access to the airport, downtown Kahului, and Kihei to the south.

The project is envisioned as an accessible residential community bringing 1,608 apartments at full build-out, addressing Maui's housing needs with a phased approach bringing 268 units for the first 6 phases of the project. All units are intended to be made available to households earning 140% Area Median Income (AMI) or below, catering to a multigenerational audience and providing high-quality, accessible housing options.

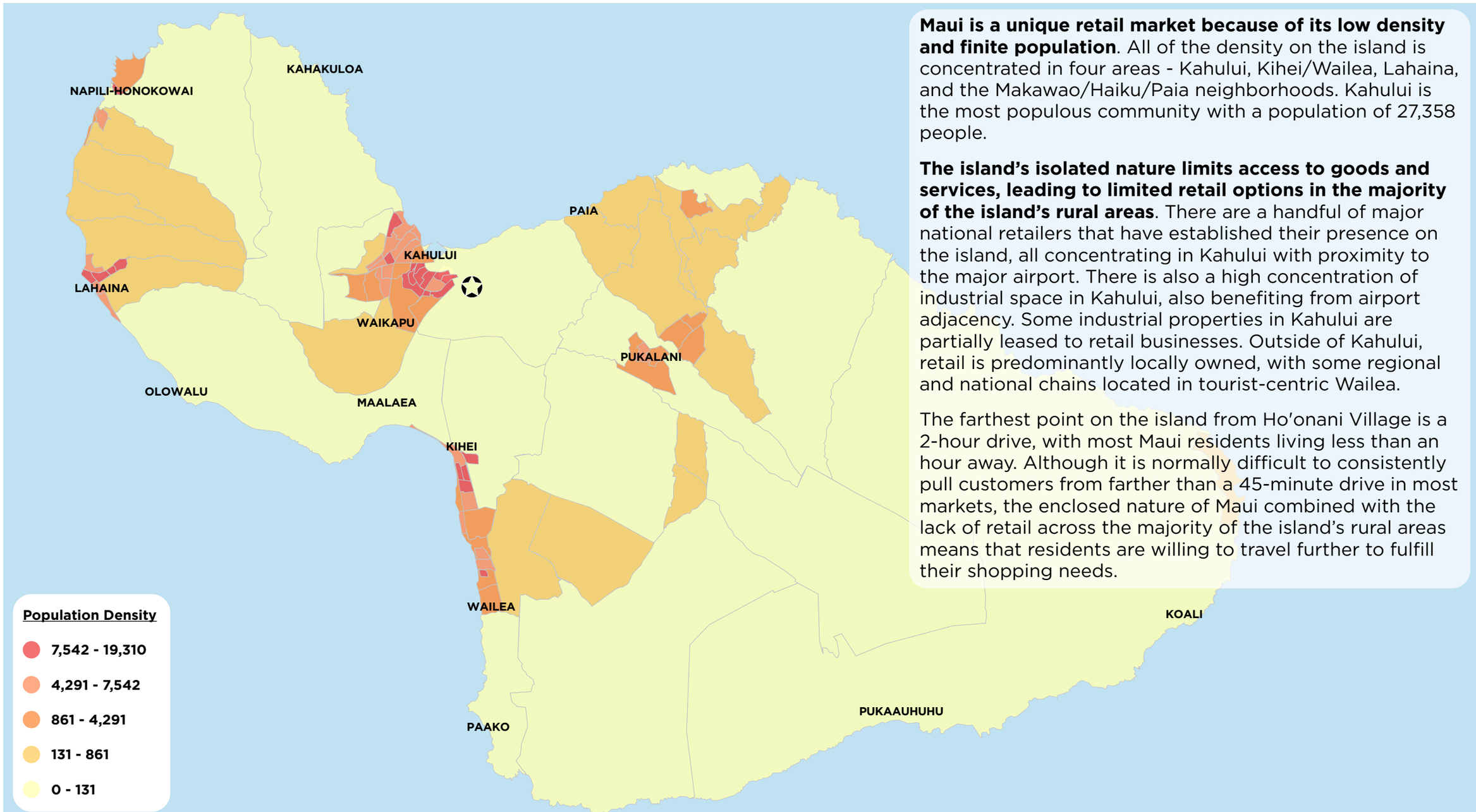
Ho'onani Village will incorporate extensive community recreational offerings to complement the residential offering, potentially including an amphitheater, pickleball/ basketball courts, multiple sports fields, and a dog park. Additionally, the plans show a potential 240-key hotel and 100,000 SF of office space.

The community will be anchored by a town center with retail along a pedestrian streetscape to create a walkable environment. The retail program is intended to serve local Maui residents, offering an authentic local offering in contrast to the big-box retailers in the area.

This analysis intends to determine the appropriate, sustainable level of retail space that could be supportable at Ho'onani Village based on customer spending and demographics, household growth, and the Maui competitive landscape.



Maui Market Context



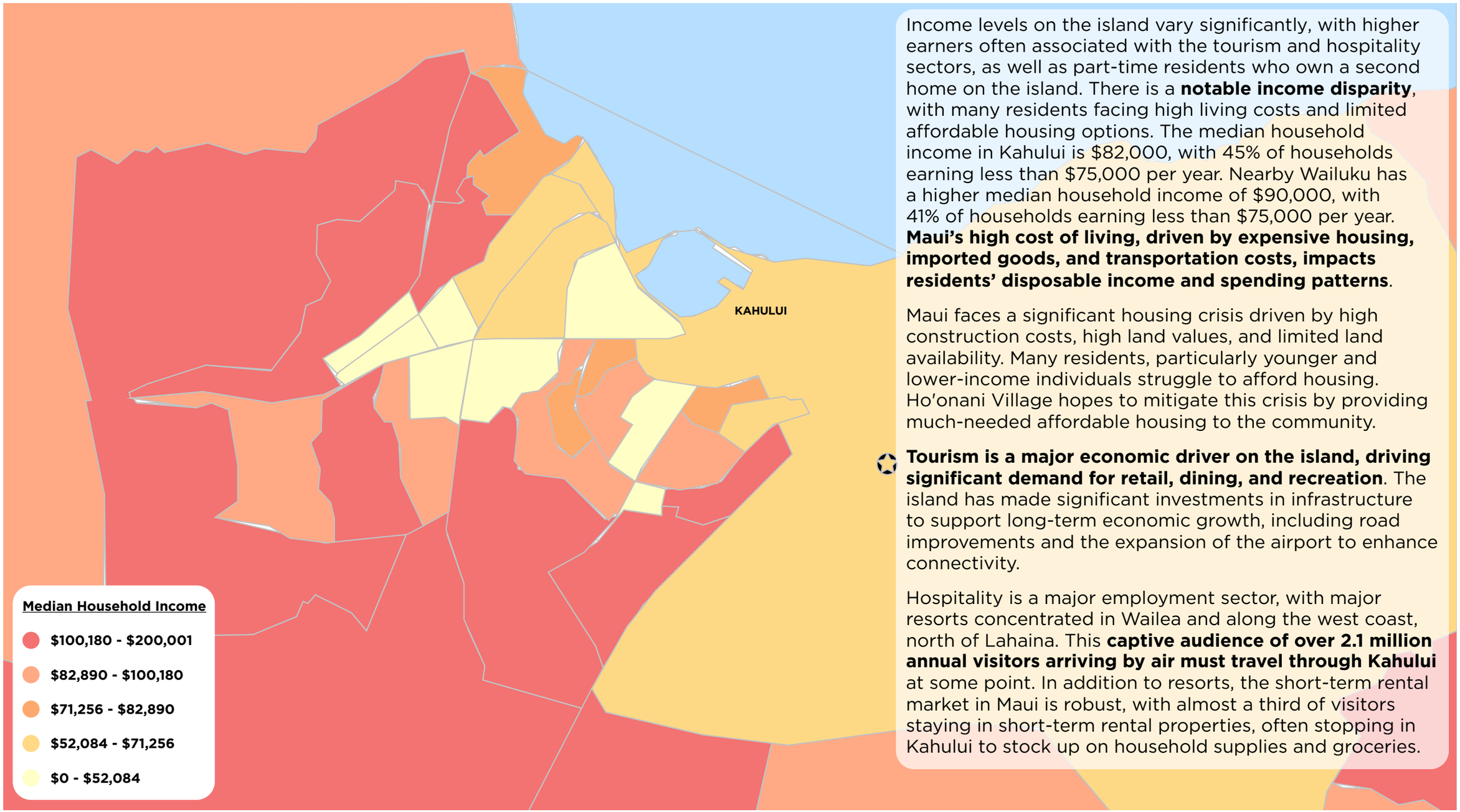
Maui is a unique retail market because of its low density and finite population. All of the density on the island is concentrated in four areas - Kahului, Kihei/Wailea, Lahaina, and the Makawao/Haiku/Paia neighborhoods. Kahului is the most populous community with a population of 27,358 people.

The island's isolated nature limits access to goods and services, leading to limited retail options in the majority of the island's rural areas. There are a handful of major national retailers that have established their presence on the island, all concentrating in Kahului with proximity to the major airport. There is also a high concentration of industrial space in Kahului, also benefiting from airport adjacency. Some industrial properties in Kahului are partially leased to retail businesses. Outside of Kahului, retail is predominantly locally owned, with some regional and national chains located in tourist-centric Wailea.

The farthest point on the island from Ho'onani Village is a 2-hour drive, with most Maui residents living less than an hour away. Although it is normally difficult to consistently pull customers from farther than a 45-minute drive in most markets, the enclosed nature of Maui combined with the lack of retail across the majority of the island's rural areas means that residents are willing to travel further to fulfill their shopping needs.

SOURCES: ESRI, US Census, Hawaii Tourism Authority

Economic & Market Context



Income levels on the island vary significantly, with higher earners often associated with the tourism and hospitality sectors, as well as part-time residents who own a second home on the island. There is a **notable income disparity**, with many residents facing high living costs and limited affordable housing options. The median household income in Kahului is $82,000, with 45% of households earning less than $75,000 per year. Nearby Wailuku has a higher median household income of $90,000, with 41% of households earning less than $75,000 per year. **Maui's high cost of living, driven by expensive housing, imported goods, and transportation costs, impacts residents' disposable income and spending patterns**.

Maui faces a significant housing crisis driven by high construction costs, high land values, and limited land availability. Many residents, particularly younger and lower-income individuals struggle to afford housing. Ho'onani Village hopes to mitigate this crisis by providing much-needed affordable housing to the community.

Tourism is a major economic driver on the island, driving significant demand for retail, dining, and recreation. The island has made significant investments in infrastructure to support long-term economic growth, including road improvements and the expansion of the airport to enhance connectivity.

Hospitality is a major employment sector, with major resorts concentrated in Wailea and along the west coast, north of Lahaina. This **captive audience of over 2.1 million annual visitors arriving by air must travel through Kahului** at some point. In addition to resorts, the short-term rental market in Maui is robust, with almost a third of visitors staying in short-term rental properties, often stopping in Kahului to stock up on household supplies and groceries.

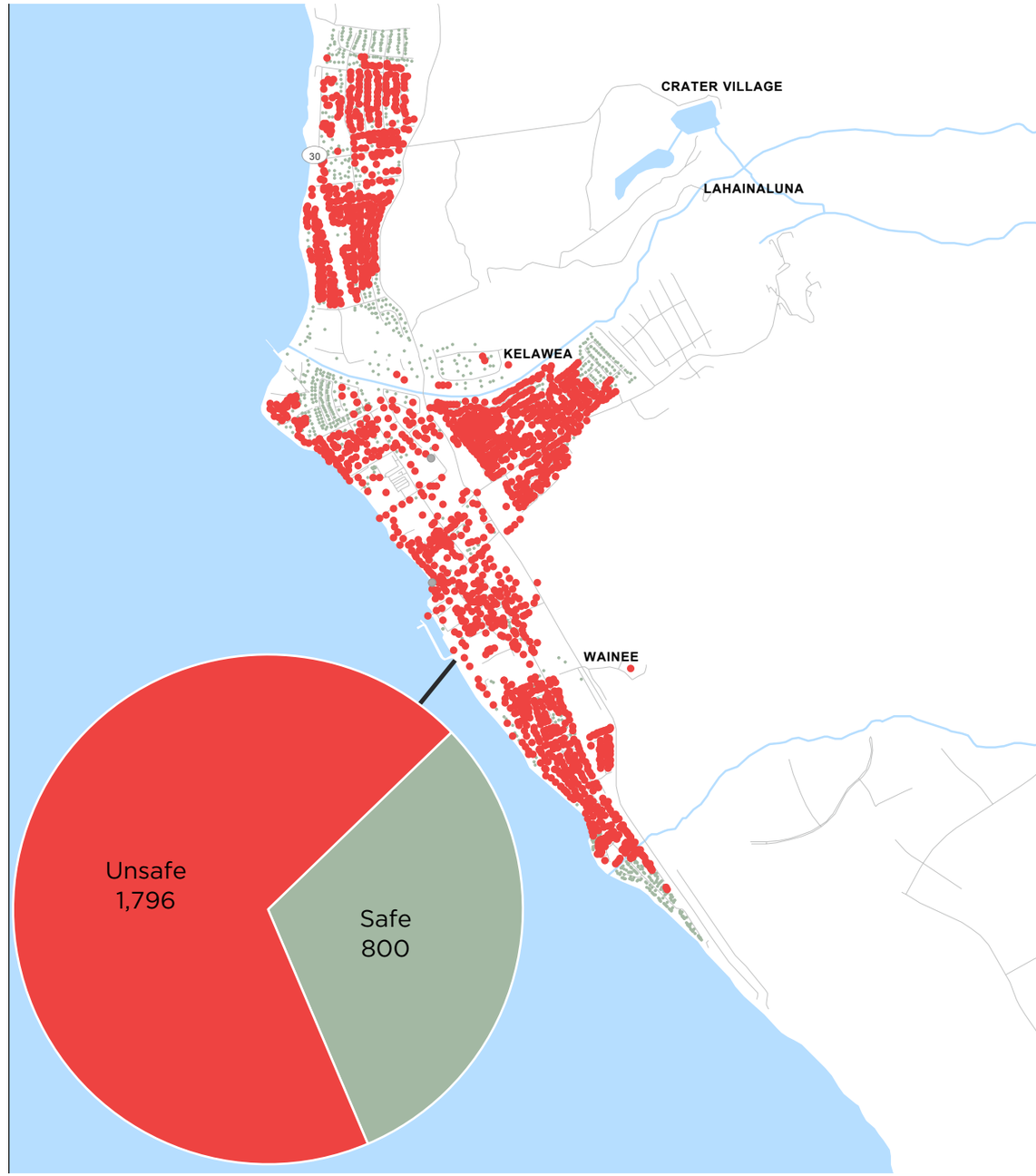
SOURCES: ESRI, US Census, Hawaii Tourism Authority

Lahaina Fire impacts

The Lahaina fire in August 2023 dramatically impacted Lahaina and Maui overall. The third largest community on the island after Kihei and Kahului, Lahaina had a population of about 12,000 before the fire, the majority being displaced. **About 80% of the community was destroyed by the fire, which included 550,000 SF of retail space in downtown Lahaina**. Before the fire, Lahaina had one of the strongest retail environments on the island, with a walkable downtown along Front Street, a food truck park, the Wharf Cinema Center, and the Old Lahaina Shopping Center.

Two neighborhood-serving shopping centers in northern Lahaina, the Lahaina Cannery Mall, and Lahaina Gateway, survived the fire, reopening in Q1 2024. With the majority of retail space destroyed, residents living in the Lahaina region must travel to other retail nodes on the island to shop and fulfill daily needs.

As of the writing of this report, 95% of residential and 82% of commercial owners of properties affected by the fire have submitted right-of-entry applications. This is a positive indicator that the majority of property owners are committed to returning to their properties when they are able. However, the **recovery is still in an early stage**, with cleanup underway. **At this stage, it is not possible to determine what a revitalized Lahaina will look like, or the exact timeline for rebuilding**. However, it is unlikely that the retail that was destroyed will be fully rebuilt within the ten-year time horizon of this analysis.



SOURCES: CoStar, Maui Recovers

Retail Demand Assessment

STREETSENSE

Competitive Analysis Process

Due to the complexity and unique aspects of the Maui retail market, Streetsense took a layered approach for the competition analysis. Our analysis starts by looking at the retail environment in Kahului more granularly, as competition adjacent to Ho'onani Village will have the greatest impact on capturable demand. The analysis will then consider the retail landscape on the island as a whole beyond Kahului, and then will assess competition among nontraditional retail operators.

Regional and Local

Local Kahului Retail Landscape

Assessment of retail centers in Kahului that will directly compete with Ho'onani Village for both local customer spending as well as Maui-wide customer dollars, that are drawn to the area because of the density of retail.

Grocery

Local Kahului Grocery Environment

The local grocery environment will be highlighted separately and will consider both smaller local operators and big-box national chains. These competitive sites will have the strongest impact on Ho'onani Village's ability to attract grocery spending from across the island.

Regional and Local

Regional Competition - Outside of Kahului

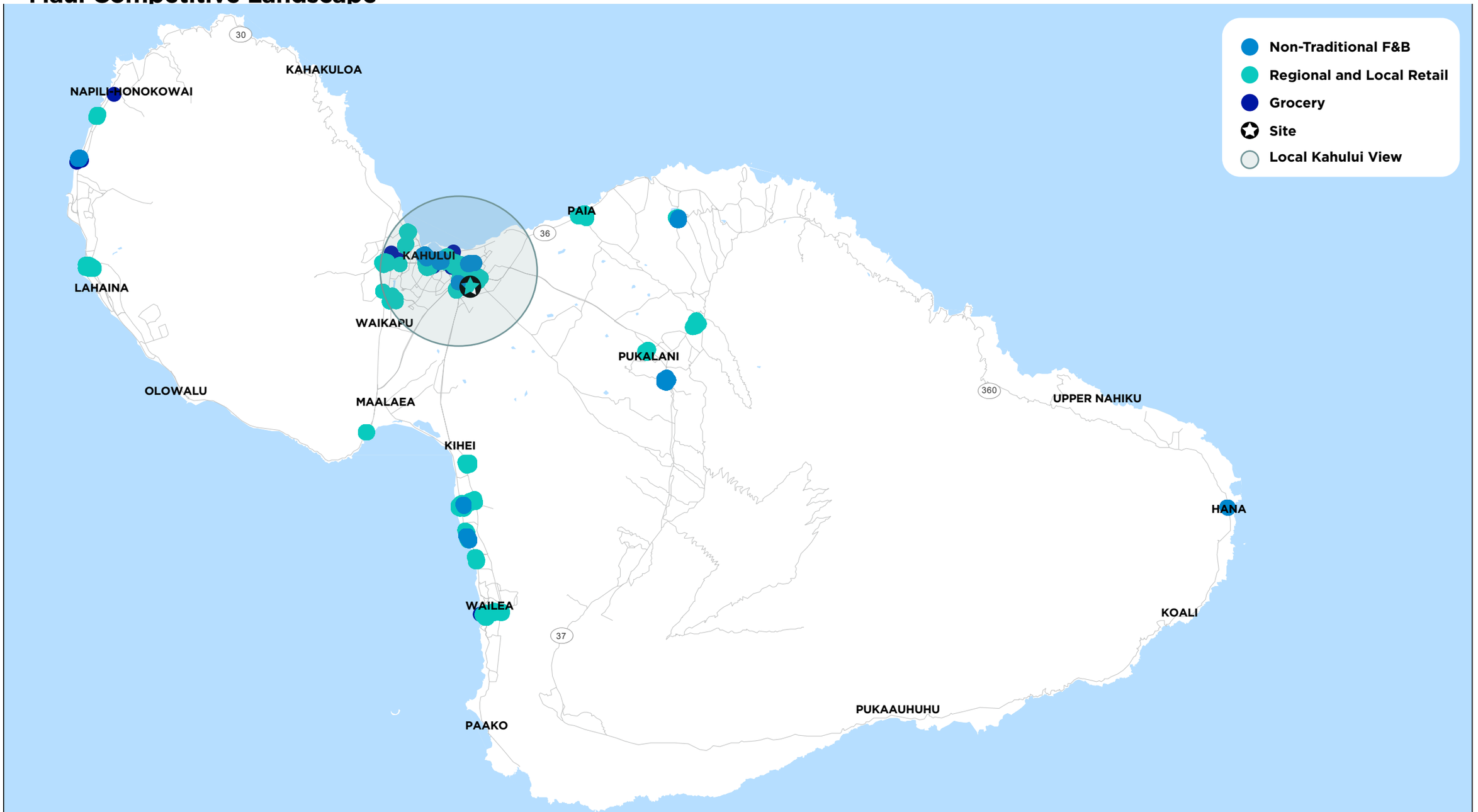
This section will account for traditional retail environments that are outside of Kahului, including centers and downtown environments. The quality and positioning of these sites will inform how trade areas outside of Kahului are formed.

Non-Traditional Retail

Non-Traditional Retail Environments

Nontraditional retail environments include food halls, food trucks, and farmer's markets. These environments often have an outsized customer draw due to their unique offerings or periodic operating schedules. Food truck parks will be highlighted in particular due to their prevalence across the island.

Maui Competitive Landscape



Kahului Retail Landscape

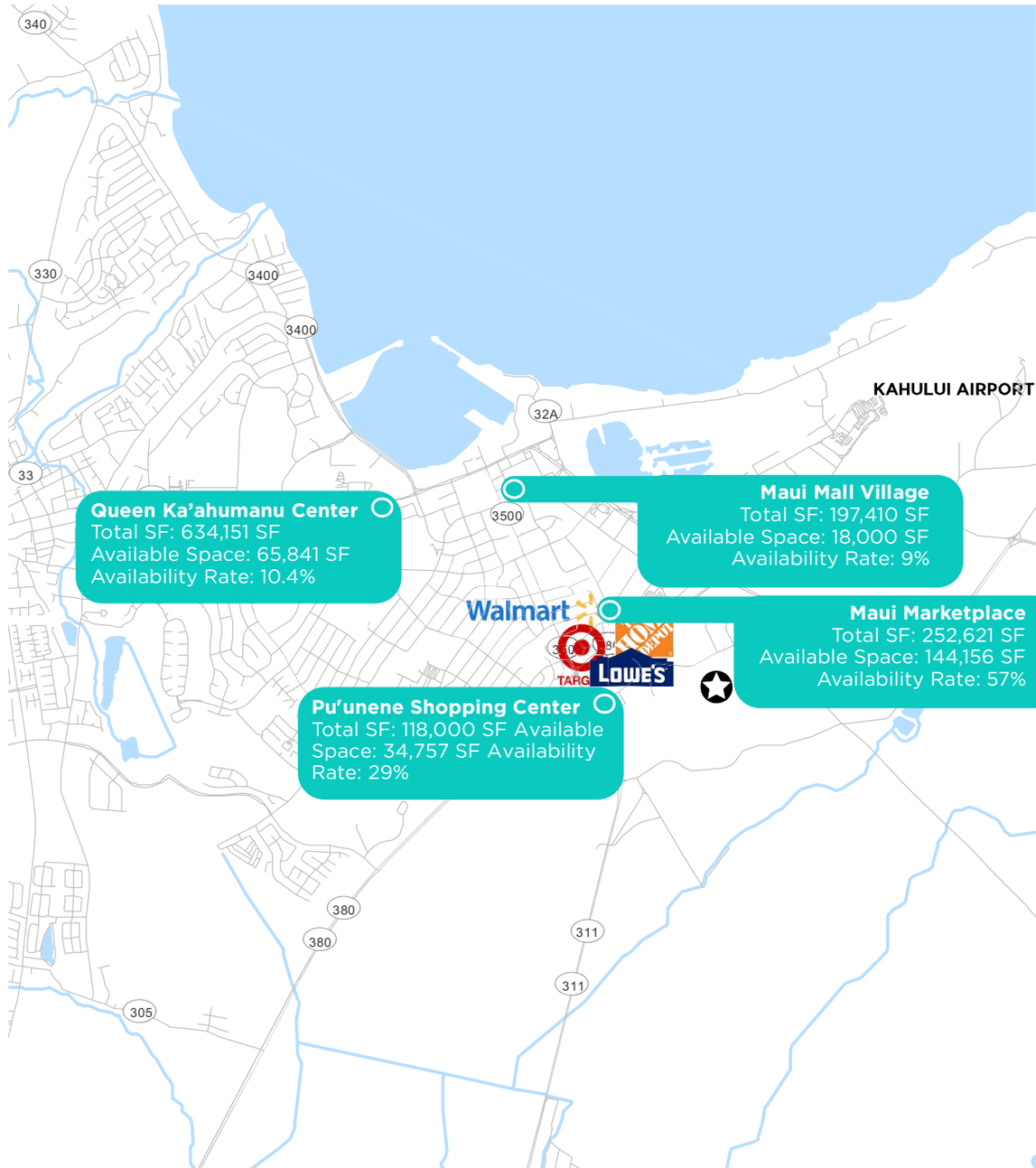
Competition in Kahului predominantly consists of big box retailers and power centers that serve populations across the island, attracted to the density of offerings. Retail in Kahului also benefits from its location next to the airport, attracting visitors as they arrive on the island.

Pu'unene Shopping Center is the newest on the island, delivering in 2015-2017. Anchored by Target, the center offers generic mass market retailers like Ulta Beauty, Planet Fitness, and Chick-fil-A, adjacent to Home Depot, Lowes, and Walmart centers. The center has experienced some vacancy, currently with a vacant 25,000 SF junior anchor.

Maui Marketplace is anchored by a Barnes & Noble and Office Max. The center has suffered elevated vacancy since the delivery of Puunene, totaling 144,156 SF available for lease. Plans are being implemented to revitalize the center, and specialty grocer Seafood City recently signed a deal for one of the anchor spaces.

Maui Mall Village stands out as a walkable environment with a central square, benches, and wayfinding signage. However, the Village's last major renovation was in 1995, with 18,000 SF total available for lease.

Queen Ka'ahumanu Center is an aging mall that has had difficulty attracting visitor traffic due to its distance from the airport. The mall has high vacancy, with 26% of retail space marketed as available, including a 77,000 SF Sears anchor. The mall also has multiple office tenants such as accountants and recruitment centers, indicating difficulty attracting retail tenants to fill space.



SOURCES: CoStar, Streetsense Research

Kahului Retail Landscape

Lack of strong retail environments in Kahului:

- Retail competition in Kahului is dense, but there is a lack of cohesive, inviting environments
- Pu'unene Village has island-wide customer draw but is a generic power center
- Kahului lacks a truly walkable downtown
- Adjacency to the airport is critical to driving foot traffic and visitation
- New airport access road improved airport connectivity and shifted retail landscape, leading to the relocation and expansion of Walmart followed by several other retailers
- Increased vacancy among spaces located off the main arteries
- Maui Mall Village and the Queen Ka'ahumanu Mall are aging and have elevated vacancy
- Stronger environments exist outside of Kahului but their tenanting and positioning is geared towards serving visitors over residents

While the dense competition takes away from the retail opportunity at Ho'onani Village, it will benefit from the already high visitation to the area. The poor quality of the retail offerings and environments leaves opportunity for smaller-scale complementary retail with a strong sense of place.



Maui Mall Village



Queen Ka'ahumanu Center



Pu'unene Shopping Center

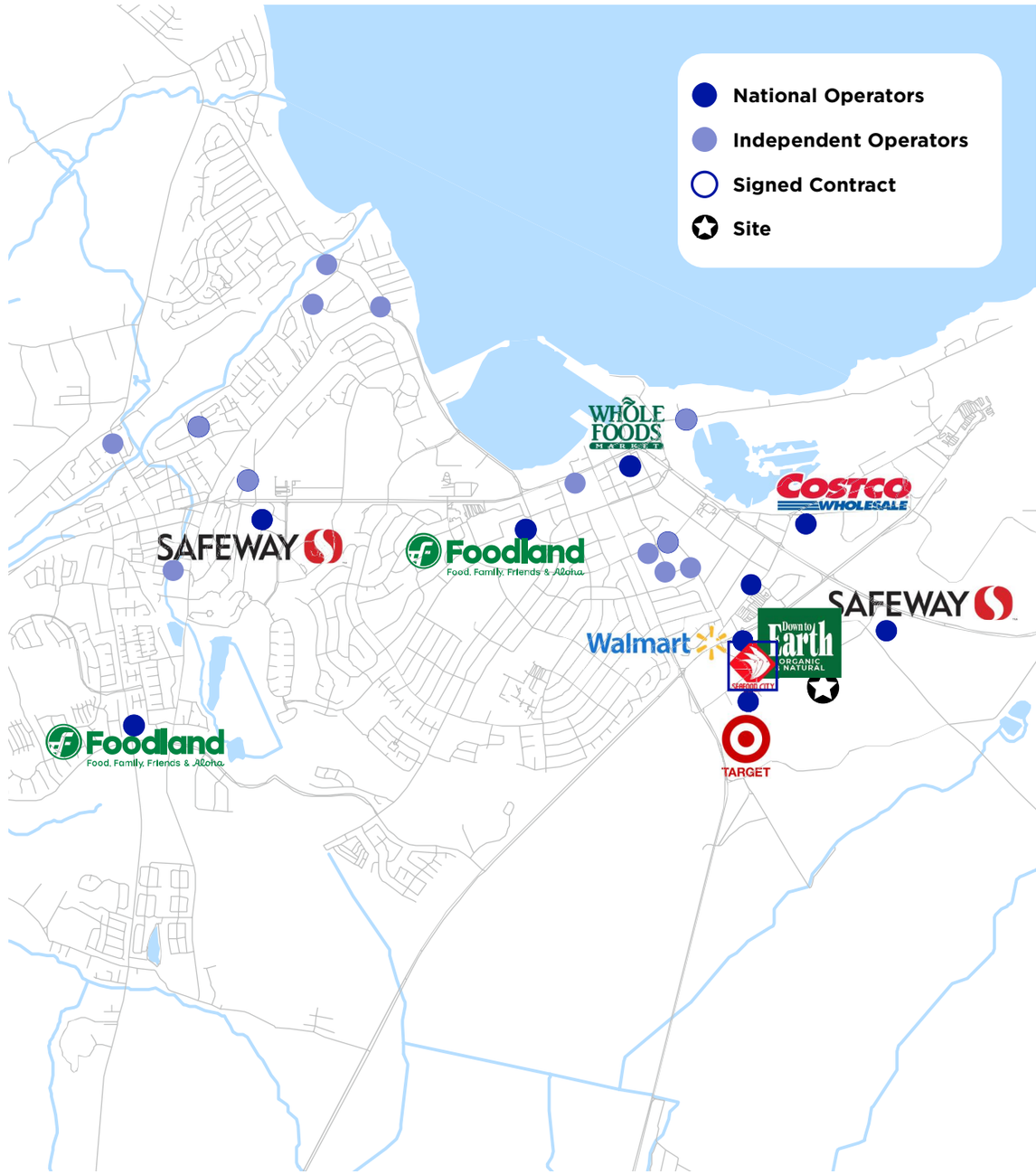
Images Sourced from CoStar

Kahului Grocery Landscape

Saturated Grocery Market:

- Maui grocery competition is dense and highly varied, representing an array of operators from budget options to a Whole Foods, as well as 12 independent local operators
- Target, Walmart and Safeway (delivering in 2019 directly northeast of the site) surround and are directly adjacent to Ho'onani Village, satisfying a range of island residents' grocery needs
- Costco's position near the airport ideally places it to attract visitors for a pre-vacation grocery run
- Whole Foods will be difficult to outcompete for a high-end organic food market, coupled with local chain Down to Earth, and the two open-air markets
- Seafood City will make the immediate grocery environment even more crowded, adding a fifth grocery option within less than a five-minute drive

These factors combine to make it unlikely that Ho'onani Village can pull away enough spending from the competition to support even a smaller-format grocer.



Regional Competition - Outside of Kahului

Downtown retail offerings, like in Paia and Makawao, are known for their local boutiques and galleries, with limited F&B and grocery options, forcing those residents to travel to Kahului to fulfill their need for grocery and services.

Downtown Wailuku, Paia and Makawao

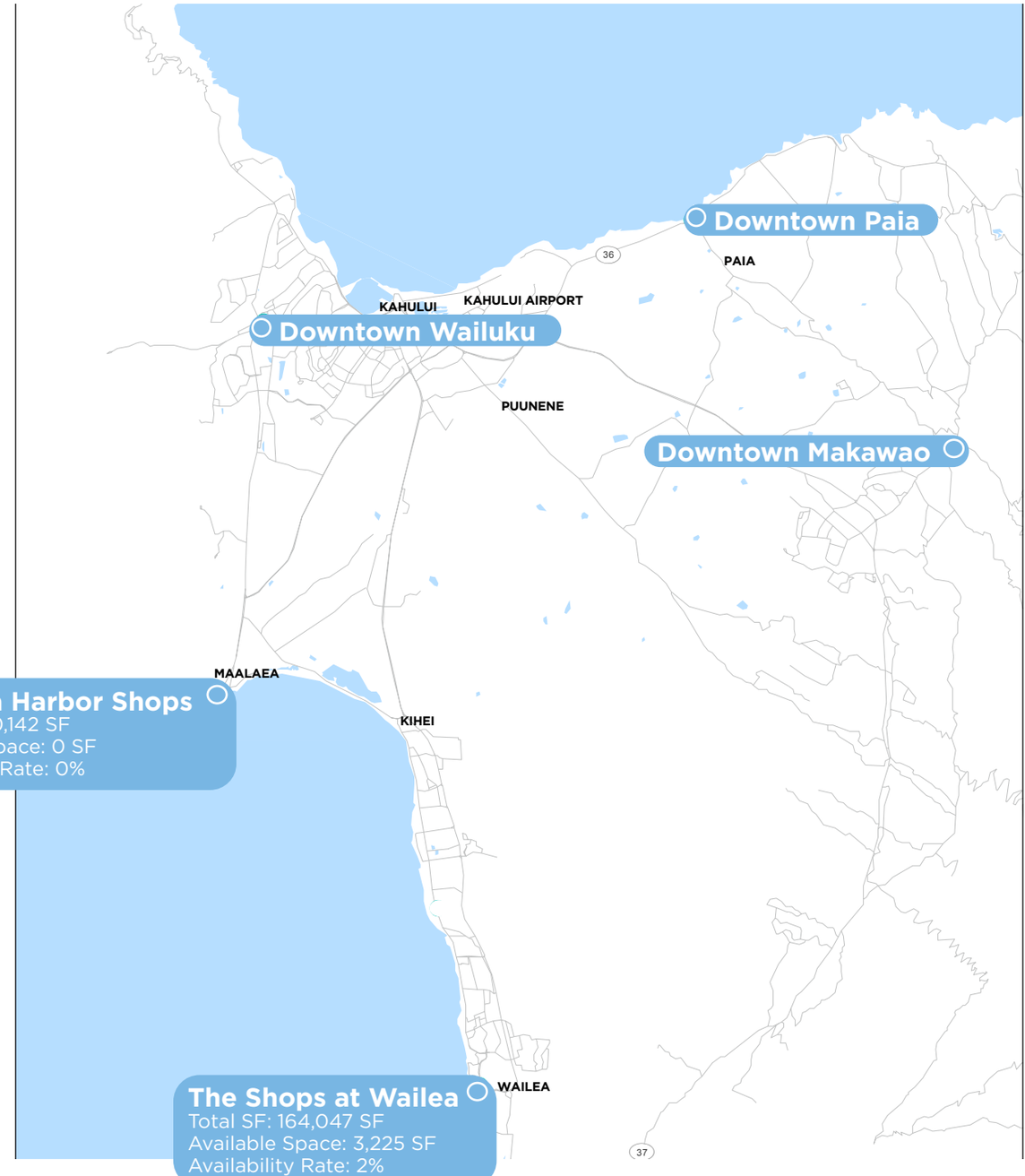
- Dominated by local businesses
- 50%+ businesses are general merchandise
- Prevalence of women's apparel and art galleries
- F&B and grocery options are limited
- High vacancy - Paia 11%

Lahaina area residents have lost significant retail due to the fires. Although a handful of grocery-anchored retail centers have reopened in north Lahaina, residents living on the west coast of Maui are traveling to Kahului periodically for larger shopping trips.

Tourist-serving retail

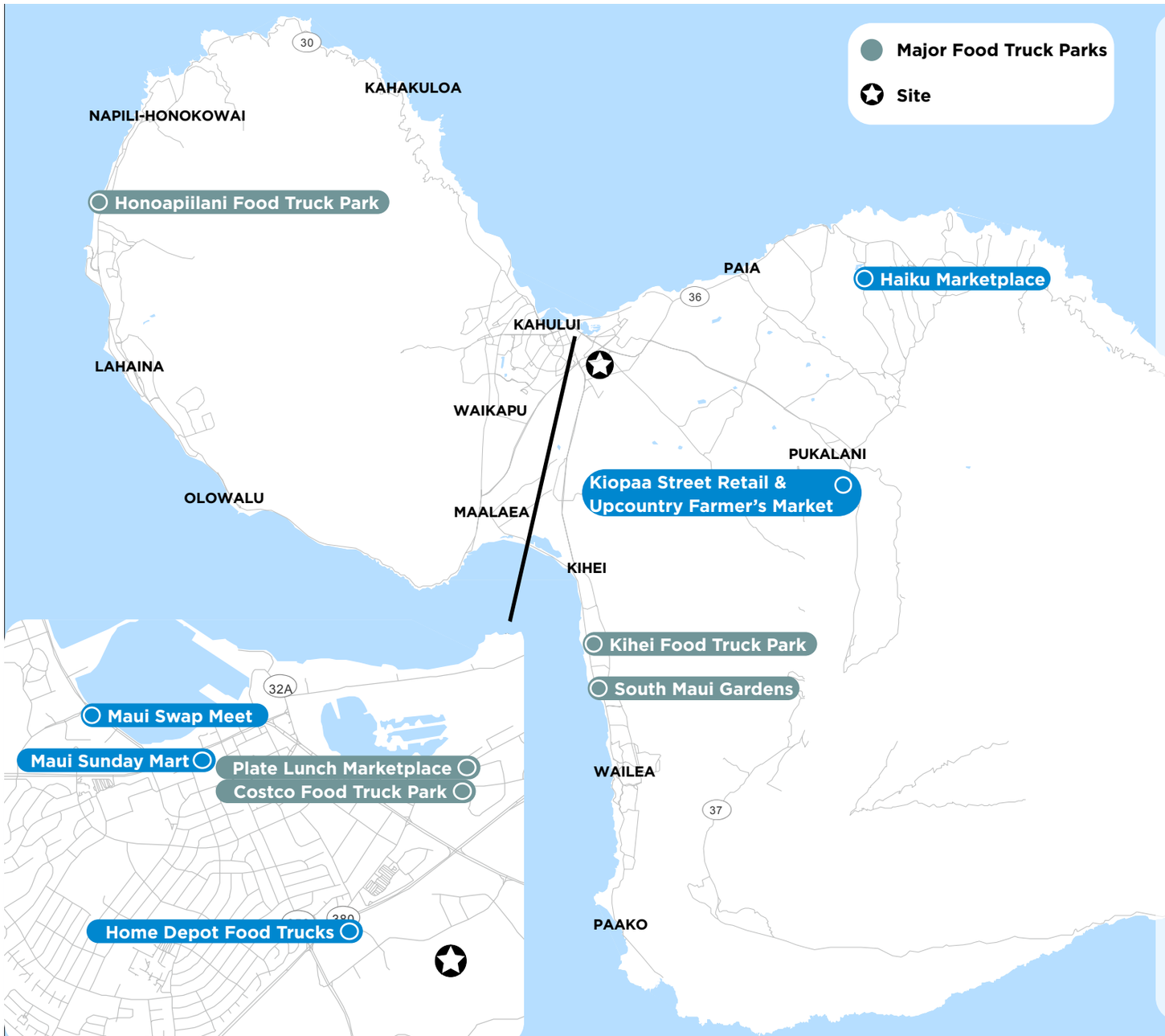
Ma'alaea Harbor Shops and The Shops at Wailea primarily serve tourists, offering luxury shopping, resort-wear and upscale dining. These environments are well-tenanted and walkable, but do not adequately fulfill the needs of the local community.

The devastating destruction of Lahaina's downtown retail has left a major void on the island for a walkable, place-based retail environment. By curating an authentic and locally-tenanted retail program that resonates with all underserved Maui residents, Ho'onani Village has the opportunity to become the island's community gather hub.



SOURCES: CoStar, Streetsense Research

Non-Traditional F&B Environments



Maui hosts numerous non-traditional retail environments, including food truck parks, farmer's markets, and other open-air markets. These are some of the island's most active retail offerings celebrating the island's diverse cuisines and serving as community hubs, while offering flexibility to local operators.

Food Trucks

Food truck culture is particularly strong, with numerous small food truck parks scattered across the island. There are five notable larger food truck parks that host at least five trucks, two of which are in Kahului, serving as direct F&B competition to Ho'onani Village.

Plate Lunch Marketplace is the more established of the two and includes some amenities like picnic tables and a large central tent. The **Costco food truck park** was established at the Costco parking lot in 2021, benefitting from the high foot traffic. That increased traffic is appealing to operators, attracting several popular Maui food truck operators to expand their operations, opening second trucks at the Costco location. Although much smaller and offering no amenities or infrastructure, there is also **a small food truck park active within the Home Depot parking lot**.

All of these locations are well-situated in highly trafficked locations, attracting both visitors flying into the island and locals shopping at existing retail. This indicates the importance of a steady flow of foot traffic to support the success of local entrepreneurs.

Similarly, the **Honoapiilani Food Truck Park** is well-positioned near resort hotels and has also seen an influx of patrons from Lahaina since the fire. **Kihei has two major food truck parks**, the larger and newer of which is at South Maui Gardens.

SOURCES: CoStar, Streetsense Research, GITNUX

Non-Traditional Retail Market

Farmer's Markets & Open Air Markets

Kahului hosts **two farmer's/open-air markets** that are each active on Saturdays and Sundays, respectively. These markets give local vendors the opportunity to sell fresh produce, handmade crafts, and local delicacies that resonate with locals, but also attract visitors looking for an authentic Maui experience. Retailers that are beloved by locals often appeal to visitors, expanding the customer base and driving success to business owners.

Both markets are conveniently located near the waterfront, with the Maui Swap meet being directly adjacent to The University of Hawai'i Maui College, serving yet another customer base.

Hotel & Resort F&B

Hotels and resorts on the island often incorporate some level of retail catering to the captive tourist customer base, often offering a restaurant program, depending on the size and scale of the hotel or resort. Most full-service dining offerings in Maui are located within a hotel or resort, with limited standalone dining concepts. Larger resorts often supplement the offering with a mix of luxury boutiques, gift shops, and specialty shops.

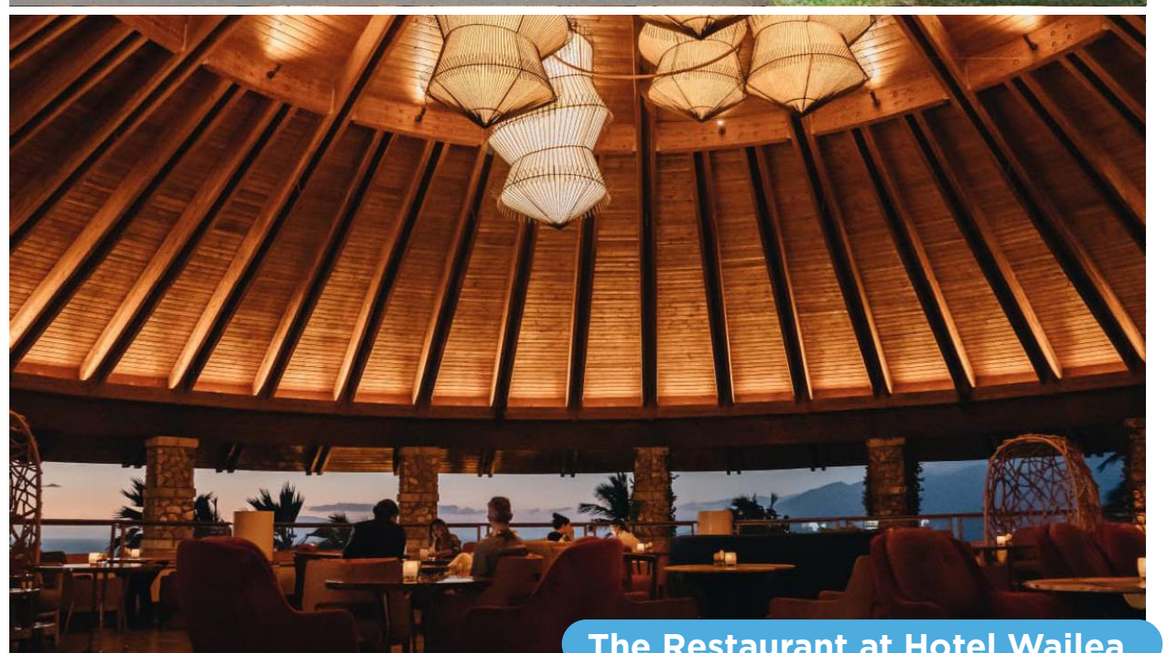
Food Halls

There are no operating food halls on Maui, creating the opportunity to build upon and complement the existing food truck scene and foster entrepreneurship on the island. The growing popularity of food halls has spread to Hawaii's island of Oahu, with numerous food halls throughout Honolulu.

There are numerous operating models for food halls, some of which serve as incubators, offering low barriers to entry for local operators. Food halls in the continental US average 10,000 to 12,000 SF, encompassing both operator stalls and common areas. A food hall of this scale typically generates $8 million in total annual sales. There are no true food halls on Maui that will compete with Ho'onani Village, which provides the opportunity to support one onsite.

Maui Swap Meet





The Restaurant at Hotel Wailea

Images Sourced from Afar Media and Hotel Wailea

F&B Market Considerations

Opportunity for F&B in both brick-and-mortar and food truck formats:

- Brick-and-mortar restaurants in Kahului are frequently located in industrial properties or generic strip centers, which can detract from the customer experience.
- Existing downtown environments are very focused on general merchandise rather than F&B, requiring local residents to travel for diverse food options.
- Kahului hosts two of the island's largest food truck parks, benefitting from foot traffic to Costco but lacking a cohesive and comfortable dining environment.
- Despite their popularity, food truck parks mainly offer quick-service options and do not entirely fulfill the need for sit-down restaurants or fool halls.

Development Potential:

- Unique Dining Experience: Ho'onani Village presents an opportunity to create a unique, first-to-market food hall restaurant program to fill the void on the island.
- Purpose-Built Food Truck Area: There is potential to attract food trucks to a dedicated, purpose-built area within Ho'onani Village, providing a more structured and appealing environment compared to existing locations like Home Depot parking lot.
- A food hall with a central commissary kitchen creates additional opportunity to support the island's strong entrepreneurial spirit, offering new and existing small operators the opportunity to grow in a brick-and-mortar space, expand their existing food truck business, and/or provide catering services to diversify their revenue base.

Jack's Inn Restaurant

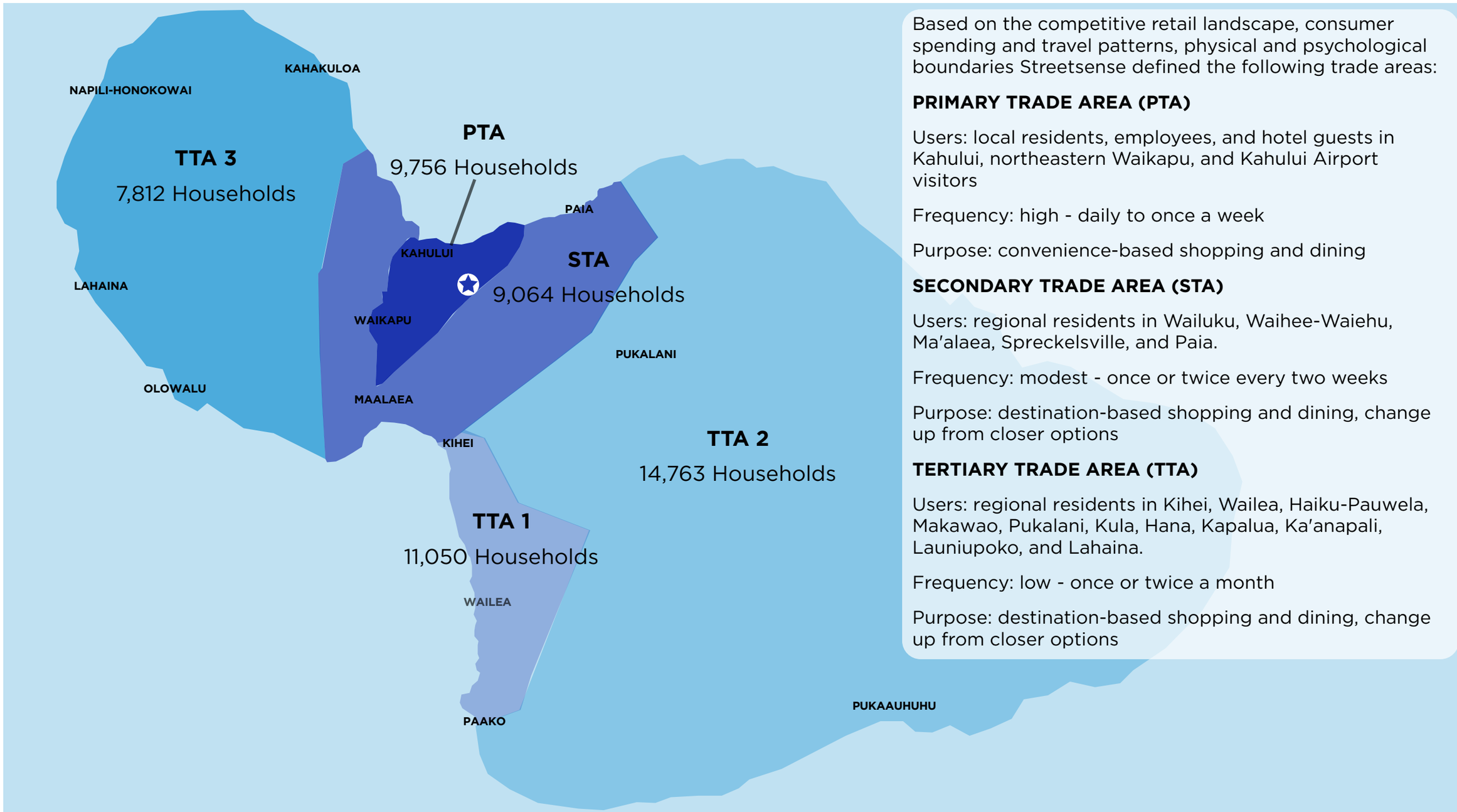




Place Lunch Marketplace

Images Sourced from Costar and The Hawaii Vacation Guide

Retail Trade Areas



Based on the competitive retail landscape, consumer spending and travel patterns, physical and psychological boundaries Streetsense defined the following trade areas:

PRIMARY TRADE AREA (PTA)

Users: local residents, employees, and hotel guests in Kahului, northeastern Waikapu, and Kahului Airport visitors

Frequency: high - daily to once a week

Purpose: convenience-based shopping and dining

SECONDARY TRADE AREA (STA)

Users: regional residents in Wailuku, Waihee-Waiehu, Ma'alaea, Spreckelsville, and Paia.

Frequency: modest - once or twice every two weeks

Purpose: destination-based shopping and dining, change up from closer options

TERTIARY TRADE AREA (TTA)

Users: regional residents in Kihei, Wailea, Haiku-Pauwela, Makawao, Pukalani, Kula, Hana, Kapalua, Ka'anapali, Launiupoko, and Lahaina.

Frequency: low - once or twice a month

Purpose: destination-based shopping and dining, change up from closer options

Customer Profile

Understanding the demographic and psychographic profile of customers within the trade areas dictates the type of retail that would resonate with Ho'onani Village's customer base. Ultimately, retail spending levels among these customer groups drive retail demand on the site.

Trade Area / Statistic	PTA	STA	TTA 1	TTA 2	TTA 3
Households	9,756	9,064	11,050	14,763	7,812
Median Age	41	41	45	44	43
Average Household Size	3.4	3.1	2.5	2.8	3.0
Households with Children	34%	32%	24%	28%	26%
Median Household Income	$82,908	$91,497	$82,875	$89,215	$84,746
Average Household Retail Spending	$24,501	$24,794	$25,614	$26,246	$26,301

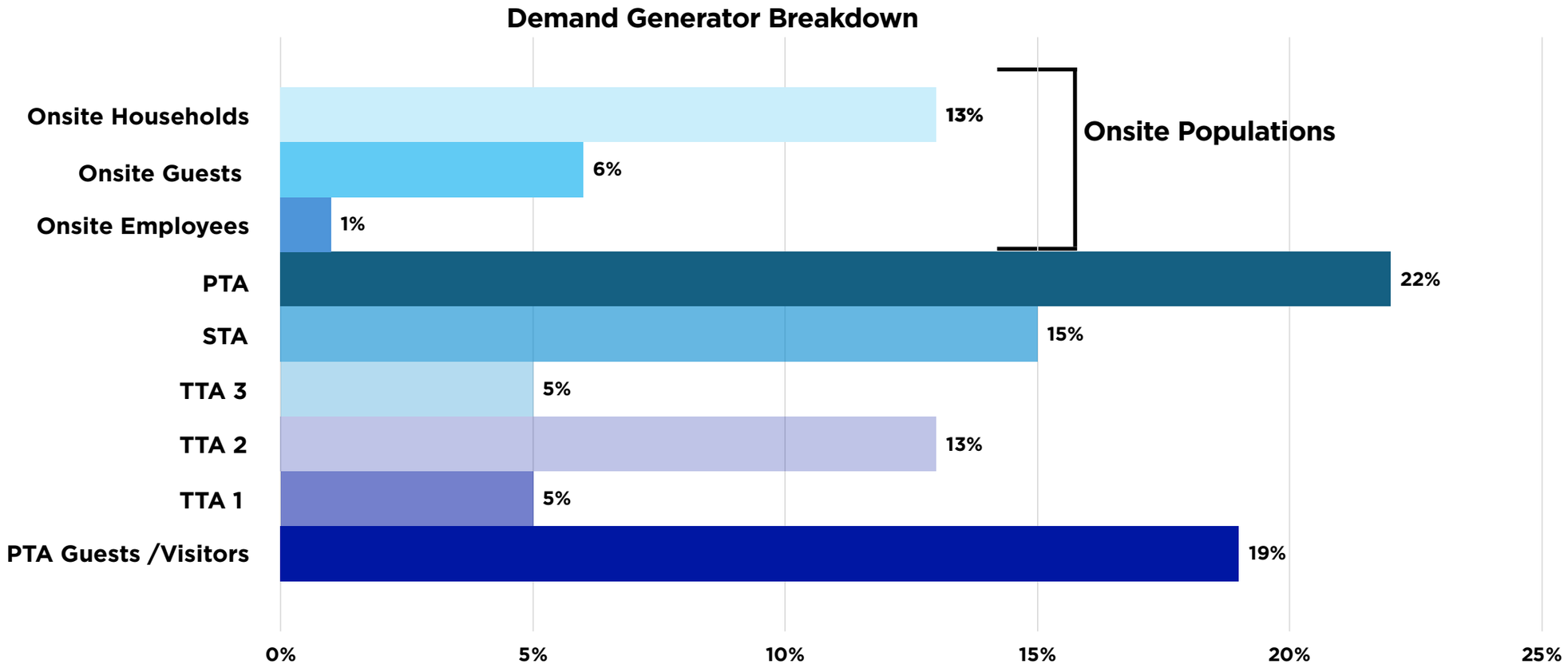
Key Takeaway

Household density is low island-wide, which limits total retail spending from locals. Residents also tend to be older, with median ages across the trade areas higher than the US median age of 39. Family households are in the majority and there is a high proportion of children. This is especially the case within the PTA and STA, which indicates the opportunity for family-friendly offerings and children's apparel. Median household incomes across the trade areas are relatively higher than the US median of $74,580, with the STA and TTA2 achieving the highest incomes. However, retail spending is restricted by the high cost of living on the island. Although the STA has the highest median household income, it has the second lowest average household retail spending, after the PTA.

SOURCES: Sitewise, US Census

Future Customer Segmentation

The most successful retail environments appeal to a spectrum of users, serving a diverse customer base that creates consistent daypart activity to the community driving the success of businesses. It is important to identify the entire customer spectrum, analyzing each customer segment's wants and needs and prioritizing in a way that yields an experience equally magnetic to all users (albeit for different reasons). This approach will maximize the appeal of Ho'onani Vilage and its subsequent productivity.



Key Takeaway

Rather than being primarily driven by one customer segment, capturable retail demand at Ho'onani Village comes from multiple populations. The largest tranche of demand (22%) is driven by PTA residents, however hotel guests within the PTA and island visitors drive significant sales potential, contributing 19% of the total retail demand. It is critical to create a place that first and foremost serves the local Maui community by making the retail accessible and inviting so that it becomes a local staple on the island. By creating a welcoming and authentic retail environment that serves both locals and visitors, local operators will thrive, driving long-term economic growth for the asset and the Maui community overall.

SOURCES: Sitewise, Streetsense Research

Demand from Onsite Populations

The proposed onsite development program at Ho'onani Village consists of the following program at full build out.

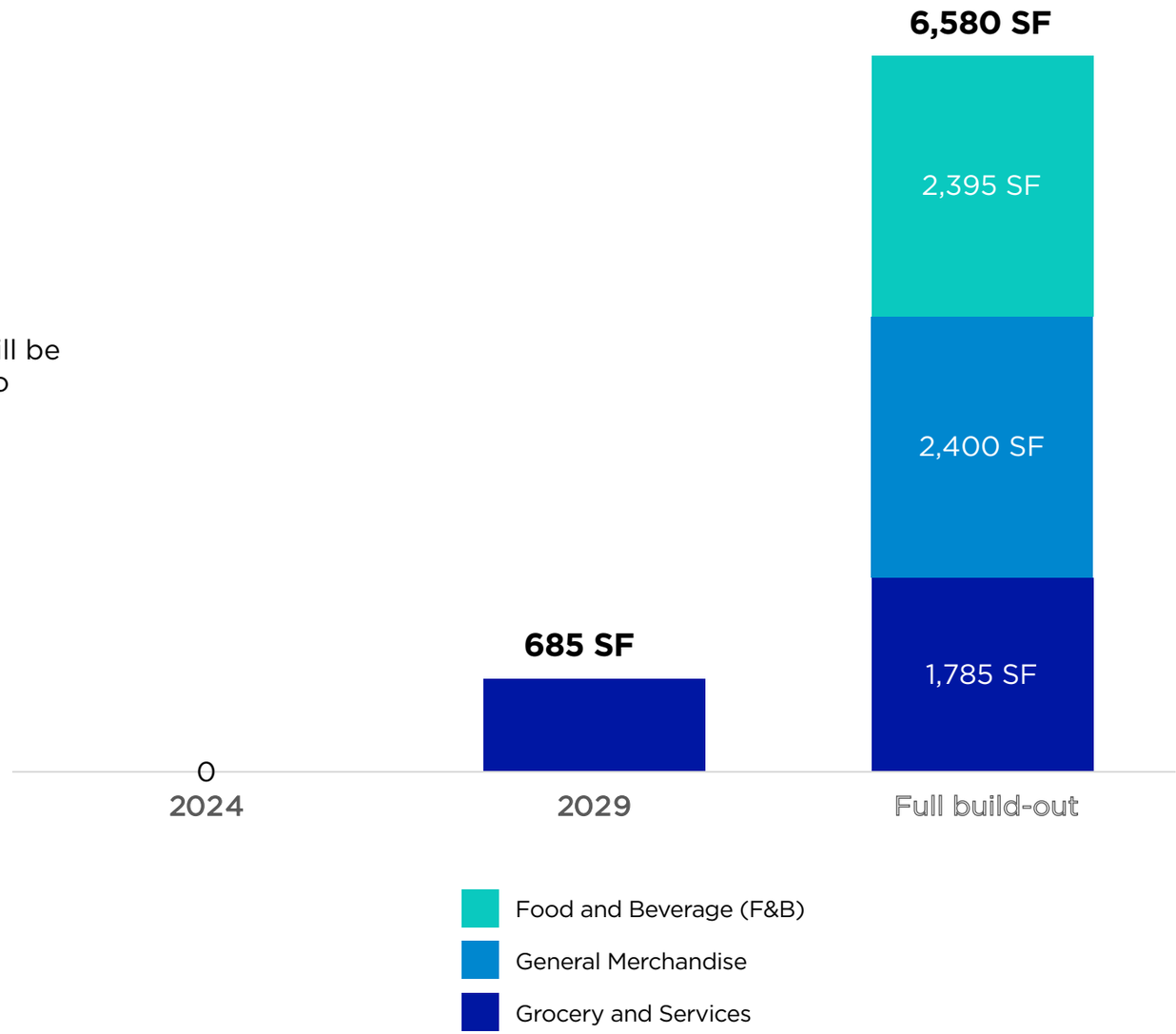
- 1,608 residential units
- 100,000 SF of office
- 250,000 SF of industrial and
- potential 240 hotel keys

For the purposes of this analysis, it is assumed that 268 housing units will be delivered by 2029. Because the site is currently undeveloped, there is no onsite demand in 2024.

Key Takeaway

To achieve a robust retail program and highly vibrant and active environment, Ho'onani Village needs to attract spending from island residents living outside the Village and visitors to Maui.

Onsite Retail Demand (SF)



SOURCES: Sitewise, Streetsense Research

Total Retail Demand Projections

The site can currently support 23,985 SF of retail, growing to 32,710 SF at full build-out, driven by household growth on the island and the delivery of the onsite residential program bringing 1,608 additional captive households.

Based on consumer spending, local and regional retail competition, and projected household growth, the site can support the following:

$21,957,214 total captured annual expenditures

This translates to **32,710 SF total retail demand**

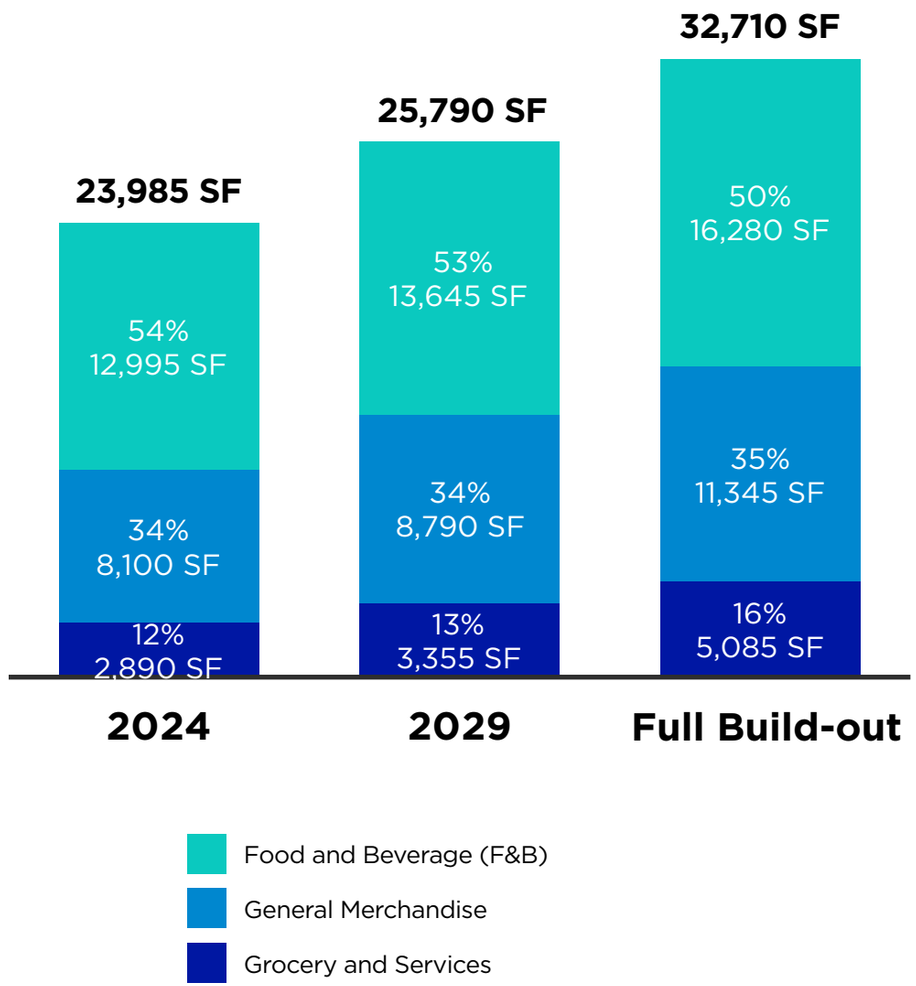
Grocery & Services Opportunity - 5,085 SF

Grocery & Services demand is limited by the density of a variety of grocery competition, despite the shortfalls of individual competitive sites. With this level of demand, a full-service grocery store or larger-format pharmacy is not supportable onsite. However, there is sufficient demand for a small convenience store, as well as personal services that serve as an amenity to future onsite residents, driving value to the residential program.

General Merchandise Opportunity - 11,345 SF

General Merchandise demand is more substantial, although is still limited by the density of competition within Kahului. There is sufficient demand for a moderate program primarily consisting of apparel and home furnishings. However, due to the site's direct adjacency to big-box retailers, local and specialty operators should be targeted in order to stand out from the more generic offerings provided by Target, Lowes, Home Depot and Walmart.

Total Demand Projections



SOURCES: Sitewise, Streetsense Research, CBRE

F&B Opportunity & Recommendations

There is total $12.3 million in capturable F&B spending, this roughly equates to 16,280 SF of F&B demand. Given the nontraditional operations and footprints of food halls and food trucks, some of the recommendations are based on capturable sales volumes, while brick and mortar restaurant recommendations are expressed in square footage.

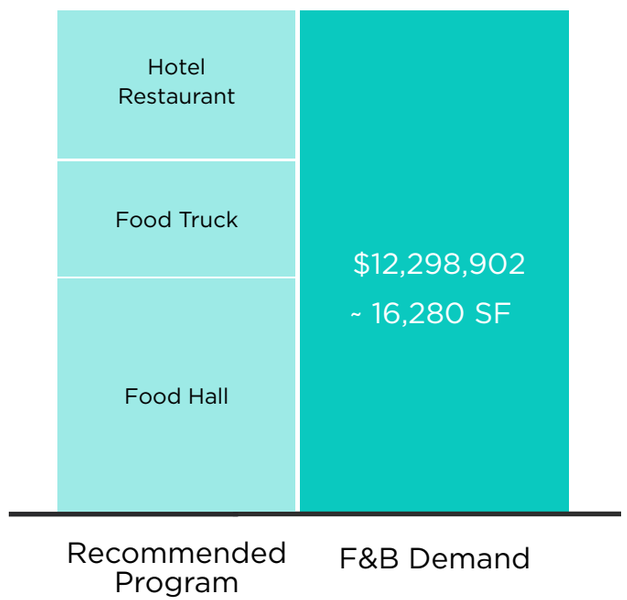
The following represent Streetsense recommendations for a potential F&B program based on the identified demand, conversations with local brokers, hospitality consultants and former operators, and our understanding of the market dynamics. These recommendations are not prescriptive, leaving flexibility based on the ongoing evolution of the site plan and market trajectory. Ultimately, our recommendations show a balance between

- Brick and mortar hotel restaurant
- Food truck
- Food hall

Brick And Mortar Recommendations

In order to support onsite hotel guests, **Streetsense recommends that 3,500 - 4,000 SF of F&B demand goes towards brick-and-mortal sit-down restaurant within the proposed hotels**. We do not recommend stand-alone brick-and-mortar restaurants beyond the hotel offering - remaining F&B demand will be met by the food truck park and food hall.

Food & Beverage Total Capturable Retail Spending



SOURCES: Sitewise, Streetsense Research, CBRE

F&B Opportunity & Recommendations

Food Truck Recommendations

According to CBRE research, some of the highest-performing food trucks on the island draw in $360,000 in net sales per year, with moderately performing trucks generating $250,000 in sales. **Streetsense recommends an initial program of 8 food trucks with flexibility to expand the park as the site establishes itself in the community, growing demand over time**.

There is an opportunity to pull food trucks away from the Home Depot and Lowes parking lots, which currently host four trucks collectively. Although these trucks have direct access to customers currently, they are not in an attractive, place-based environment that Ho'onani Village could foster. There is also opportunity to relocated food trucks that previously operated in the Lahiana Food Truck Park, formerly one of the island's largest and most successful food truck locations that has since been displaced by the fire.

The inclusion of an amphitheater will also help drive customers to both the food hall and food truck park. However, even high-performing Live Nation venues generally host 30 events per year, so amphitheater events should not be relied on too heavily as a source of F&B spending.

SOURCES: Sitewise, Streetsense Research, CBRE

F&B Opportunity & Recommendations

Food Hall Recommendations

This opportunity assumes the client's current operating plans, which follows a revenue share model, with a larger shared commercial kitchen and smaller prep areas within each stall, and shared seating. A shared commercial kitchen is a great advantage, because it can be used by food truck operators as well.

Streetsense recommends an average-sized food hall consisting of 9 food stalls, with each stall 400 - 600 SF, equating to approximately 3,600 - 4,500 SF for stalls total.

It is important to note that generally food halls' performance is driven by alcohol sales, with food sales on their own taking years to break even in many cases. As such, **we recommend a central bar serving the entire food hall that supplements the operator's revenue share**.

Spacial recommendations for the seating area and shared commercial kitchen vary drastically depending on the specifics of the operations, and will need to be assessed in a more nuanced approach. However, the typical shared kitchen occupies between 2,500 - 5,000 SF, depending on the specifics of the operating models.

The **development can be flexible with limited indoor seating areas by leveraging the adjacent food truck park and creating more outdoor seating areas. Operable storefront/garage doors can help maximize seating capacity with a lower development risk**. This also creates a comfortable indoor-outdoor flow for customers access and are recommended for this project.

Potential Operators

There are numerous very successful food truck operators on the island that could also be attracted to opening additional locations onsite to benefit from access to the food halls' shared kitchen, creating opportunities to diversify their revenue streams by offering catering services or occupying a food hall stall at a fixed location onsite.

There is also opportunity to pull former Lahaina operators that have been displaced by the fires, providing them with operating and kitchen spaces while recovery efforts are ongoing. This will also serve to attract Lahaina customers who have lost their favorite local spots.

SOURCES: Sitewise, Streetsense Research, CBRE

Incremental Demand

The incremental demand calculator is a tool used to determine onsite retail demand when future development plans are variable. The chart below represents how much SF should be added or subtracted from the retail demand total based on how many residential units, hotel keys, and office employees are added or taken away from the development plan. For example, for each residential unit added to the development plan, 2.7 additional SF retail space could be supported onsite.

Retail Category	Per Residential Unit (SF)	Per Hotel Key (SF)	Per Employee (SF)
Grocery and Services	.94	.70	.21
Food & Beverage (F&B)	.89	2.65	.36
General Merchandise	.83	2.92	.45
Total	**2.7**	**6.27**	**1.02**

Thank You

STREETSENSE

APPENDIX ‘F’ – ANALYSIS OF THE MAUI HOUSING MARKET FOR AFFORDABLE MULTI-FAMILY UNITS

HO‘ONANI VILLAGE

ANALYSIS OF THE MAUI HOUSING MARKET FOR
AFFORDABLE MULTI-FAMILY UNITS
201-H PROJECT

FOR

HO‘ONANI DEVELOPMENT LLC

11 March 2026

By
Ricky Cassiday

EXECUTIVE SUMMARY:

The study examines the premise that will improve the quality of life of Maui community, both current and future residents. It will do this by adding acutely needed housing targeting for those working there. The housing itself will significantly improve the sense of well-being and purpose of those who finally obtain affordably priced shelter near their place of work.

The side benefit will be that these benefits and their effect will be felt by their neighbors, thus growing a better and more inclusive community. Another side benefit will be the deletion of traffic traveling from far to their workplace daily. The third side benefit will be the freeing up of housing inventory for others needing it, in our community

The devastating Lāhainā and Kula fires destroyed an estimated 3,000 homes, exacerbating the existing housing shortage and generating a population of displaced families. Many structures in the affected area housed multiple households. Over 6,000 households have been displaced because of the fires.

The state is planning for 450 modular units on a plot adjacent to the burn area in Lāhainā, with the first move-in dates potentially occurring as soon as July. FEMA has plans for 169 units of temporary housing on a neighboring plot. FEMA will provide 214 temporary homes on a plot in Kāʻanapali. The State recently purchased a former hotel in Kīhei, which will be used to provide 175 income-restricted housing units.

While these units are acutely needed, these plans are far from meeting the local demand for housing. Hawaiʻi had the highest rents in the country, according to the American Community Survey (ACS), in 2022, the highest in the nation and six hundred dollars more than the national average. ACS data is released with a lag, but according to 2023 data, the median asking rent in the state is $2,000, with the highest on Maui ($2,400) and the lowest on Big Island ($1,800). Since the fires on Maui, the availability of rentals has plummeted, and rents have surged higher (as will be shown).

OVERVIEW & SCOPE OF WORK:

Ho'onani Development, LLC needs a market study in conjunction with a development opportunity for a multi-year, master plan on Maui that includes affordable and market, as well as rental and for-sale. They have engaged Mr. Paul Cassiday to conduct a market study, analyzing the demand for affordable family rental housing on Maui.

This study is an essential component of the developer's discretionary approval submittals. In accordance, this study will fulfill the requirement for an independent market analysis, which is necessary to fulfil submitting requirements for the proposed affordable rental project.

The Market Study will ascertain whether there will exist sufficient demand in the study area to successfully absorb the finished rental inventory in a timely manner given its characteristics and those of competing in-place and proposed regional development

The project will offer residential housing development oriented towards full-time resident households. It will provide new, needed inventory in one of Maui's primary residential and commercial regions.

As stipulated by the client, we propose to provide a comprehensive Market Study of the rental market demand and supply in the area of Maui to be served, current and future, by a large master planned community containing 1,608 units over 6 phases.

It will contain:

- Description of the existing housing stock in the market broken down by area, age, bedroom counts and interior sq. ft ranges, etc.
- A description of current rental market trends on the island and related to the site.
- Demographic analysis of the number of households in the market area which are income eligible and can afford to pay the rent.
- A description of rental unit demand relating to rates that are specific to the target market contemplated.
- A description of comparable projects in the market area.
- A description of vacant rates in the market area.
- Identification and commentary of proposed projects in the market areas.

I. STATEMENT OF THE COMPETENCE OF THE MARKET ANALYST

Paul Cassiday has a 30-year history in Hawaii of performing various marketing studies and reports, including the 2014 Affordable Rental Housing Update commissioned by Hawaii Housing Finance and Development Corporation (HHFDC), all four counties and other federal and state agencies. Mr. Cassiday has done over 220 affordable market rental studies and over 40 affordable for sale market studies, as well as over 250 market studies.

Note that the data and statements herein are based on independent research and are in no way contingent upon outside findings or recommendations.

II. GEOGRAPHIC DEFINITION OF MARKET AREA

DEFINITION OF MARKET: For the purpose of this study, it is necessary to define the market area, or the area from which potential tenants for the project are likely to be drawn.

In accessing this, we expect the most likely demand would be families looking for:

- An adequate cost of shelter (rent or own)
- A shorter commute, and similar conveniences
- A secure and safe unit, building and project campus
- A location with short commutes and necessities and conveniences easily accessible
- Quality housing in a market characterized with tight housing supply and high demand
- A good public-school district

Given that, the Project's strongest selling points will be:

- Affordability
- Newly built construction
- Personal and household security
- Proximity to major employment centers, major medical facilities, strong retail and other services
- Quality of community

These conditions considered, we could define the market area geographically as being island-wide for the reasons of affordability, newly built, and accessible and convenient.

III. DESCRIPTION OF PROPOSED SITE & COMMUNITY

The proposed affordable housing development site near the intersection of Pūlehu Road and Ho'okele Street in Pu'unēnē, Maui. The project site is characterized as fallow agricultural land. No active agricultural operations are occurring on the site, and no permanent structures are present. Vegetation consists primarily of grass and scattered trees typical of abandoned plantation fields. Existing access is limited to gated entrances and internal unpaved roads.

The proposed affordable housing development site is strategically located in the commercial and administrative heart of the island. Kahului is the economic engine of Maui, housing the island's primary airport, Kahului Airport (OGG), and its principal seaport. These key infrastructures make Kahului a critical hub for transportation, logistics, and commerce, facilitating the movement of goods, services, and people.

In addition to its economic significance, Kahului serves as a central point for political and civic activities in Maui County. It is a focal area for county-level governance, hosting various public services and governmental offices that influence local policy decisions and community development across the island. The town's role in shaping the region's socio-economic landscape makes it an ideal location for initiatives such as affordable housing, which aim to support the community's long-term growth and sustainability.

COMMUNITY: Maui County is the third-largest county in the state, ranked by population and economic activity, behind the City & County of Honolulu (Oahu) and the Big Island of Hawaii.

Historically, Maui - Lahaina - was the original port of the nation of Hawaii, as well as the first resort area in the state. Maui has since grown into the state's second-largest tourist destination, thanks to the major resort areas in West and South Maui.

IV. IDENTIFICATION OF THE PROJECT

The proposed action is the development of Hoʻonani Village, envisioned as a high-density, master-planned, mixed-use community in the Puʻunēnē-Kahului area of Central Maui on approximately 166.512 acres of land that are currently vacant but were previously used for plantation agriculture.

Hoʻonani Village is proposed to include approximately 1,608 multi-family residential housing units, along with a blend of commercial, office, retail, restaurant, entertainment, light industrial, and hospitality uses.

The project site is currently zoned "AG-Agriculture" by the County of Maui. A change in zoning is being pursued to rezone the project site to "M-1 Light Industrial" to achieve land use compatibility with most of the proposed mixed uses.

A zoning exemption or subsequent change in zoning will be required for hospitality uses. The purpose of the proposed Hoʻonani Village Project is to develop a master-planned, mixed-use community in Central Maui that provides housing opportunities for residents, supports economic activity through commercial and light industrial uses, and creates a centrally located community gathering place.

The Project is intended to transform a large, underutilized former plantation landscape into a vibrant, walkable neighborhood that integrates residential, employment, commercial, recreational, hospitality, and civic-oriented spaces.

The project is a 100% affordable workforce housing project projecting 1,608 units, with 1/3 of the units developed under the LIHTC regime, at or below 60% of AMI. The remaining 2/3 of the units would be at or below 140% of AMI. An estimated unit mix would be as follows:

1.1-BR: 33%
2.2-BR: 53%
3.3-BR: 13%

Note that there will be 268 units each of the 6 phases. Total units 1,608

The project's strongest selling points will be:

- Affordability
- Newly built units
- Safe project, familiar neighborhood, vibrant Central Maui community

Timeline for Phasing is below. Residential components are in Phases 1–6. Each phase includes 268 residential units, totaling 1,608 units across six residential phases.

- 2028: Phase 1 Building Permit Issued
- 2028–2029: Phase 1 Construction to Substantial Completion.
- 2029 –2030: Phase III Design.
- 2030 –2031: Phase 2 Construction to Substantial Completion.
- 2033–2034: Phase 3 Construction to Substantial Completion.
- 2033–2034: Phases 4 & 5 Design.
- 2035 –2036: Phase 4 Construction to Substantial Completion
- 2035 –2036: Phase 5 Construction to Substantial Completion.
- 2035 –2036: Phases 6 and 7 Design.
- 2037–2038: Phase 6 and 7 Construction to Substantial Completion.
- 2037 –2038: Phase 8 Design.
- 2039 –2040: Phase 8 Construction to Substantial Completion.
- 2039 –2040: Phase 9 Design.
- 2041–2042: Phase 9 Construction to Substantial Completion.
-

**If 201-H is approved, Building Permit could be issued as early as Q1 of 2027.*

V. HOUSING DEMAND DATA SUPPORTING DEVELOPMENT

There are two components to residential housing demand on Maui:

1. Local residential housing demand (primary housing)
2. Offshore demand (secondary housing, or second homes)

Historically, this offshore demand has been driven by economic growth and personal prosperity in the Pacific Rim countries. Indeed, when there is an accumulation of wealth in the investments of these offshore investors, there is a coincidence and concurrent rise in the sales and the prices of residential units in and around West Hawaii on the Big Island.

Local demand for primary housing is driven by population growth, household income, and affordability, primarily influenced by mortgage interest rates. Factors include employment rates, demographic shifts (aging, household size), urbanization, consumer preferences, investment potential, and government regulations

In the short term, defined as over the next two to four years, residential housing demand is driven by current economic conditions. Specifically, this is the creation of jobs, changes in household incomes, up-front housing costs (mortgage rates and prices) and continuing ones (insurance, property taxes). It is also affected by an on-going imbalance between supply and demand. This is when there is an accumulation of a surplus of housing (more supply than demand) or, vice versa, a deficit of housing (more demand than supply).

In the medium and the long-term housing demand is driven by population growth, which includes in-migration, births and deaths. It also encompasses demographic trends and changes in lifestyle or living attitudes. In both cases, rising economic activity and faster

population growth means greater housing demand, which brings with it higher land and housing values.

As such, the direction of the economy is important to understand.

OVERVIEW OF MAUI'S ECONOMY

Real estate sales volume and values move closely in sync with an area's economic growth, and the mechanism by which this growth occurs is via rising incomes and higher job counts. Both feed directly into demand for housing.

In the short run, economic growth is determined by trading activity, the most important of which is the level and balance of trade between the area and its major trading partners. In the case of Maui (and the state), the major trade is in recreational goods and services, the largest of which is the visitor industry. The health of this industry is tied to the health of the economies which send visitors to the islands. In the longer run, economic growth is also determined by population changes (both migration and demographic) and lifestyle preferences.

In the last 50 years, Hawaii has transitioned from an agricultural economy to one based on tourism, in the first place. In second place is government spending. Supported by local, state, and federal (especially military) spending, the public sector has a greater presence in Hawaii's economy than in any other state. Both commercial activities have compared well to their global competitors and thus have strong long-term potential. As the most isolated inhabited land mass in the world, Hawaii's natural resources, to say nothing of its climatological and social positives, push it to the top for visitors' experience and satisfaction. And it's geographical location as the front line in the Pacific for the largest and most dynamic economy in the world similarly secure for its substantial federal funds and programs. In terms of the long-term challenges, it faces sea level rising, and the highest cost of living in nation, including housing.

We start by looking at the economic outlook for the globe, the U.S. and the state, followed by describing Maui's economy and then it's residential market.

GLOBAL ECONOMY:

As Maui's major industry is tourism, the major international trading partners are Canada and Asia. Domestically, it is and the West Coast states on a national level, and the surrounding counties, on the state level. As such, we examine the economic health of these trading partners to get an understanding of their ability to trade (send visitors, homeowners and capital funding), currently and for the future.

As the county's major industry is tourism, the major international trading partners are Canada and Asia. Domestically, it is California, and the West Coast states on a national level, and the surrounding counties, on the state level. As such, we examine the economic health of these trading partners to get an understanding of their ability to trade (send visitors, homeowners and capital funding), currently and for the future.

The latest IMF's latest World Economic Outlook for 2026 is characterized by "steady amid divergent forces," with global growth projected between 2.7% and 3.3%. The global economy has shown resilience against trade disruptions, growth remains uneven and increasingly reliant on a narrow set of drivers, primarily artificial intelligence (AI) investment and supportive fiscal policies in major economies.

Major Economic Themes are:

- AI as a Shock Absorber: Massive investment in AI and data centers is partially offsetting the negative impacts of trade policy shifts and labor supply shocks.
- Disinflation Trend: Global headline inflation is projected to fall to 3.1%–3.8%. Most developed market central banks, including the US Federal Reserve, are expected to continue or end their rate-cutting cycles in 2026.
- New Trade Order: The renegotiation of the USMCA and the long-term effects of US tariffs are reshaping global supply chains.

UNITED STATES:

Looking ahead, the U.S. economy is expected to grow at 2.0%–2.6%, leading major advanced economies. Growth is supported by tax cuts, easing monetary policy, and the ongoing AI boom.

The outlook for 2026 is defined by a projected acceleration in growth as the "drag" from 2025 tariffs fades and is replaced by a "fiscal boost" from the One Big Beautiful Bill Act (OBBBA). Most major institutions expect a "soft landing" scenario where growth remains steady, inflation gradually returns toward 2%, and the labor market stabilizes.

HAWAII:

According to the State Department for Business, Economic Development and Tourism (DBEDT), Hawaii's economic outlook for 2026 is one of gradual recovery following a mild job recession in late 2025. While the state has "turned the corner," growth remains subdued due to uneven tourism performance and the ongoing impact of federal policy changes.

Specifically:

- Real GDP is projected to expand by 1.5% to 1.6% in 2026, slightly lower than the national average.
- Labor Market: The unemployment rate is expected to remain exceptionally low at 2.2% to 2.8%.
- Job growth is led by construction, healthcare, and hospitality.
- Growth is tempered by continued losses in federal civilian employment.
- Personal Income: Real personal income is expected to grow modestly by approximately 1% annually.

FACTORS:

- Tourism Divergence: Total arrivals are stabilizing around 9.7 million, but the market is highly fragmented.
- Domestic Strength: Strong spending from U.S. West and East markets is offsetting international weakness.
- International Softness: Recovery in Japanese and Canadian markets remains sluggish due to trade tensions and exchange rate pressures.

Tourism-related sectors (accommodation, transportation, retail trade, recreation, and food services) remain challenged: Total arrivals are stabilizing around 9.7 million, but the market is highly fragmented; Strong spending from U.S. West and East markets is offsetting international weakness.

Critical Risks

- Federal Policy: High uncertainty persists regarding tariffs, potential federal workforce reductions, and changes to Medicaid/Obamacare subsidies.
- Affordability: High housing costs and mortgage rates near 6% continue to drive outmigration and strain local businesses.

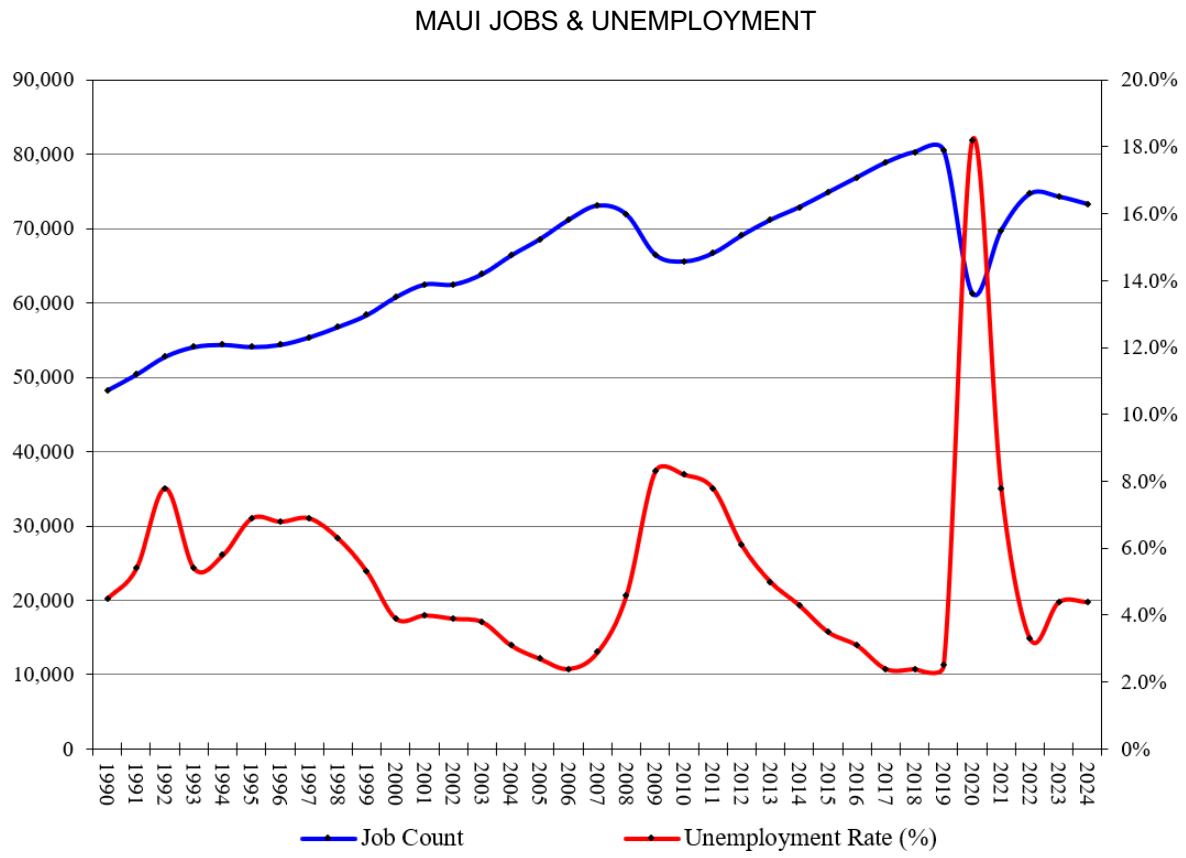
It is hoped that the construction industry will continue to lead the State's economic recovery in the next few years. Construction in the Lahaina area is underway and more than 14,000 affordable housing units are in the pipeline statewide. In addition, federal, state and county government agencies awarded nearly $10 billion in government contracts during the past two years, with majority of the projects in the construction area.

MAUI:

As of March 2026, Maui's economy has officially "turned a corner," emerging from a mild recession triggered by a 2025 tourism slump and federal spending cuts. While recovery is accelerating, it remains uneven, with a booming construction sector contrasting with a visitor industry that has stabilized but not yet fully expanded.

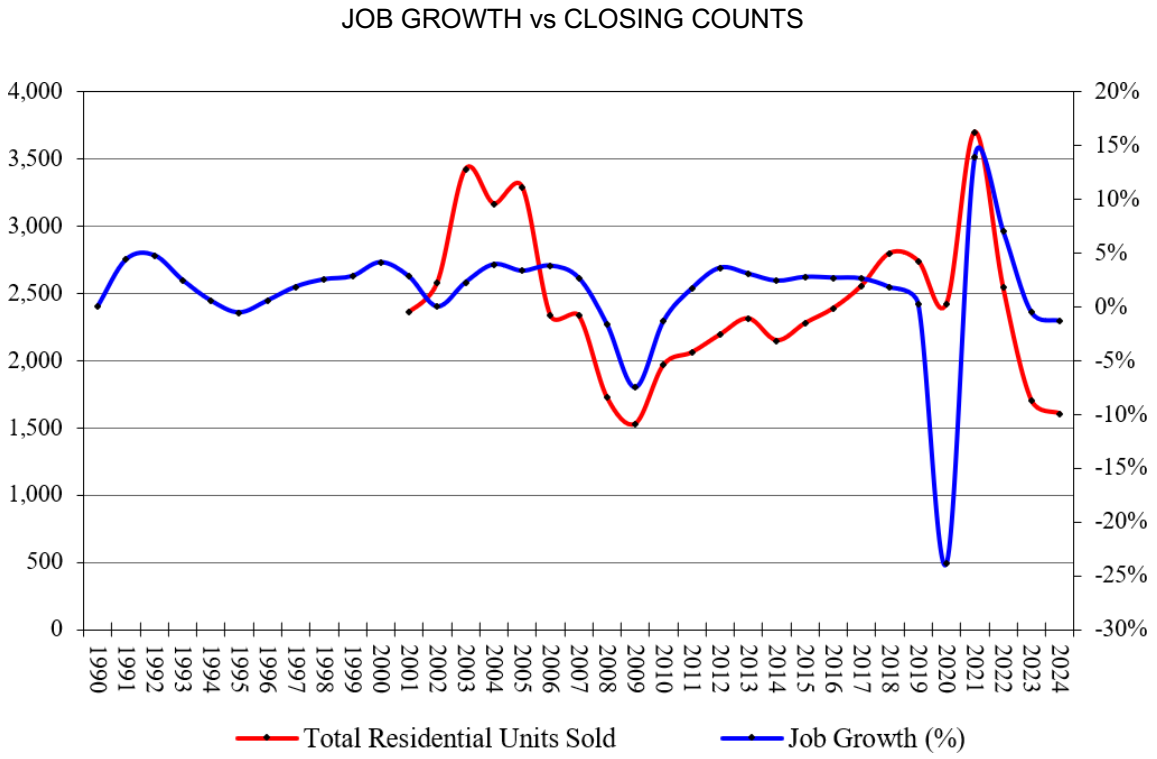
More than any other Hawaiian island, Maui's economic health is heavily dependent on tourism. Visitor activity is gradually recovering, supported by a strengthening U.S. travel market.

The short-term rental segment, which has historically been a significant component of Maui's visitor accommodation supply, continues to face evolving regulation and market pressures. Short-term rentals generated an estimated $2.2 billion in visitor spending in 2023 and supported substantial local tax revenues and jobs, particularly outside traditional hotel zones, yet Maui County has enacted legislation (Bill 9) that is set to phase out over 6,200 transient vacation rentals in West and South Maui by 2029–2031. It is an effort to increase long-term housing availability for residents; Advocates contend that the policy is necessary to alleviate Maui's acute housing shortage, while opponents warn that it could constrain the supply of visitor accommodations and negatively impact the county's economy through reduced property tax revenues, and overall lower tourist activity.



Job counts have not yet returned to pre-pandemic levels, largely due to a shortage of available housing. Much of the housing stock that existed prior to 2020 has been absorbed by in-migrating households seeking a high quality of life. This increased demand has driven housing prices to levels that have prompted some residents to relocate to lower-cost areas on the mainland. Despite this out-migration, the island's overall population has remained relatively stable, as rising costs for both renting and homeownership have continued through the pandemic and beyond. The constrained housing supply has therefore created a persistent challenge for workforce retention, directly limiting the ability of local employers to fully restore employment levels to those seen before 2020.

The following chart indicates the relationship between job counts and residential sales. In normal times, the job count cycle (blue line) follows the residential sales cycle. However, the pandemic supercharged closings, at the same time it put pressure upwards on housing costs. This continues today.



PROJECTION FROM UHERO & DBEDT

Maui's economy continues to recover from the combined effects of the COVID-19 pandemic and the 2023 Lahaina wildfires, but growth remains moderate and uneven. Hawai'i economic forecasts point to slower near-term expansion, with statewide real GDP growth projected at about 1.4–2.0 percent in 2026 following

1.3–1.7 percent in 2025, as overall visitor activity gradually returns to trend levels. Tourism, Maui's primary economic driver, has seen visitor arrivals and spending improve in 2025 compared to 2024. Year-to-date arrivals to Maui are up, with over 1 million visitors in the first five months of 2025 and spending rising 11.3 percent year-over-year, despite total arrivals remaining below pre-2019 levels. Nevertheless, county-level visitation in 2024 was 76.6 percent of 2019 arrivals, lagging broader Hawai'i metrics.

Labor market conditions reflect these dynamics. Maui County's unemployment rate was approximately 3.5 percent in late 2025, slightly above some neighboring counties, consistent with broader state trends of modest labor growth and tight labor markets. However, localized job recovery has been uneven, particularly for residents and workers impacted by the wildfires, with only around 60 percent of pre-fire tourism workers still employed in the sector months after the disaster. Housing affordability remains a central constraint on economic recovery and workforce expansion. Maui's rental vacancy rate has stayed extremely low, below 2 percent in mid-2025, and rents rose sharply after the wildfires, with many displaced households unable to secure market-rate housing. This tight housing market constrains labor mobility and contributes to local out-migration pressures, particularly among middle- and lower-income households.

In late 2025, Maui County enacted Bill 9, a phased plan to eliminate more than 6,200 transient vacation rentals (TVRs) in West and South Maui by 2029–2031 to increase long-term housing supply. Economic analyses from UHERO indicate significant trade-offs: scaling back TVRs could add thousands of long-term housing units but might also reduce visitor spending by up to $900 million annually and eliminate an estimated 1,900 jobs in accommodations and related sectors.

Looking ahead, Maui's economic growth in 2026 is expected to be modest, supported by ongoing tourism recovery and construction activity but constrained by supply-side challenges in housing and workforce capacity.

VI. LONG TERM HOUSING DEMAND & SUPPLY TRENDS:

As long-term housing is driven by population growth, the tables below show the population by year, number, and total, plus the annual increase/decrease and percentage. Note that the population numbers are from US census, and they are for residential population, ignoring tourists but including the military.

Further, these numbers have been factored down, so as to recognize that the population of Lanai and Molokai, part of the county, will not be demanding housing shelter on the island of Maui. Those factors are illustrated in the table below:

MOLOKAI/LANAI HOUSING SUPPLY AS A PERCENT OF COUNTY OF MAUI SUM

	1990	2000	2010	2020
% Reduction	9.0%	8.1%	6.7%	6.5%

The annual population count is then translated into household counts using the US census factor for the number of people per household. This then becomes annual housing demand (by dint of it being the number of new households living on the island).

POPULATION CHANGE TO HOUSEHOLD GROWTH (DEMAND)

	Resident Populate	Change	People/Household	Households Created
2000	120,164		2.77	0
2001	122,759	2,596	2.77	937
2002	124,166	1,406	2.77	508
2003	126,305	2,139	2.77	772
2004	128,439	2,134	2.77	770
2005	130,341	1,902	2.77	687
2006	131,745	1,404	2.77	507
2007	133,133	1,387	2.77	501
2008	135,348	2,216	2.78	797
2009	136,387	1,038	2.79	372
2010	144,705	8,318	2.80	2,971
2011	146,607	1,903	2.81	677
2012	148,446	1,839	2.81	654
2013	150,435	1,988	2.82	705
2014	152,350	1,916	2.82	679
2015	153,169	819	2.83	289
2016	154,667	1,497	2.84	527
2017	155,478	812	2.85	285
2018	156,337	858	2.86	300
2019	156,615	278	2.87	97
2020	154,058	(2,557)	2.88	(888)
2021	154,085	27	2.90	9
2022	153,676	(410)	2.91	(141)
2023	153,511	(165)	2.93	(56)
2024	153,048	(463)	2.94	(157)
2025	152,591	(457)	2.96	(154)

Key Trends

- Rapid Growth (2000–2010): The population increased by roughly 20.4% during this decade, significantly outpacing the national average.
- Peak and Decline: After reaching its highest recorded population in 2019, the county has seen a small but consistent decline, decreasing by roughly 0.36% between 2020 and 2024.
- Island vs. County: While "Maui" often refers to the island, Maui County also includes the islands of Lānaʻi and Molokaʻi; the island of Maui itself accounted for approximately 120,164 residents in 2000.

This housing demand is compared to the housing supply. This quantity is a combination of single-family homes produced and multifamily homes produced. The comparison of housing demand minus housing supply yields either a surplus of housing, relative to the demand or need, or a deficit. If there’s a deficit then housing prices tend rise, and if there’s a surplus then housing prices tend to fall.

Note that both the housing supply and the housing demand is affected by offshore buyers, who come into the market and put additional pressure on prices by reducing the supply of housing. This reduction affects both the existing housing inventory and the new housing production.

This characteristic needs to be accounted for, and the way to do this is to reduce the supply by excluding those newly produced units that are investor units, not ones that our owner occupied. Indeed, a good percentage of the new housing supply is oriented towards these offshore buyers, who are generally wealthier than residents (and thus contribute to developer profit)(itself not readily available to lower priced housing developments). The following table shows the weighing between owner occupied and investor.

INVESTOR VS OWNER COMPONENTS OF DEMAND

Owner-Occupied	**Yes**	**No**	**Grand Total**	**O-O Share of Housing**
CND/Attached	3,964	19,715	23,679	16.7%
RES/Single Family	26,928	13,523	40,451	66.6%
Grand Total	**30,892**	**33,238**	**64,130**	48.2%

The following table describes the annual production of homes that are owner occupied, for comparison with housing need or demand.

HOUSING SUPPLY DESCRIBED

	Single Family	Attached Units	Housing Production
2000	579	5	584
2001	555	93	648
2002	498	39	537
2003	636	64	700
2004	683	31	714
2005	616	237	853
2006	716	107	823
2007	648	65	713
2008	424	50	474
2009	230	44	274
2010	159	40	199
2011	114	25	139
2012	170	43	213
2013	179	84	263
2014	198	46	244
2015	190	21	211
2016	109	39	148
2017	185	78	263
2018	223	166	389
2019	289	35	324
2020	214	24	238
2021	221	28	249
2022	152	33	185
2023	83	10	93
2024	98	1	99
2025 (est)	109		109

HOUSING DEMAND & SUPPLY BALANCING

	Resident Pop	New Households	New Dwellings	Surplus/Deficit	Cumulative
2000	120,164	0	584		
2001	122,759	937	648	(289)	(289)
2002	124,166	508	537	29	(260)
2003	126,305	772	700	(72)	(332)
2004	128,439	770	714	(56)	(388)
2005	130,341	687	853	166	(222)
2006	131,745	507	823	316	94
2007	133,133	501	713	212	306
2008	135,348	797	474	(323)	(17)
2009	136,387	372	274	(98)	(115)
2010	144,705	2,971	199	(2,772)	(2,887)
2011	146,607	677	139	(538)	(3,425)
2012	148,446	654	213	(441)	(3,866)
2013	150,435	705	263	(442)	(4,308)
2014	152,350	679	244	(435)	(4,744)
2015	153,169	289	211	(78)	(4,822)
2016	154,667	527	148	(379)	(5,201)
2017	155,478	285	263	(22)	(5,223)
2018	156,337	300	389	89	(5,134)
2019	156,615	97	324	227	(4,907)
2020	154,058	(888)	238	1,126	(3,781)
2021	154,085	9	249	240	(3,542)
2022	153,676	(141)	185	326	(3,216)
2023	153,511	(56)	93	149	(3,067)
2024	153,048	(157)	199	356	(2,710)
2025 (est)	152,591	(154)	109	263	(2,447)

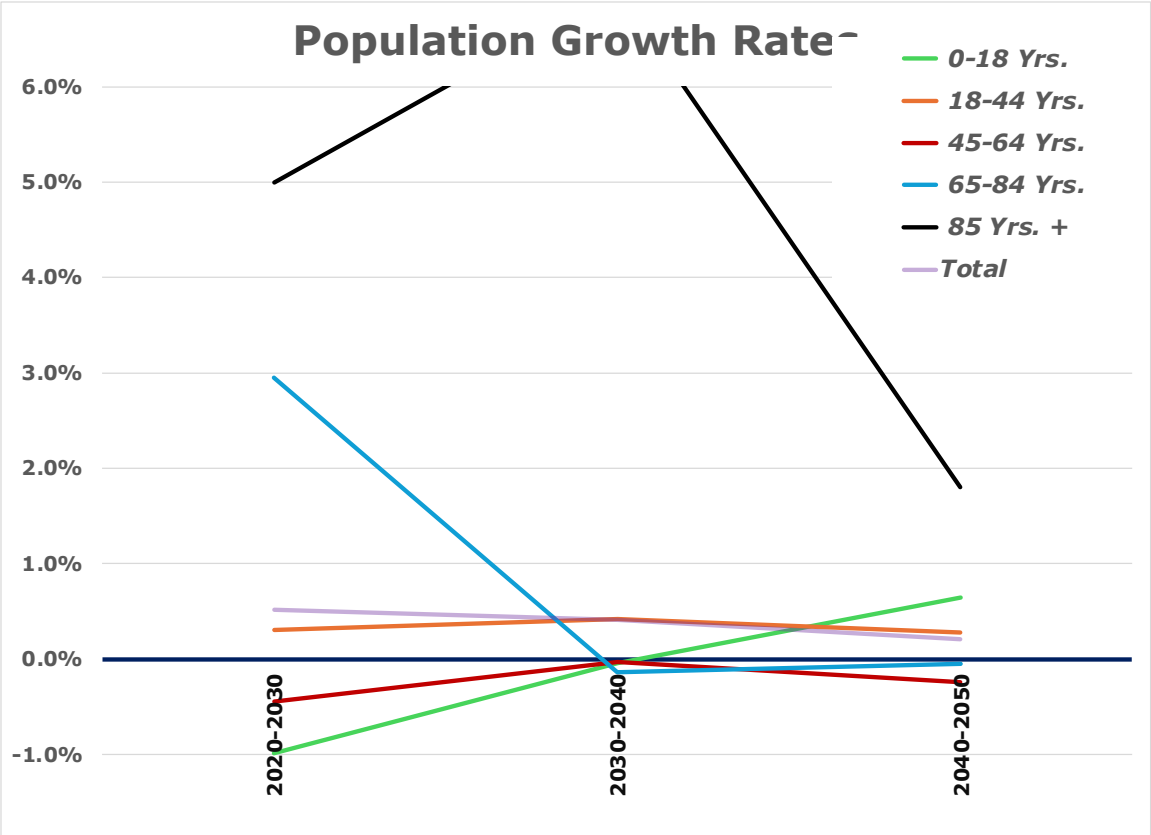
As seen in the last table, Supply and Demand is combined and reconciled. There is a cumulative demand for over 2,400 units needed today.

The following is the projections from DBEDT for Maui population growth. It is broken out by age groups and spread across 10-year segments until 2050.

MAUI POPULATION PROJECTION PERCENTAGES

By age group	2020	2030	2040	2050
Population: 0 to 4 years	0.0%	-0.16%	0.91%	-0.12%
Population: 5 to 17 years	0.0%	-0.99%	-0.05%	0.65%
Population: 18 to 44 years	0.0%	0.31%	0.42%	0.29%
Population: 45 to 64 years	0.0%	-0.44%	-0.03%	-0.24%
Population: 65 to 84 years	0.0%	2.95%	-0.14%	-0.05%
Population: 85 years and over	0.0%	5.00%	7.01%	1.80%
Total	**0.0%**	**1.11%**	**1.36%**	**0.39%**

Nominally, the largest demand for housing by 2030 will be centered around 18–44-year-old and 45–64-year-old age groups, and thus it behooves housing developers to address this, the biggest demographic needing shelter. In percentage terms, the fastest (and only positive) growing age groups will be the 18-44, 65-84, and 85+ year old age groups.



As shown in the chart, the largest increase goes to the 45- to 60-year-old segment, which will be climbing significantly from the year 2025 onward. Note that the chart does not describe the growth rates for the 85-year and older segment. Their growth rates are significantly higher than the rest of the population, and do not fit well in the chart. That said, it is important to be mindful that this group will experience significant growth.

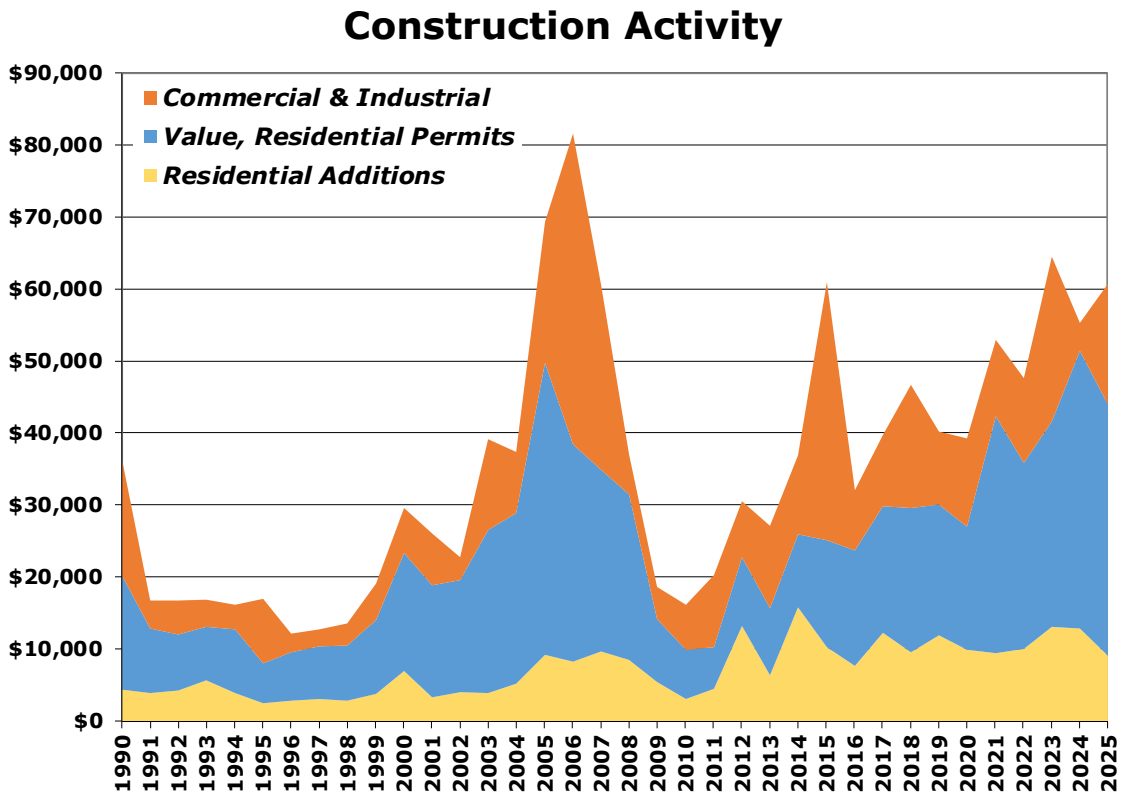
Note that the change in the percentage growth rate for the de facto population will slowly decline from around 6% to 5% per five-year segment.

Using this population projection, the following table estimates the amount of housing that will be required to shelter the growth in the population. The factor used in this translation is that 2.77 people will require one dwelling (or an average of 2.77 people per household).

PERCENT OF CHANGE OF POPULATION PROJECTED INTO FUTURE

	2025	2030	2035	2040	2045
Population	222,396	235,601	248,486	260,935	273,232
5-year change	13,396	13,205	12,884	12,449	12,297
Annual Population Change	2,679	2,641	2,577	2,490	2,459
Housing Demand p.a. (2.77)	967	953	930	899	888

Note that for these projections to come to pass, housing supply has to increase significantly. Per the chart below, this is a calls for a very large growth in permitting (and then building).



VII. ANALYSIS OF HOUSING SUPPLY

Relative to demand, housing supply on the island is low. The best solution to combat the growing demand is to increase the supply of housing for any segment of the population. Maui's housing development process is uncertain, time consuming and expensive, the future supply of units is relatively low compared to pent-up demand. Factors that contribute to such short supply include the scarcity of land zoned for residential use as well as the arduous process of rezoning under the laws governing land use. Furthermore, construction is costly, labor is tight, and the costs of inputs are high due to long supply chains, high shipping costs, and rising insurance premiums due to the recent wildfires.

Condominium production has been declining since the 1970s, both island wide as well as within the urban core. As such, the combination of inelastic supply and elastic demand lends to this market's extreme volatility: over the swing between the bottom and the top of the market, sales can more than triple and prices can more than double. Furthermore, the length of the cycle is usually 5 to 8 years, depending often on external conditions: the direction of interest rates, economic growth in the visitor and offshore buyer markets and the costs of materials.

Here is an analysis of household types and sizes in the market.

The following descriptions use housing statistics provided by the County of Maui's Real Property Assessment and Property Assessment Division (it uses the latest data in the county tax base, meaning about a year old).

The county tax assessor's tax base defines the characteristics of units, in terms of average assessed values, square footage, year built, lot sizes and bedroom counts per unit. It also shows investor units – defined as those units whose owners do not apply for property tax relief based on their occupancy – and where their tax bill is sent (meaning where they live, as opposed to the unit's address).

Note it differs from the US Census data and UHERO data. It is our opinion that this source is far more reliable, due to more rigorous and comprehensive data collection. This is a result of the data collector also being the taxing authority. As such, the data is used to generate much of the revenue for the county. The data is also vetted by the owners of the property for accuracy, because that data generates the amount of their property tax.

According to the County's records, Maui's housing stock (both occupied and vacant) has 73,148 housing units. However, this includes both islands of Molokai and Lanai.

The table below excluded those unit inventory.

HOUSING INVENTORY THAT'S OWNER-OCCUPIED VS INVESTOR

Owner-Occupied	**Yes**	**No**	**Grand Total**	**Share of Housing**
CND/Attached	3,964	19,715	23,679	16.7%
RES/Single Family	26,928	13,523	40,451	66.6%
Grand Total	**30,892**	**33,238**	**64,130**	48.2%

These are divided into 30,892 owner-occupied and 33,238 investor-owned units. Note that owner occupants enjoy a residential property tax break. On the other hand, those units that are owned by investors have a higher tax rate. Some of these investor units are in the short-term rental unit pool, but many are owned and rented out at long-term rates. Some local families have been able to invest in a second home, in anticipation of helping their kids become housed.

The table below describes exactly how these units are classified by the county in the state, using the PITT (Property Tax Classification).

HOUSING INVENTORY BY CLASSIFICATION OF USE

Housing Type	PITT	Yes/ Owner-Occupied	No/ Owner-Occupied	Grand Total
Attached	0-TIME SHARE(Maui)		2,468	2,468
	1-NON-OWNER-OCCUPIED		3,061	3,061
	1-OWNER-OCCUPIED	3,960	48	4,008
	10-COMMERCIALIZED RES (Maui)	4	2	6
	11-TVR/STRH(Maui)		11,644	11,644
	12-LONG TERM RENTAL (Maui)		1,756	1,756
	2-APARTMENT(Maui, Hawaii)		565	565
	3-COMMERCIAL(All Island)		11	11
	7-HOTEL/RESORT(All Island)		160	160
Singl Family	1-NON-OWNER-OCCUPIED	221	9,122	9,343
	1-NON-OWNER-OCCUPIED(Maui)		65	65
	1-OWNER-OCCUPIED	26,692	443	27,135
	1-OWNER-OCCUPIED(Maui)		3	3
	10-COMMERCIALIZED RES (Maui)	6	237	243
	11-TVR/STRH(Maui)		311	311
	12-LONG TERM RENTAL (Maui)		3,147	3,147
	2-APARTMENT(Maui, Hawaii)		10	10
	3-COMMERCIAL(All Island)	4	115	119
	4-INDUSTRIAL(All Island)		33	33
	5-AGRICULTURAL(All Island)	1	27	28
	6-CONSERVATION(Maui)	4	10	14
Grand Total		**30,892**	**33,238**	**64,130**

The table below shows when these homes were built. It is broken into attached and detached housing, the average number of bedrooms per unit, the average assessed value by the county assessor.

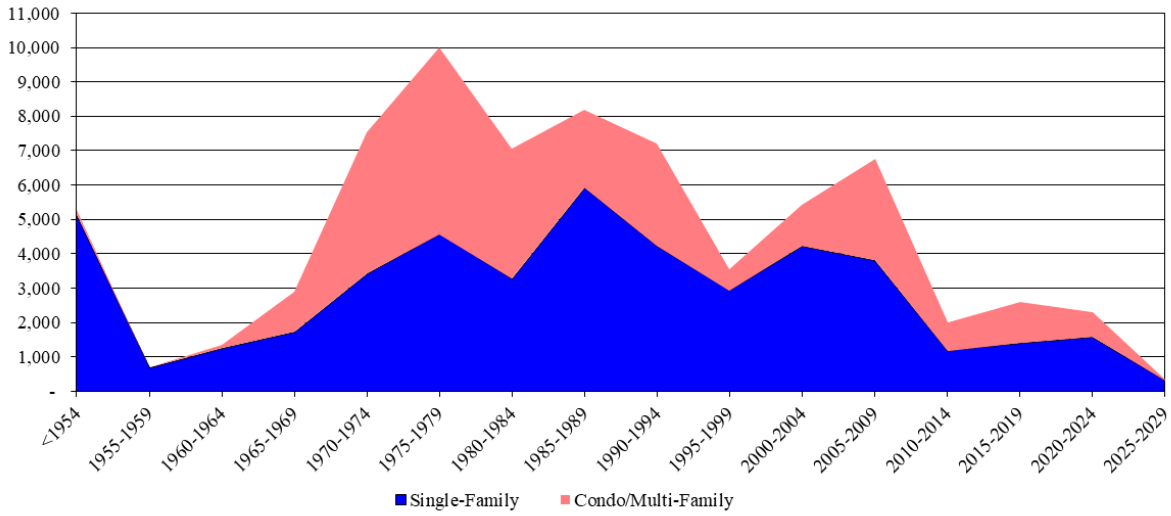
HOUSING PRODUCTION (Single—Family & Condo/Multi—Family)

	SF	MF	SF	MF	SF	MF
	Units	*Units*	*Ass'd $*	*Ass'd $*	*Beds*	*Beds*
<1940	1,735	57	$969,697	$876,293	2.9	2.0
1940-1944	471	1	$968,317	$274,600	3.0	3.0
1945-1949	473	1	$1,140,961	$435,400	2.9	3.0
1950-1954	1,148	1	$1,016,540	$825,900	3.3	4.0
1955-1959	565		$1,241,958		3.3	
1960-1964	1,114	69	$966,385	$1,046,894	3.2	1.8
1965-1969	1,332	1,001	$1,239,130	$763,674	3.4	0.9
1970-1974	2,795	3,864	$1,113,813	$1,012,072	3.1	1.3
1975-1979	4,030	4,817	$1,170,414	$1,153,379	3.0	1.4
1980-1984	2,963	3,464	$1,242,403	$1,374,282	3.0	1.5
1985-1989	5,419	2,155	$1,347,975	$1,103,278	3.0	1.5
1990-1994	3,869	2,813	$1,381,293	$883,819	2.9	1.9
1995-1999	2,702	507	$1,557,343	$1,020,472	3.0	2.1
2000-2004	4,261	870	$1,783,856	$1,500,445	3.0	2.3
2005-2009	3,665	2,455	$1,647,260	$2,551,478	3.0	2.3
2010-2014	1,199	584	$1,890,594	$1,504,417	2.8	2.4
2015-2019	1,400	630	$1,839,032	$1,691,602	2.9	2.9
2020-2024	1,373	390	$1,969,795	$2,951,135	2.9	2.7
2025+	20		$1,254,220		2.3	

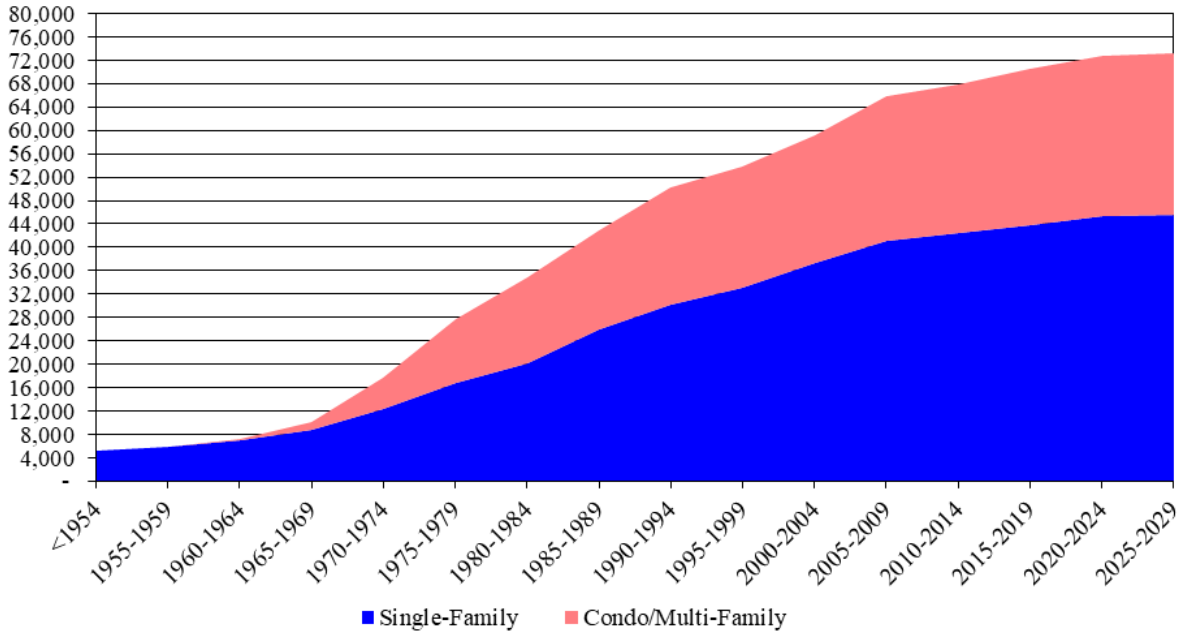
As seen, most of the housing is old, with the bulk of production occurring in the last century (74%). 2005. It shows that more than 50% of multifamily housing was built before 1980, and more than 50% of single-family homes were built before 1985.

Note that the average number of bedrooms per unit of multifamily homes has risen since 1965, likely due to the shift in development away from hotels, with their small bedroom count units, and instead the growth in the popularity of regular multifamily.

HOUSING PRODUCTION by YEAR BUILT (SF & MF, 1955-2025)



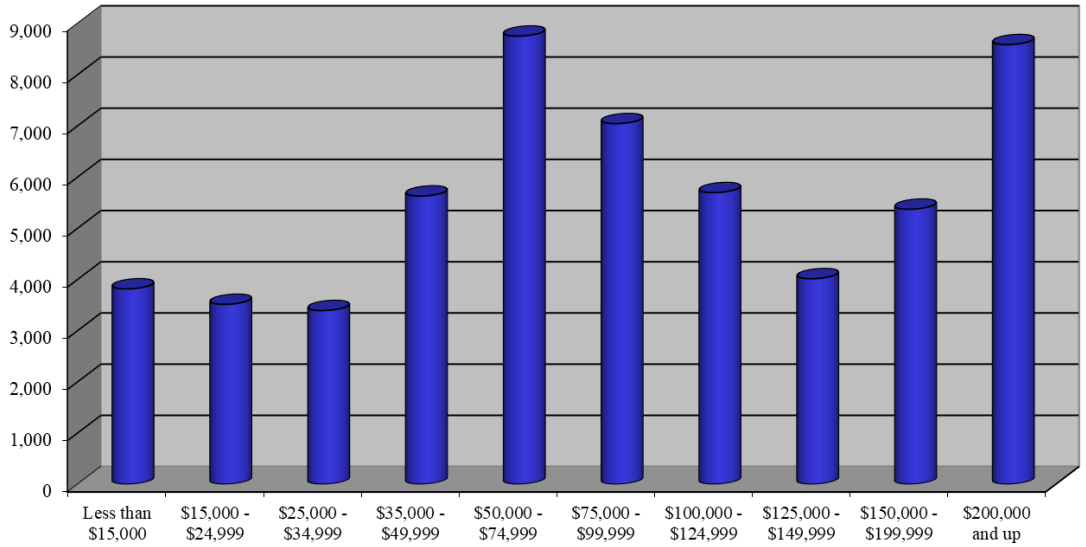
HOUSING PRODUCTION – Cumulative (SF & MF, 1955-2025)



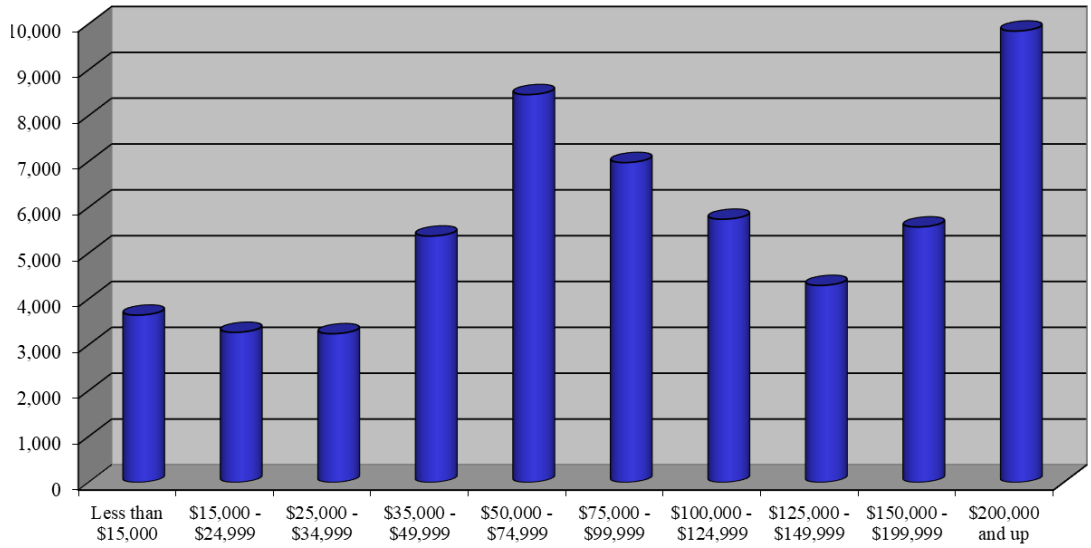
VIII. DEMOGRAPHIC ANALYSIS OF MAUI HOUSEHOLDS

OVERVIEW: The following charts depict the changes in household income and head of household age. It was drawn from 2024 Census data. It then projects an estimation for 2029.

NUMBER OF HOUSEHOLDS BY INCOME SEGMENT (2024)

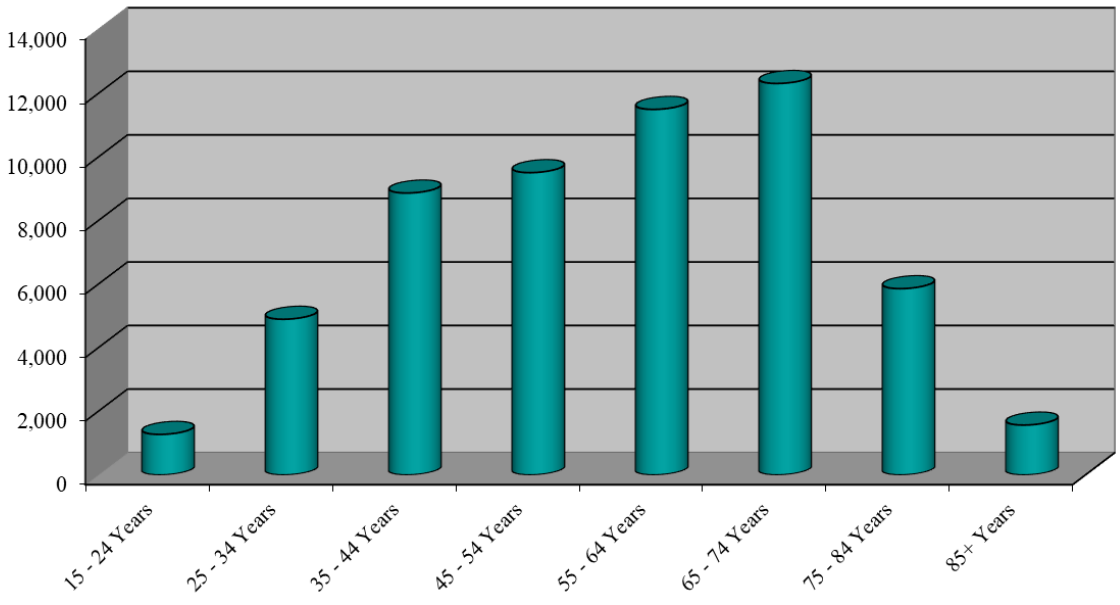


PROJECTED NUMBER OF HOUSEHOLDS BY INCOME SEGMENT (2029)



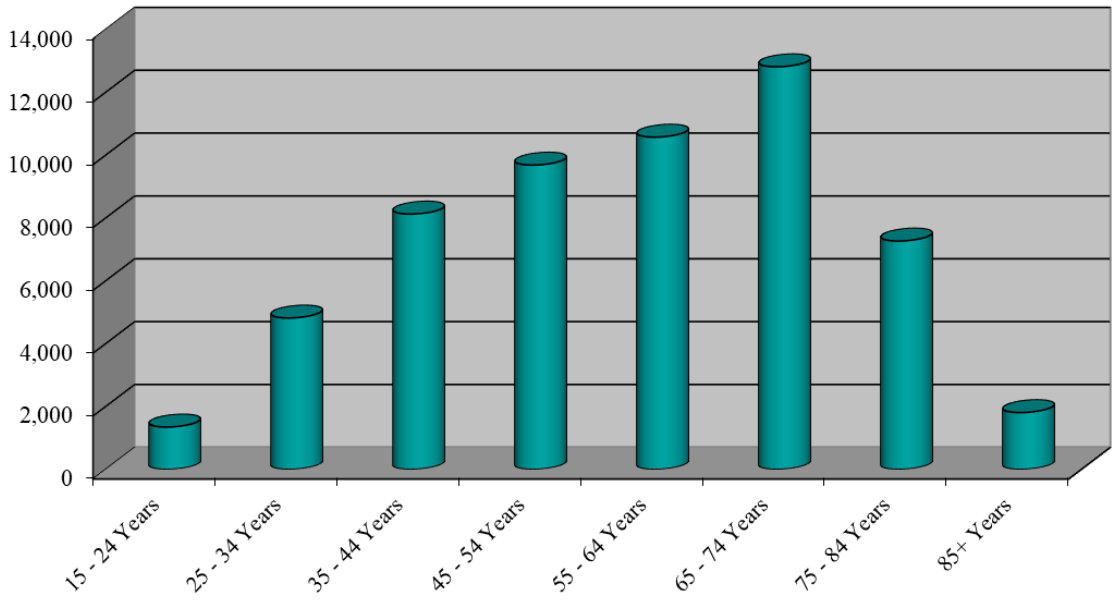
As seen, the largest income segments are $50,000-$74,999 & $200,000 + in both 2024 and 2029 data.

NUMBER OF HOUSEHOLDS BY AGE (2024)



As seen, the largest age segments are 65-74 years old in both 2024 and 2029 data.

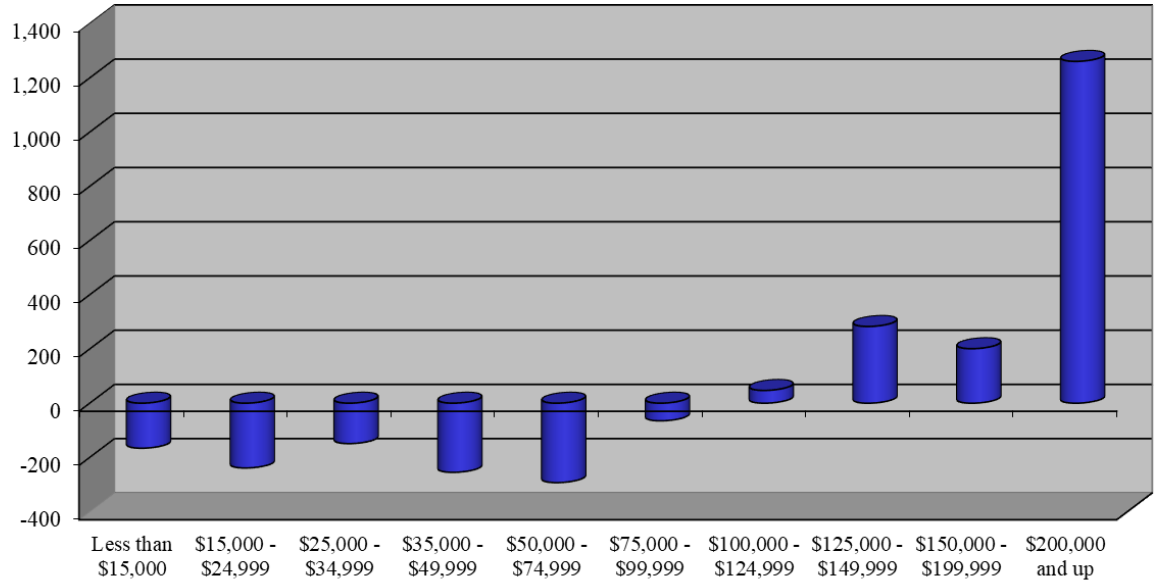
PROJECTED NUMBER OF HOUSEHOLDS BY AGE (2029)



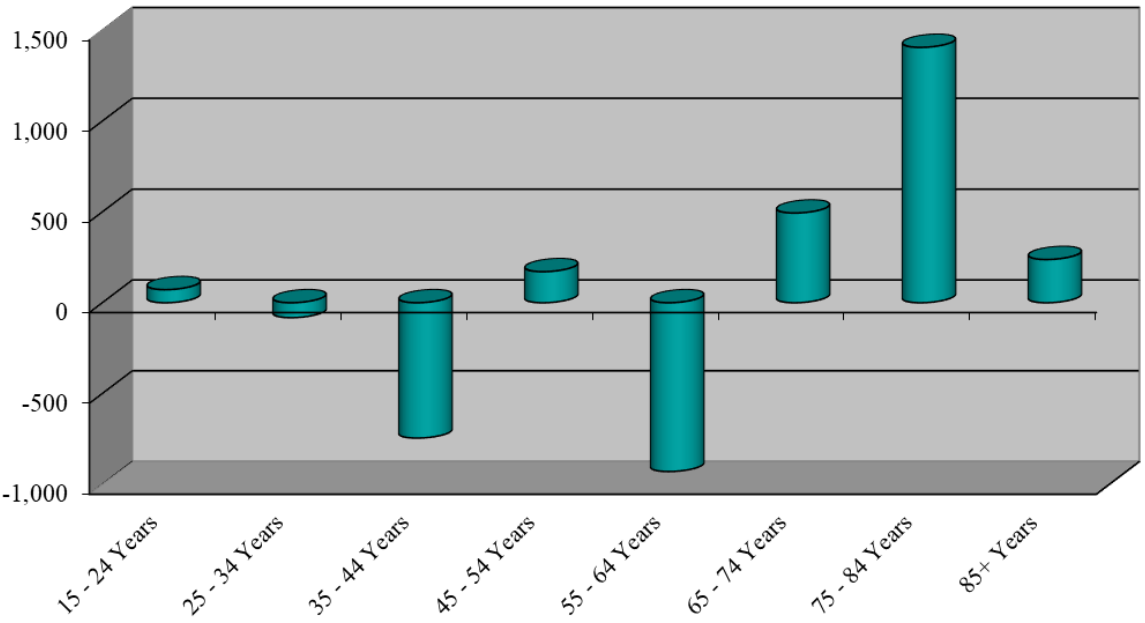
The following charts show the nominal change in household income from 2024 to 2029.

The projected household income changes over the next five years indicate gains concentrated among the four highest income segments, while the six lowest income segments are expected to experience relative declines. This trend suggests a widening of the wealth gap.

PROJECTED HOUSEHOLD INCOME CHANGE (2024 to 2029)



PROJECTED HOUSEHOLDS AGE CHANGE (2024 to 2029)



Household age projections favor older cohorts (65–84) while younger and mid-career segments (35–44 and 55–64) are projected to decline, indicating population aging.

DEMOGRAPHIC ANALYSIS OF INCOME ELIGIBLE HOUSEHOLDS

OVERVIEW: The scope of work calls for a demographic analysis of the number of households in the market area that are income eligible and can afford to pay the rent. The following table uses Census data to describe household sizes in the market by household income, up to $150,000/year.

NUMBER OF HOUSEHOLDS PER HOUSEHOLD INCOME SEGMENT

	1-Person	2-Person	3-Person	4-Person	5+-Person	Totals
$0-10,000	1,203	494	338	195	215	2,445
$10,000-20,000	1,640	722	267	146	160	2,935
$20,000-30,000	1,261	1,018	368	245	369	3,261
$30,000-40,000	1,403	1,135	348	304	436	3,626
$40,000-50,000	938	1,571	449	367	315	3,640
$50,000-60,000	693	1,098	573	575	630	3,569
$60,000-70,000	651	1,257	435	455	446	3,244
$70,000-75,000	325	629	217	228	223	1,622
$75,000-80,000	168	537	299	177	186	1,367
$80,000-90,000	378	1,209	673	399	417	3,076
$90,000-100,000	294	940	524	311	324	2,393
$100,000-112,500	434	1,285	615	490	540	3,364
$100,000-125,000	290	856	410	326	360	2,243
$125,000-150,000	463	1,109	715	816	860	3,963

They estimate that most of the renter population are one to two person households.

RENTER POPULATION, ALL MAUI, BY PEOPLE/HOUSEHOLD

	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
Total Households	5,873	5,687	2,844	1,944	2,439	18,787
Share	31.3%	30.3%	15.1%	10.3%	13%	100.0%

The target market is comprised of those households who satisfy the income restrictions and other requirements for entering a rental contract for these units. The project will be producing one-bedroom, two-bedroom and three-bedroom unit rentals for those making approximately 80%, 100%, 110%,140% and 140% Plus (market) of the Area Median Income (AMI).

The target AMI income limits for Maui per family size, according to HHFDC are described below.

MULTIFAMILY TAX SUBSIDY PROJECT INCOME LIMITS, 2024

AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person
80%	$69,840	$79,840	$89,840	$99,760	$107,760	$115,760	$123,760
100%	$87,300	$99,800	$112,300	$124,700	$134,700	$144,700	$154,700
110%	$96,030	$109,780	$123,530	$137,170	$148,170	$159,170	$170,170
140%	$122,220	$139,720	$157,220	$174,580	$188,580	$202,580	$216,580

Using the above guidelines, the table below depicts the total population of households in the County (meaning, on the island) who are renting, categorized by income bracket according to the number of people in the household.

This data comes from Ribbon Demographics, a firm that specializes in taking US Census data and separating it into segments that are useful for projecting the demographic demand for affordable housing. It defines the relevant target markets of the project.

RENTER ONLY HOUSEHOLDS BY AMI AND FAMILY SIZE, 2024, SOURCE

AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	Sum
80%	660	958	575	443	178	84	25	2,923
100%	440	931	417	237	143	87	31	2,286
110%	143	405	132	113	87	49	12	941
140%	405	673	238	186	238	135	39	1,914
+140%	787	1,722	472	294	169	74	28	3,546
Sum	2,435	4,689	1,834	1,273	815	429	135	11,610

The next step is to determine the number of people in the household who would qualify to live in a unit. This is done relative to the number of bedrooms, per the project's unit supply. Per household size, there is an occupancy requirement for the minimum and maximum number of persons in a household renting an affordable unit.

The rules regulating the rental of the one bedroom say that no less than one person and no more than two people can rent a one-bedroom unit. For two-bedroom units, no fewer than two people and no more than five people can rent a unit. For three-bedroom units, the rule states that no fewer than three people and no more than seven people can rent a unit.

OCCUPANCY REQUIREMENT

Bedrooms	Occupancy Average	Occupancy Range
Studio	1.50	1-2 Persons
1 Bedroom	1.50	1-2 Persons
2 Bedroom	3.00	2-5 Persons
3 Bedroom	4.50	3-7 Persons
4 Bedroom	6.00	4-8 Persons

From this one can derive the number of households in the market area who make the allowable income qualify. This becomes the number of households that constitutes the total potential demand for the project's supply. The table below describes this, by taking the number of qualified households in each family size and combining them into the maximum total demand. For example, the studio and one-bedroom potential demand number is derived by adding the one- and two-person household numbers (660+958=1,618).

RENTER ONLY HOUSEHOLDS BY AMI AND FAMILY SIZE, 2024, DOUBLE COUNTED

AMI	Studio	One Bed	Two Bed	Three Bed	Four Bed	Sum
80%	1,618	1,618	2,154	1,305	730	7,425
100%	1,371	1,371	1,728	915	497	5,883
110%	548	548	737	392	260	2,485
140%	1,079	1,079	1,335	836	598	4,928
140%+	2,510	2,510	2,657	1,037	565	9,279
Sum	7,126	7,126	8,612	4,485	2,651	30,000

Note that these potential demand numbers far exceed the actual demand because they double count: there will not be 1,618 households demanding a studio and a one bedroom, as those that choose a one bedroom will not be available to choose a studio, and vice versa. Thus, the sum of 30,000 in the table above for potential total demand exceeds the sum above it that shows 11,610 households (the number existing in the target market of Maui County).

To arrive at a demand number that is closer to this actual number, we make a number of assumptions to avoid double counting. The table below describes this.

OCCUPANCY REQUIREMENTS AND ASSUMED CAPTURE RATES

Bedrooms	Occupancy Range	Source Demand
1 Bedroom	1-2 Persons	50% of 1-PPL Household & 30% of 2-PPL Household
2 Bedroom	2-5 Persons	50% of 2-PPL Household & 40% of 3-PPL & 20% of 4-PPL Household
3 Bedroom	3-7 Persons	60% of 3-PPL, 50% of 4-PPL Household & 40% of 5-PPL & 6 PPL Household
4 Bedroom	4-8 Persons	30% of 4-PPL Household & 60% of 5-PPL & 6 PPL & 7+ PPL Household

Factoring these assumptions into the table below yields the following estimated demand by AMI and by bedroom count.

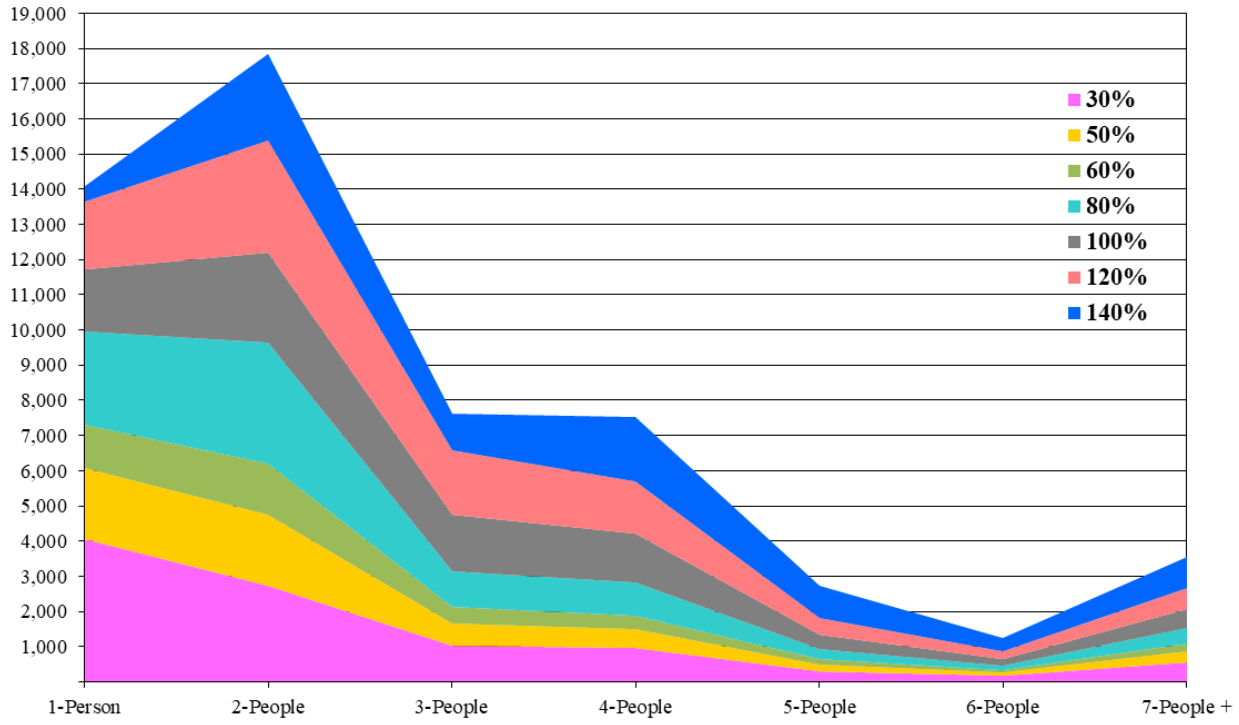
RENTER ONLY HOUSEHOLDS BY AMI AND FAMILY SIZE, 2024, SINGLE COUNTED

AMI	Studio	One Bed	Two Bed	Three Bed	Four Bed	Sum
80%	493	584	715	641	392	2,824
100%	384	472	619	444	298	2,218
110%	145	184	281	185	168	964
140%	337	405	491	397	450	2,079
140%+	738	910	1,237	536	355	3,777
Sum	493	584	715	641	392	2,824

Note that if this project supplies fewer (or no) four-bedroom units, then that demand should migrate into the 3-bedroom unit. The same can be said for the three-bedroom unit, to the same extent. Regardless, the two-bedroom demand is the greatest.

The following chart relates household income, as translated into Area Median Income (AMI), to the number of persons in the household (1 person, 2 persons, etc.). The largest household segment by the number of people in the household is the 1 and 2-person household.

MAUI HOUSEHOLDS BY AMI & FAMILY SIZE (2024)



The following chart relates the household size (per bedroom) by person and average income segment. The largest demand is for studios and one bedroom at the lower end of the income spectrum, and for one and three bedrooms at the higher ends.

IX. OVERVIEW OF MAUI'S REAL ESTATE MARKET

Historically, housing demand on the island has been high. Numerous factors affect the demand for housing, the primary being population growth, household formation and job creation. In the short run, job creation is the most important, as it leads to immigration (leading to population growth and household formation).

Relative to demand, housing supply on the island is low. The best solution to combat the growing demand is to increase the supply of housing for this segment of the population. Maui's housing development process is uncertain, time consuming and expensive, the future supply of units is relatively low compared to pent-up demand.

Factors that contribute to such short supply include the scarcity of land zoned for residential use as well as the arduous process of rezoning under the laws governing land use. Furthermore, construction is costly, labor is tight, and the costs of inputs are high due to long supply chains, high shipping costs, and rising insurance premiums due to the recent wildfires.

THE FOR-SALE HOUSING MARKET:

Much like the state, Maui's residential real estate supply is inelastic and highly constrained. However, these constraints are more pronounced due to elevated development costs, including the expense of transporting construction materials to a remote location and sourcing labor within a relatively small workforce. In addition, the political and regulatory climate is generally unfavorable towards new residential development, particularly higher-end projects and those located in highly visible areas. By contrast, affordable housing and workforce housing, such as that proposed by this project, are more favorably received and actively encouraged by both local governments and community advocacy groups.

For-sale housing demand remains strong, with median single-family home prices hovering around $1.36 million as of fourth quarter of 2025, placing homeownership out of reach for most local households and reinforcing long-term demand for rental alternatives. At the same time, rental vacancies remain near historic lows (below 3%).

Supply constraints are structural and persistent. Maui's limited land base, infrastructure limitations, environmental constraints, and lengthy entitlement processes materially restrict new multifamily production. These constraints have resulted in minimal inventory growth relative to household demand, even during periods of elevated pricing and strong market signals. This has been exacerbated by the 2023 wildfires in Lahaina.

While transaction volume across for-sale housing options (single-family, condos, townhomes, duplexes) has fluctuated with interest rates, rental demand has remained more stable and less cyclical. Policy responses increasingly recognize this imbalance. County and state initiatives have emphasized affordable and workforce rental housing as a priority. In this context, new apartment development represents a net positive addition to housing supply, directly addressing Maui's most acute housing constraint without displacing existing residents.

CURRENT MARKET CONDITIONS:

Housing transactions on Maui have declined sharply compared to recent years, particularly in the condominium segment due to a series of contributing factors. Through March 2025, single-family home sales were down 35 percent year-over-year, while condo sales fell more than 36 percent compared with early 2024 levels.

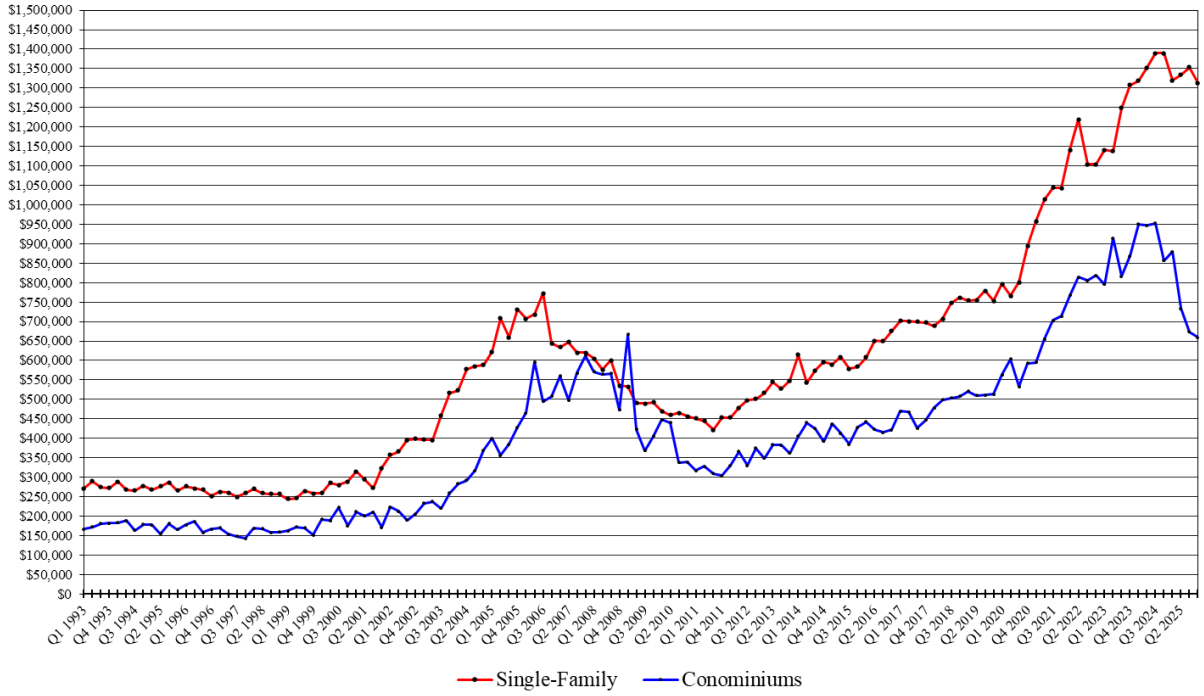
By late 2025, condo market activity continued to soften: median condo sales prices were reported as low as $595,000, with days on market rising and negotiating leverage shifting toward buyers. Closed sales in November 2025 were down over 20 percent year-over-year for single-family homes, alongside an increase in new listings. The primary drivers of the sales slowdown include elevated borrowing costs, prolonged uncertainty surrounding Bill 9 (exclusively affecting the condo market), and rising supply-side costs, which increased development expenses and, in turn, is passed on to homebuyers. National 30-year mortgage rates remained elevated through much of 2024–2025, generally above 6.5 percent, which has discouraged many existing homeowners from listing their properties and contributed to a "lock-in" effect that limits resale supply and dampens transaction volume.

Insurance costs have also risen, in part due to increasing losses from catastrophic events and local market dynamics following the 2023 Lahaina wildfires. In 2023, the Hawaii Department of Commerce and Consumer Affairs announced that Universal Property & Casualty would exit the Hawaii insurance market, with policies terminating by August 2024, reducing coverage options and exerting upward pressure on premiums for homeowners and condominium associations alike.

Overall, the combination of high mortgage rates, inventory conditions that favor buyers, and rising insurance costs has constrained housing resale activity on Maui. When paired with broader structural constraints on new development, these conditions contribute to a tight, less fluid housing market that limits mobility for current owners and entry opportunities for new buyers, particularly in multifamily and workforce housing segments.

The following chart shows the price activity in the market.

MLS MEDIAN SALE PRICES



THE FOR-SALE HOUSING MARKET:

Much like the state, Maui's residential real estate supply is inelastic and highly constrained. However, these constraints are more pronounced due to elevated development costs, including the expense of transporting construction materials to a remote location and sourcing labor within a relatively small workforce. In addition, the political and regulatory climate is generally unfavorable towards new residential development, particularly higher-end projects and those located in highly visible areas. By contrast, affordable housing and workforce housing, such as that proposed by this project, are more favorably received and actively encouraged by both local governments and community advocacy groups.

For-sale housing demand remains strong, with median single-family home prices hovering around $1.36 million as of fourth quarter of 2025, placing homeownership out of reach for most local households and reinforcing long-term demand for rental alternatives. At the same time, rental vacancies remain near historic lows (below 3%).

Supply constraints are structural and persistent. Maui's limited land base, infrastructure limitations, environmental constraints, and lengthy entitlement processes materially restrict new multifamily production. These constraints have resulted in minimal inventory growth relative to household demand, even during periods of elevated pricing and strong market signals. This has been exacerbated by the 2023 wildfires in Lahaina.

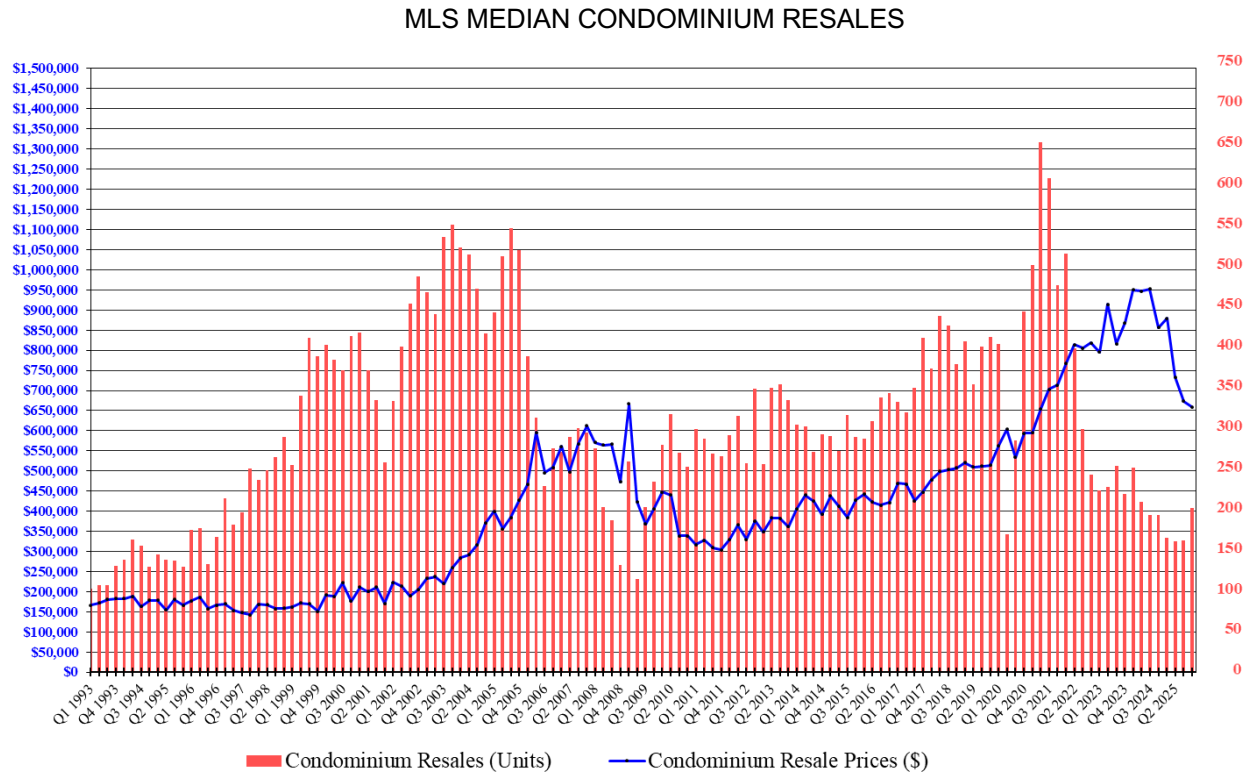
While transaction volume across for-sale housing options (single-family, condos, townhomes, duplexes) has fluctuated with interest rates, rental demand has remained more stable and less cyclical. Policy responses increasingly recognize this imbalance. County and state initiatives have emphasized affordable and workforce rental housing as a priority. In this context, new apartment development represents a net positive addition to housing supply, directly addressing Maui's most acute housing constraint without displacing existing residents.

CURRENT MARKET CONDITIONS:

Housing transactions on Maui have declined sharply compared to recent years, particularly in the condominium segment due to a series of contributing factors. Through March 2025, single-family home sales were down 35 percent year-over-year, while condo sales fell more than 36 percent compared with early 2024 levels.

By late 2025, condo market activity continued to soften: median condo sales prices were reported as low as $595,000, with days on market rising and negotiating leverage shifting toward buyers. Closed sales in November 2025 were down over 20 percent year-over-year for single-family homes, alongside an increase in new listings. The primary drivers of the sales slowdown include elevated borrowing costs, prolonged uncertainty surrounding Bill 9 (exclusively affecting the condo market), and rising supply-side costs, which increased development expenses and, in turn, is passed on to homebuyers. National 30-year mortgage rates remained elevated through much of 2024–2025, generally above 6.5 percent, which has discouraged many existing homeowners from listing their properties and contributed to a "lock-in" effect that limits resale supply and dampens transaction volume.

Note that the resale market is the best indicator of local – as opposed to offshore – demand.



OVERVIEW OF MAUI'S RENTAL MARKET

The national rental market is currently characterized by high supply and stabilizing or slightly declining prices, making 2026 a "renter-friendly" year. This is not the case for the subject property or the market area. Maui is directly opposite the soft markets of the Sun Belt & Mountain West. Austin (-5.9%), San Antonio, and Phoenix are seeing sharp declines due to a massive wave of new apartment completions. Maui is more incongruence with the Resilient Markets of the U.S. Northeast & Midwest, where rents continue to rise in areas with limited new construction, such as Virginia Beach (+5.3%), Chicago (+4.8% to 5.4%), and Providence.

Maui remains one of the most expensive and supply-constrained markets in the U.S. and is defined by extreme high-cost volatility and significant regulatory shifts. This is due to ongoing recovery from the 2023 wildfires and new legislation targeting short-term rentals.

Thanks to the wildfire's on-going and persistent displacement, many fire-impacted households still pay 50–60% more in rent than they did pre-wildfire. The cleanup operation by FEMA contributed to artificial price inflation by leasing units at above fair-market prices to incentivize landlords to house wildfire and other victims.

In late 2025, Maui County passed Bill 9, a landmark law aimed at returning approximately 7,000 short-term vacation rentals to the long-term housing stock. Short-term rentals in apartment-zoned districts must convert to long-term use by January 1, 2029 (West Maui)

and January 1, 2031 (South Maui). The impact on the market. indicate increased inventory in affected condo segments, longer decision timelines for buyers, and price reductions—with some areas seeing median condo price declines of over 20%. On top of that, Maui County anticipates a reduction of over $65 million in annual property tax revenue, plus a decline in tourism.

HISTORY:

The rental market in the County is crowded and expensive. Unlike most urban areas in the United States where large rental operators are common, the island of Maui consists of many small developments. Most multifamily development for local renter households occurred on small parcels of land by small groups of local investors due to the ease of financing. As a result, the rental market is predominantly comprised of small operators and/or mom-and-pop landlords. All these factors have contributed to Hawaii, and Maui, continually being named one of the least affordable cities in the US (using US Census data).

- Maui has a significant housing shortfall, especially for lower-income households. A 2024 state planning study estimates Maui needs roughly 14,987 units through 2027, with over 2,200 rental units at the lowest income levels currently lacking.

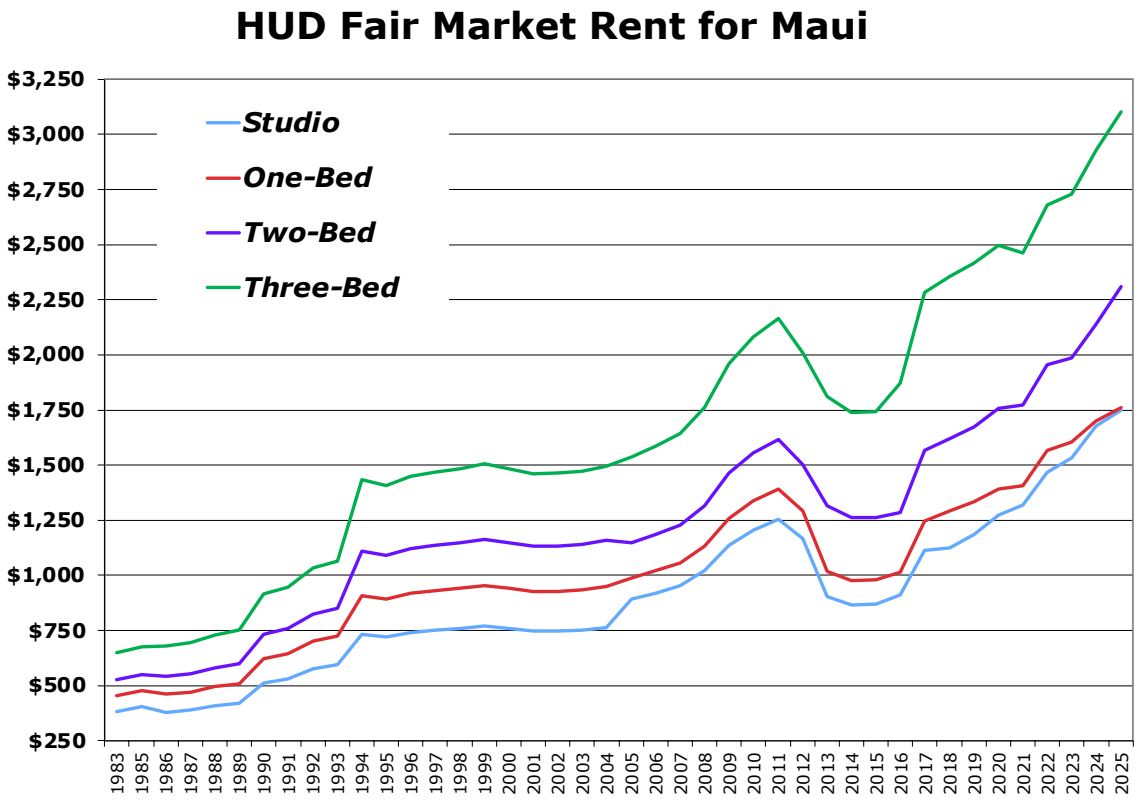
- Rental costs on Maui remain elevated with vacancy rates below 2 percent in mid-2025, and typical market rents for two- and three-bedroom units priced well above pre-fire levels, in some cases nearly double.

- Maui County's Bill 9, passed in late 2025, will phase out over 6,200 apartment-zoned short-term rentals by 2029–2031, adding thousands of units to the long-term housing stock. This policy is expected to put downward pressure on rents by artificially increasing supply.

- Investment interest remains focused on Maui's housing gap. Limited supply, strong rental demand, and constrained inventory continue to draw interest from developers and institutional investors targeting multifamily and workforce housing projects.

RENTAL MARKET, CURRENT CONDITIONS:

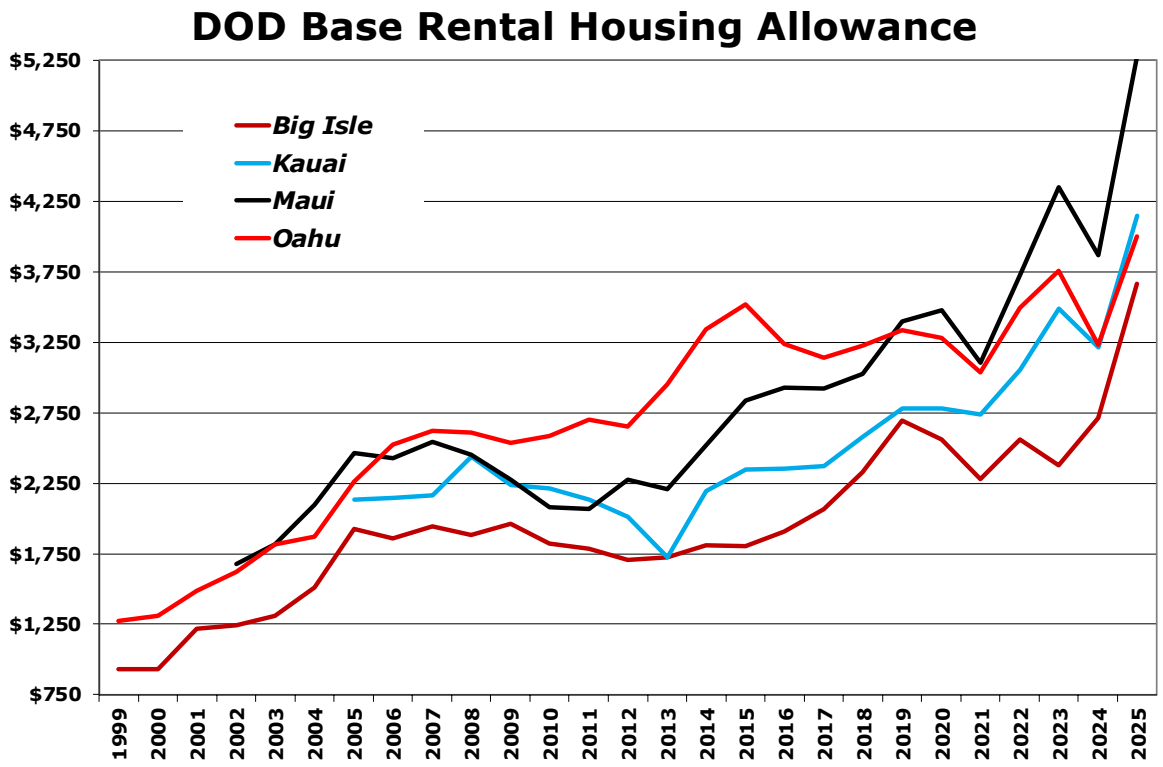
Looking at the rental rates in the market, the next table describes the trend overtime on Maui. It is drawn from the US Housing and Urban Development department, HUD's Fair Market Rent. It is an annual estimate of the gross rents for an area (and encompasses the shelter rent plus the cost of all tenant-paid utilities, minus conveniences, like telephone). Averages are calculated including all AMI categories from 30% to 140% of AMI for each year by bedroom.



Another source of rental trend information from a public agency comes from the Department of Defense, the Base Allowance for Housing (BAH), and it is their description of the rental market rates, done in conjunction with providing their personnel based in the county with a rental allowance, this is done for all counties where military personnel are based, and adjusted for a cost of living.

The following table shows the average allowance that the military provides to its households without dependents, when stationed on Maui, and the counties.

The following chart shows a series of BAH rental rates for all islands sourced from the Department of Defense.



A major effect of high housing costs on households is that they re-rent part of their shelter to friends or families. Evidence of this is measured by the US Census, and they define crowding as 2 or more people per bedroom. They also measure doubling up via surveys and define that as 'more than one family group' in a household.

In the last Housing Planning Study, such a survey was performed and the results from Maui show that for owners, 4.5% of the respondents characterized their living situation as 'crowded' and another 14.7% indicated 'doubling up' in the household. For renter respondents, 18.4% of them indicated 'crowding' and another 13.5% said yes to 'doubling up."

CROWDING & DOUBLING UP, ALL MAUI HOUSEHOLDS SURVEYED

	Owners	Renter
Crowded	4.50%	18.40%
Doubled up	14.70%	13.50%
Crowded & Doubled Up	18.00%	26.60%

The following tables show the data by area.

MAUI HOUSEHOLDS DOUBLING UP, BY AREA

	Upcountry	Central Maui	North Shore	South Maui	West Maui
Yes	12.20%	13.70%	13.50%	16.30%	16.50%
No	87.80%	86.30%	86.50%	83.70%	83.50%

MAUI HOUSEHOLDS CROWDING, BY AREA

People/Bedroom	Upcountry	Central Maui	North Shore	South Maui	West Maui
Less than 2	92.30%	88.80%	94.90%	91.10%	85.70%
More than 2	7.70%	11.20%	5.10%	8.90%	14.30%

MAUI HOUSEHOLDS DOUBLING UP & CROWDING, BY AREA

	Upcountry	Central Maui	North Shore	South Maui	West Maui
Either or Both	18.70%	22.70%	17.40%	22.00%	25.50%
Neither	81.30%	77.30%	82.60%	78.00%	74.50%

X. DESCRIPTION OF COMPARABLE DEVELOPMENTS IN THE MARKET AREA

The following is an analysis of six professionally managed and owned market rate apartment buildings within the Maui market, cumulatively containing +/-600 units:

- Sunset Terrace (Lahaina),
- Paradise Gardens (Kihei),
- Piilani Gardens (Kihei),
- Kihei Regency (Kihei), and
- Waterfront Apartments (Kahului).

All are older developments.

Piilani Gardens is a 200+ unit garden style apartment building in Kihei containing all 2-bedroom units; the owner reported no vacant units and very low turnover and reported asking rates ranging from $2,400 to $2,900 for a 2-bedroom unit. This property was completed in 2002.

Paradise Gardens and Kihei Regency, both in Kihei, are under common ownership and are older developments in need of substantial unit upgrades and capital improvements. Nevertheless, both properties are 96%-97% occupied with rental rates ranging from $1,900 to $2,300 for 1-bedroom units and $2,100 to $2,500 for 2-bedroom units; the rental rates reflecting the age and conditions of the properties.

XI. DESCRIPTION OF RENTAL TRENDS IN THE MARKET AREA

The source of the supply side of the rental market data comes from Craigslist, an Internet platform, as well as Zillow, Rent.com, and others.

The data fields that are important would be:

- Asking rent,
- Bedroom count,
- Location,
- Furnished - unfinished,
- Date of availability,

- Other qualifying conditions (HUD, affordable, elderly, etc.).

Note: where possible, the data locates the units by the areas in which they sit, as follows:

- North Shore: Paia, Haiku, Spreckelsville, Hana
- Central: Wailuku, Kahului, Waiehu, Makawao, Kula and Pukalani
- Upcountry: Haiku, Makawao, Kula and Pukalani
- West: Kapalua, Kanapaali, Lahaina, Napili
- South: Maalaea, Kihei, Wailea, Makena

We note that Craigslist is the primary marketing channel for owners and tenants in the marketplace; thus, much of our research on rental properties was focused on data from Craigslist.

The app was surveyed and scraped all listings of 1, 2 and 3-bedroom units for analysis. We reviewed the data for rented units that were advertised as long-term.

COMPARABLE MARKET RENTAL RATES 2025 ON CRAIGSLIST

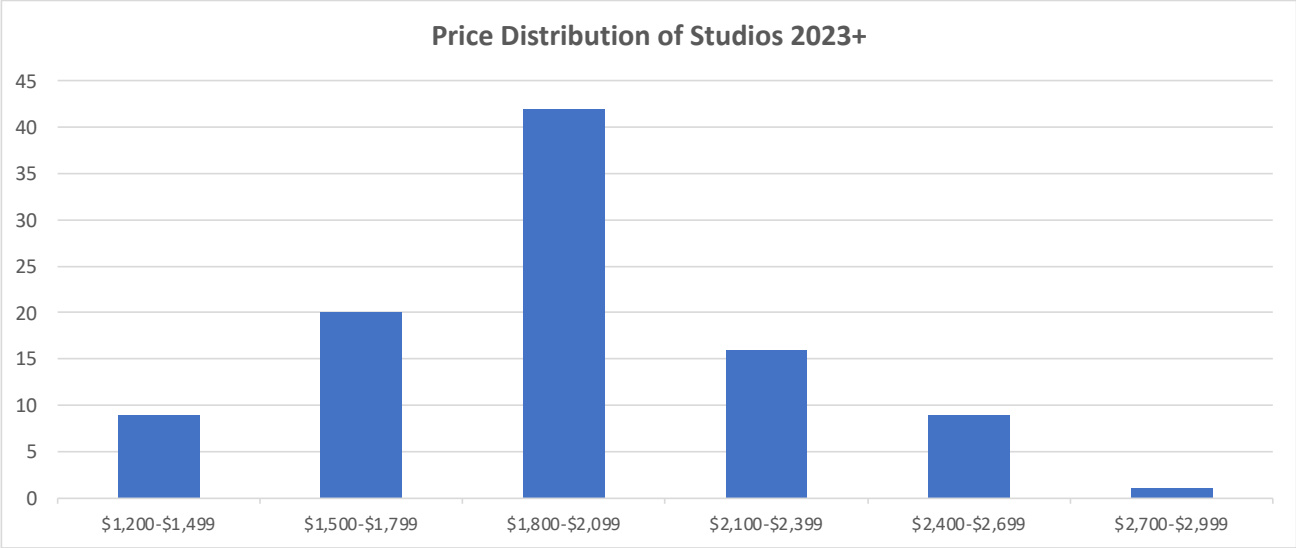
Beds	Listing Count	Min Rents	Ave Rents	Max Rents
One Bed	135	$900	$2,318	$4,100
Two Bed	145	$1,950	$3,129	$5,495
Three Bed	72	$2,600	$4,402	$7,000

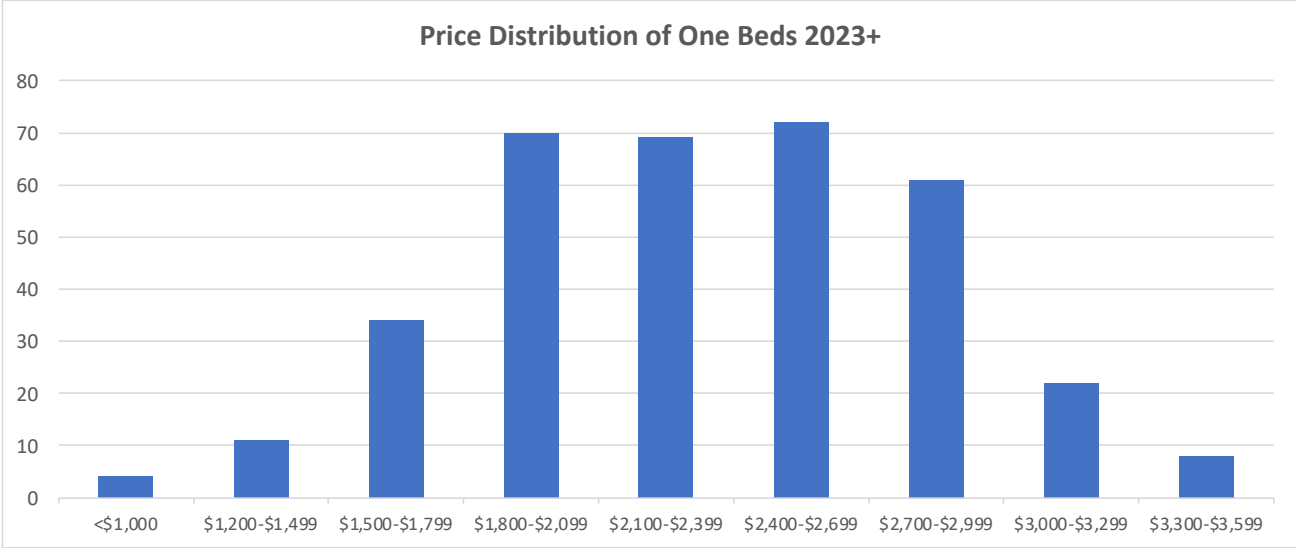
In the table below, these market rates were broken out by area. As seen, the minimum rents in the market area of Central Maui are above the project rents.

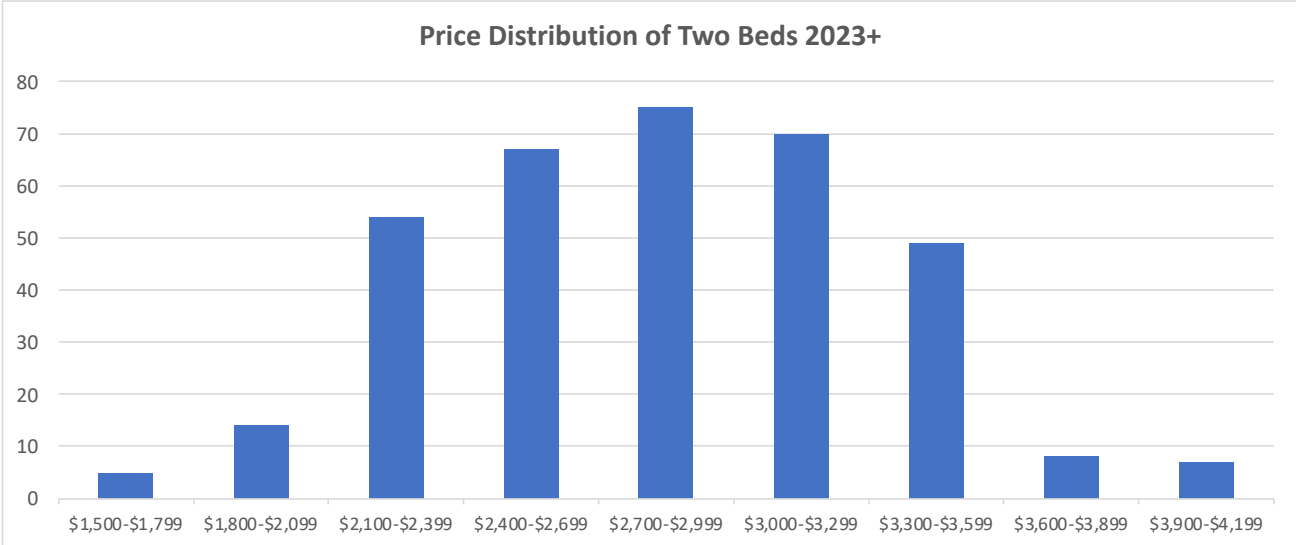
COMPARABLE MARKET RENTAL RATES BY LOCATION

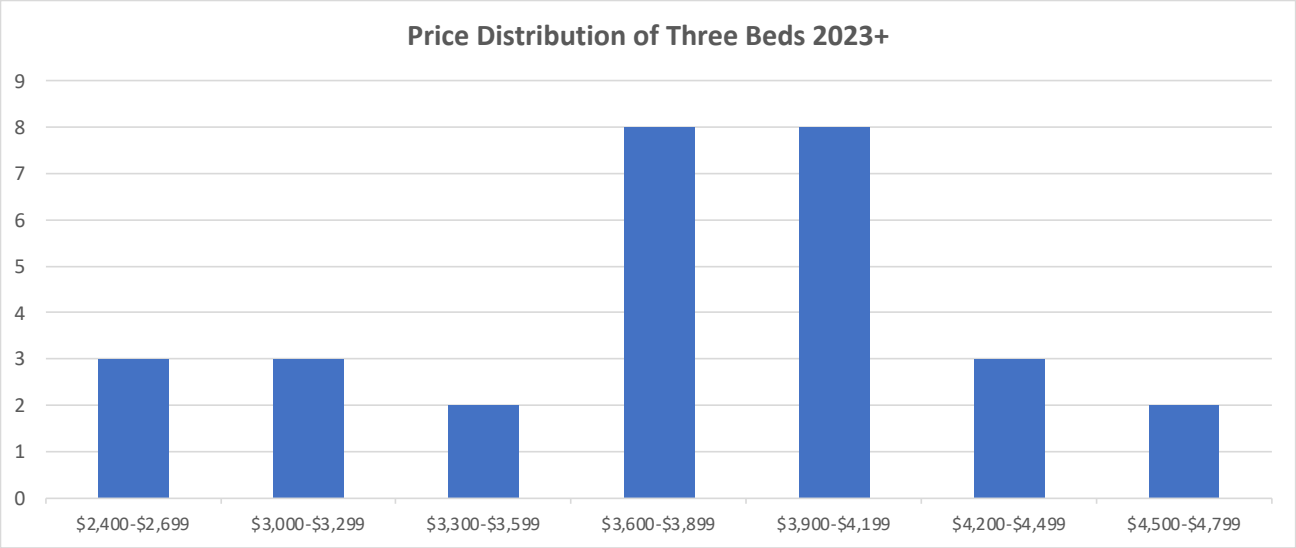
	Min Rent			Ave Rent			Max Rent		
Area	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed
Central	$1,650	$1,950	$2,800	$2,088	$2,799	$4,444	$3,500	$5,495	$6,500
South	$1,700	$2,300	$3,700	$2,606	$3,203	$4,898	$4,100	$4,500	$6,800
Upcountry	$900	$2,000	$2,600	$2,135	$3,263	$4,033	$3,500	$5,000	$7,000
West	$2,700	$2,618	$5,500	$2,953	$3,606	$5,500	$3,300	$5,000	$5,500

The following distributions are charted according to the price range Into which they fall. These distribution show all the units available, furniture or unfurnished, utilities or no utilities, all areas of the island.


Price Distribution of Studios 2023+
45
40
35
30
25
20
15
10
5
0
$1,200-$1,499
$1,500-$1,799
$1,800-$2,099
$2,100-$2,399
$2,400-$2,699
$2,700-$2,999


Price Distribution of One Beds 2023+
80
70
60
50
40
30
20
10
0
<$1,000
$1,200-$1,499
$1,500-$1,799
$1,800-$2,099
$2,100-$2,399
$2,400-$2,699
$2,700-$2,999
$3,000-$3,299
$3,300-$3,599


Price Distribution of Two Beds 2023+
80
70
60
50
40
30
20
10
0
$1,500-$1,799
$1,800-$2,099
$2,100-$2,399
$2,400-$2,699
$2,700-$2,999
$3,000-$3,299
$3,300-$3,599
$3,600-$3,899
$3,900-$4,199



ZILLOW: Finally, the Zillow listings for February this year were downloaded and analyzed. Because they are more precise, they include the size of the unit. The following table describes the rental market, islandwide and just for Central.

ZILLOW LISTINGS & RENTS, ISLAND-WIDE

Bedrooms	Min Rent$	Ave Rent$	Max of Rent$	Ave SF	Count
Studio	$1,500	$1,911	$3,100	392	14
1 Bed	$1,050	$3,422	$10,475	694	60
2 Bed	$1,800	$4,210	$29,500	2,273	83
3 Bed	$2,700	$5,627	$12,500	1,472	46
4 Bed	$4,100	$6,311	$15,000	2,041	9

ZILLOW LISTINGS & RENTS, CENTRAL ONLY

Bedrooms	Min Rent$	Ave Rent$	Max of Rent$	Ave SF	Count
Studio	$1,500	$1,575	$1,650	475	2
1 Bed	$1,400	$2,860	$8,526	683	13
2 Bed	$1,800	$2,998	$4,250	882	22
3 Bed	$3,650	$4,958	$7,900	1,396	6
4 Bed	$4,100	$4,100	$4,100	2,000	1

For comparison purposes, The previous stable is reproduced below for comparison purposes. As seen, Zillow shows higher average rents. This could be due to a higher quality clientele, or a more professional one. Craigslist tends to be good but includes scam artists and other inaccuracies.

CRAIGSLIST LISTINGS & RENTS

Bedroom Counts	Listings, All Island	Ave Rents, All Island	Listings, Central	Ave Rents, Central
Studio	110	$2,030	23	$2,342
1 Bed	363	$2,314	48	$2,066
2 Bed	363	$2,901	157	$2,668
3 Bed	37	$3,991	14	$3,643
4 Bed				

XII. PROPOSED PROJECTS IN THE MARKET AREAS

Identification and commentary of proposed projects would be projects that were awarded tax credits that are underway for the future.

Year	Project	Applicant	Target	Affordability Period	Affd. Units
2020	Kaiaulu O Halelea	A0716 Kihei	Family	65	63
2020	Kaiaulu O Kupuohi (c)	A0704 Lahaina	Family	65	88
2021	Hale O Pi'ikea I	Ikenákea Pi'ikea	Family	61	89
2021	Kaiaulu O Halelea 1B	A0721 Kihei	Family	65	55
2022	Hale Pilina Family I (9%)	Hale Pilina I LP	Family	61	88

Above and including this, there are several housing projects approved and underway, totaling about 1,350 housing units.

These include and overlap the ones mentioned above:

- 223 affordable housing units at Hale O Pi'ikea in Kīhei;
- 28 single-family workforce housing units for Kilohana Makai in Kīhei;
- 500 residential workforce housing units for Waikapū Country Town;
- 212 low-income housing units at Aikanaha Phases 1 and 2 in Waikapū;
- 120 affordable housing units at Hale Mahaolu Ke Kahua in Waiehu;
- 178 affordable housing units for Hale Pilina in Kahului; and
- 89 affordable housing units for the rebuild of Kaiāulu o Kupuohi in Lahaina.

XIII. SUPPLY PIPELINE

This section will describe and analyze the competitive interference to this development, in terms of the future specific projects that will overlap and/or compete.

WAILUKU/WAIKAPU:

Within the boundaries of the subject site, The Dowling Company is completing Pu'uhona, a for-sale DHHL homestead community in Waikapū/Wailuku consisting of 137 turnkey single-family homes. Phase I through VI units is already delivered, with next phases under active construction and full buildout expected by end of year 2026, making Pu'uhona the most proximate and relevant near-term project considering 137 beneficiary families will already live in the community. Also, in Wailuku/Kehalani, The Dowling Company is developing Kehalani Affordable Apartments, a 35-unit affordable rental project delivering rents from 30% to 60% of AMI. It has obtained all discretionary approvals and is advancing through financing and building permit review, with an anticipated end of year 2027 delivery. No other projects in Wailuku or Kehalani are expected to deliver meaningful rental or for-sale inventory within this timeframe.

KAHULUI:

The nearest project with a comparable delivery window in 2027 is Hale Pilina, an approximately 178-unit affordable rental development in Kahului that is currently under

construction and expected to complete and begin leasing in late 2027. Other Kahului projects, including Kaiahale ‘o Kahiluhilu, a 303-unit affordable rental community, remain in pre-construction or early permitting phases with expected delivery beyond 2028.

WAIEHU/CENTRAL:

Proposed projects in Waiehu and the broader Central Maui area consist primarily of large, multi-phase homestead subdivisions and master-planned communities with extended development timelines and phased absorption schedules extending into 2029 and beyond.

XVI. CONCLUDING REMARKS

Simply put, the community has been underserved by housing development, for generations… especially at the workforce level. This has been accentuated by the tragic fire in Lahaina, and garnered attention nationally and across the state.

About 547 homes at 12 properties in Lahaina serving predominantly low-income households were destroyed or rendered uninhabitable by the fire. The largest property on the list was Front Street Apartments with 142 units. Hawaii Public Housing Authority had two properties affected by the fire: Piilani Homes with 42 units and David Malo Circle with 18 apartments. A Maui nonprofit, Hale Mahaolu, lost 192 units in five low-income housing projects they managed. The properties were the 112-unit Lahaina Surf, a pair of 20-unit projects owned by the county called Komohana Hale and Crossroads, the 35-unit Hale Mahaolu Eono for older residents who can live independently, and a separate Hale Mahaolu Eono property with five homes.

The loss of these 547 units is a significant portion of 1,300 affordable units the nonprofit owned or managed on the island before the fire.

The effects of this are observable in the ALICE (Asset Limited, Income Constrained, Employed) analysis of the community. The ALICE designation represents families unable to afford the basics of housing, childcare, food, transportation, health care, and technology. In 2022, their measurement of the number of families in poverty and the number of families in financial hardship was measured (ALICE families).

The latest ALICE data comes from a telephone and online survey of full-time Hawai‘i residents between June 24, 2024 and August 27, 2024. A total of 1,870 completed surveys were collected during this period. The margin of error for a sample of this size is +/- 2.27 percentage points with a 95 percent confidence level.

NUMBER OF ALICE HOUSEHOLDS OVERTIME

Year	Poverty	ALICE	Above	Total Household	% ALICE + Poverty
2010	5,197	19,576	27,120	51,893	48%
2012	5,397	18,847	27,876	52,120	47%
2014	6,129	17,365	30,809	54,303	43%
2016	4,537	16,257	32,818	53,612	39%
2018	3,085	19,130	30,579	52,794	42%
2019	5,897	18,102	30,745	54,744	44%
2021	6,381	21,301	28,637	56,319	49%
2022	5,434	22,871	29,050	57,355	49%
2023	5,134	25,675	26,039	56,848	54%

While all other counties have seen a decrease in the share of households below the ALICE Threshold, Maui County experienced an increase – a majority of households in Maui County are currently below the ALICE Threshold.

Seven in ten (70%) residents of Maui County at the time of the fires experienced a personal loss, financial hardship or health issue resulting from the disaster.

APPENDIX ‘G’ – EISPN COMMENT LETTERS AND RESPONSES

Outlook

[EXTERNAL] Comments for the proposed Ho'onani Village Mixed-Use Development Project, Kahului, Maui

From Gary, Deena T <deena_gary@fws.gov>
Date Wed 12/10/2025 3:19 PM
To emurai@pdg-hawaii.com <emurai@pdg-hawaii.com>; DBEDT LUC <dbedt.luc.web@hawaii.gov>
Cc Javar-Salas, Chelsie <chelsie_javar-salas@fws.gov>

1 attachment (1 MB)
IPaC Info Letter_Species List Instructions_PIFWO_20Apr2022_Final.pdf;



Hello,

In addition to the flora and fauna survey that will be done as part of the environmental review process, I recommend obtaining an Official Species List (OSL) in our new Information for Planning and Consultation (IPaC) online tool by accessing this link: https://ipac.ecosphere.fws.gov/.

Please see the attached pdf with detailed directions on how you obtain an OSL in IPaC.

Once you have entered your basic project information, including a map of the project (you can use the map drawing tool or upload a GIS polygon that contains the project area(s)), you will need to formally submit the OSL. A copy will automatically be sent to our office. Each submitted project is assigned a unique Project Code in IPaC. This Project Code should be provided to our office with any correspondence relating to a given project.

Your IPaC generated OSL will include all federally listed species, critical habitat, migratory birds, and wetland habitat that occurs, or may transit through, the project area(s). Each species on your OSL will have a link directly below it that provides the Service's recommended avoidance and minimization measures (AMMs) for that species.

Please note, an Official Species List is valid for only 90 days because the status of a species can change and new occurrences of federally listed species could be found.

A few IPAC tips:

- If you choose the option to upload a polygon for your project area, please include all TMKs/sites in a single polygon. Otherwise, you will get a different project code for every TMK/site. However, if your project spans distinct habitat types, you may want to obtain a separate OSL for each site to better distinguish which species/critical habitat/migratory birds/wetland habitat are present at, or may transit through, each site.
- At this time, unless you are a federal agency with a programmatic consultation with us, you can ignore any requests to further your consultation in IPaC and prompts to utilize D Keys. The only thing you need to do is enter your basic project information and submit for an OSL.
- Additional background information on IPaC:
  - Your official IPaC species list is based on species' ranges. IPaC generates a list of all federally listed species and other trust resources that are or could potentially be in the project area.

- If your IPaC species list includes a species you do not think occurs in or will transit through the project area, explain why in your consultation letter.
- Implementing surveys is a good way to determine if a species is present or not.
- We recommend our partners incorporate all the species and their associated AMMs in their impacts analysis.
- The AMMS are there to help you avoid and minimize effects to listed species, critical habitat, migratory birds, and wetland habitat.

Please do not hesitate to contact me if you need additional assistance.

Deena Gary
Fish and Wildlife Biologist
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, Hawai‘i 96850
Phone: 808-460-7709
Email: Deena_Gary@fws.gov

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, Hawai‘i 96850

Subject: IPaC generated official species list for the Pacific Islands Fish and Wildlife Office

Dear Action Agency or Applicant:

The Pacific Islands Fish and Wildlife Office (PIFWO) is transitioning to the Information for Planning and Consultation (IPaC) online portal, https://ipac.ecosphere.fws.gov/ for federal action agencies and non-federal agencies or individuals to obtain official species lists, including threatened and endangered species, designated critical habitat, and avoidance and minimization measures to consider in your general project design. IPaC has been used by continental USFWS offices to provide official species lists and avoidance and minimization guidance since 2017. Using IPaC expedites the process for species list distribution. Obtaining a species list in IPaC is relatively straightforward and takes minimal time to complete. Step by step instructions are included below.

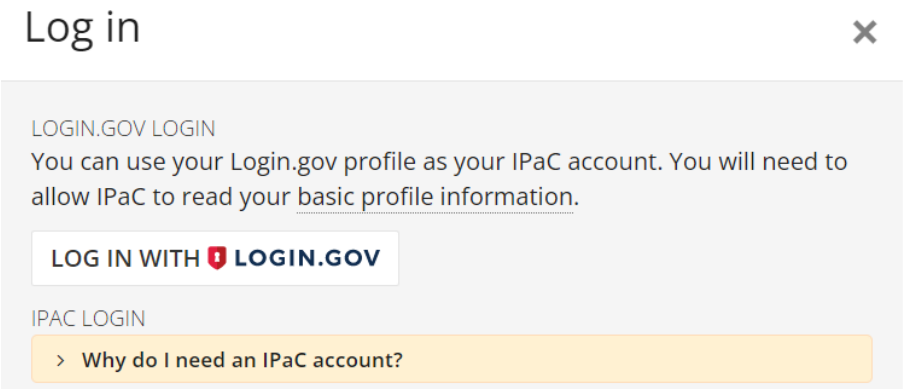
Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of your species list should be verified after 90 days. New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change the species list. Verification can be completed by visiting the IPaC website at regular intervals during project planning and implementation. An updated list may be requested through the IPaC system by completing the same process used to obtain the initial species list.

We hope this process provides efficiencies to our partners in obtaining a species list. For federal action agencies, it also opens additional IPaC functionality that the PIFWO office is still working on, such as the use of Determination Keys for informal section 7 programmatic consultations. We will let our agency partners know when that functionality becomes available.

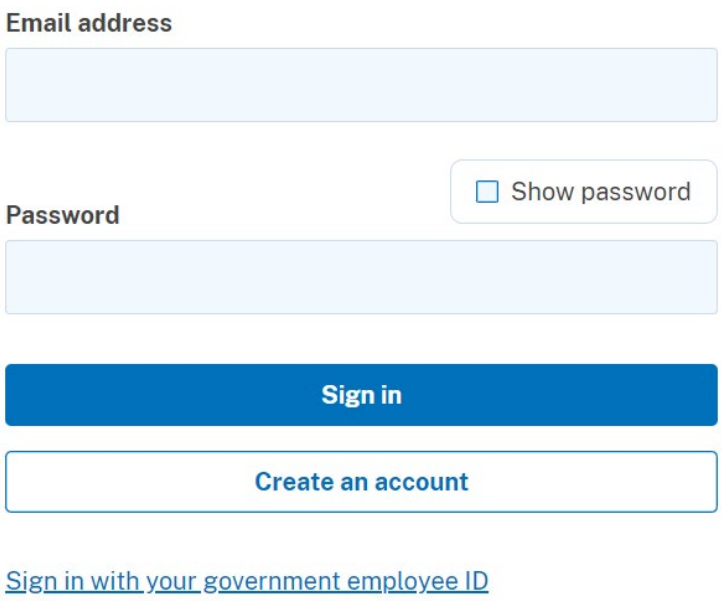
If you have questions about a species list obtained through the IPaC system or need assistance in completing an IPaC species list request, please contact the Service at 808-792-9400 or via email at pifwo_admin@fws.gov. We appreciate your efforts to conserve listed species across the Pacific Islands.

Instructions for Action Agencies and partners to obtain an official species list in IPaC

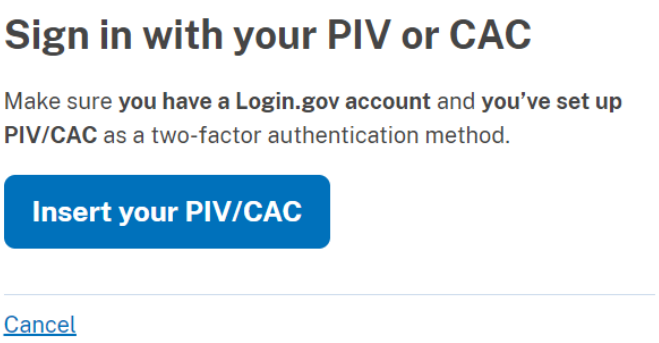
- Navigate to https://ipac.ecosphere.fws.gov/
- You can get an unofficial species list without logging in. However, if you want an official species list you will need to log in first using your Login.gov account. If you don't have an IPaC account, they are easy to create.



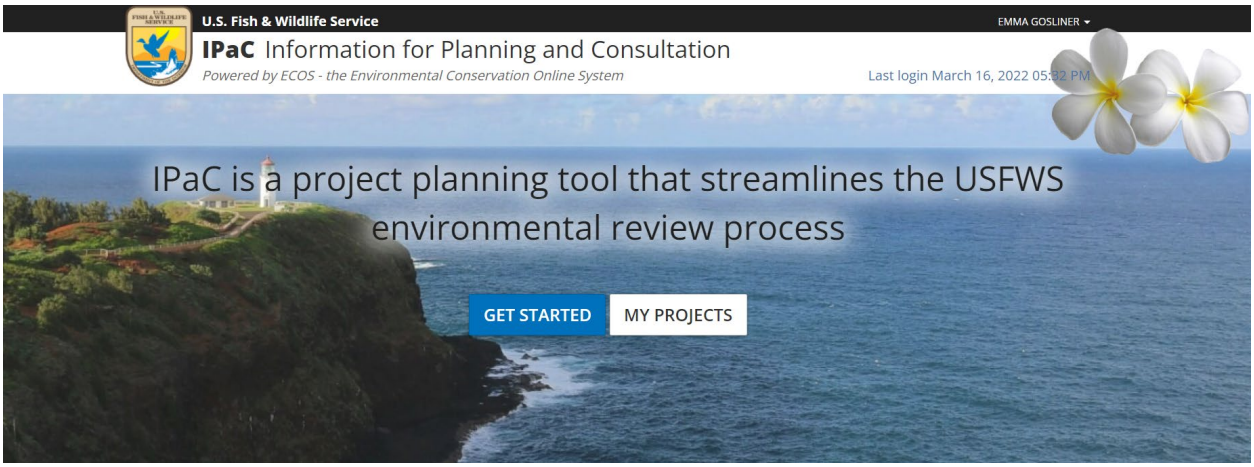
Select Log in with Login.gov and sign in using your email and password.



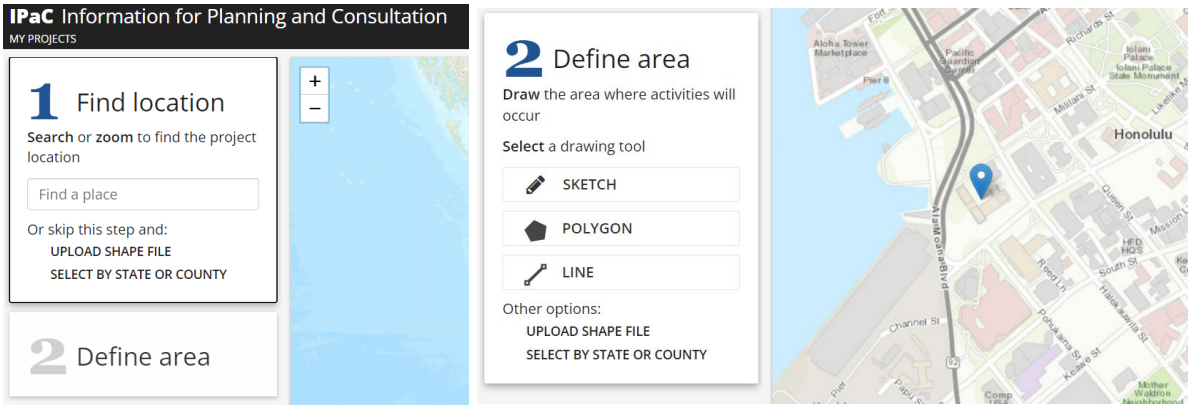
If you have a PIV or CAC card, you can sign in using that method as well.

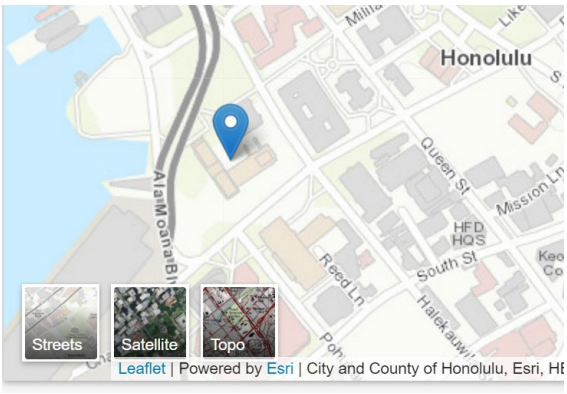


- Once you log in, select "Get Started".

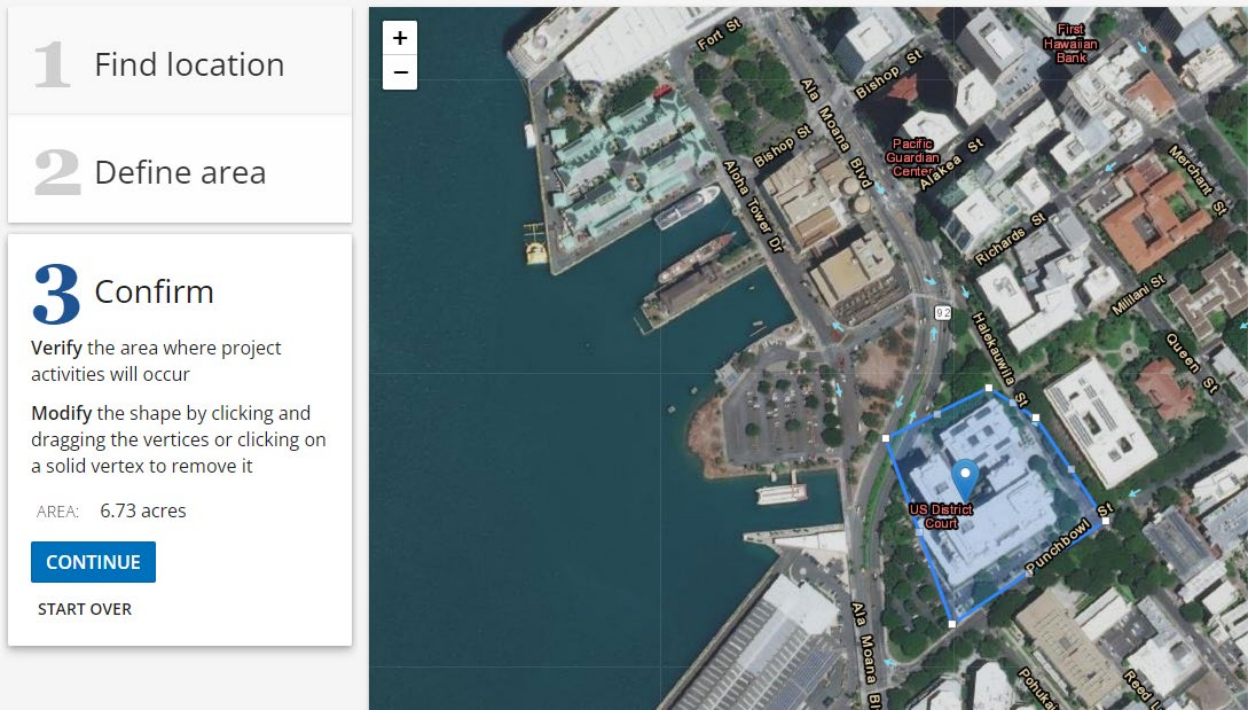


- Define the action area: Identify the location of the proposed action by uploading an existing shapefile or by entering an address or coordinates of the action area. Once identified on the map, you can manually draw the action area using the drawing tools.



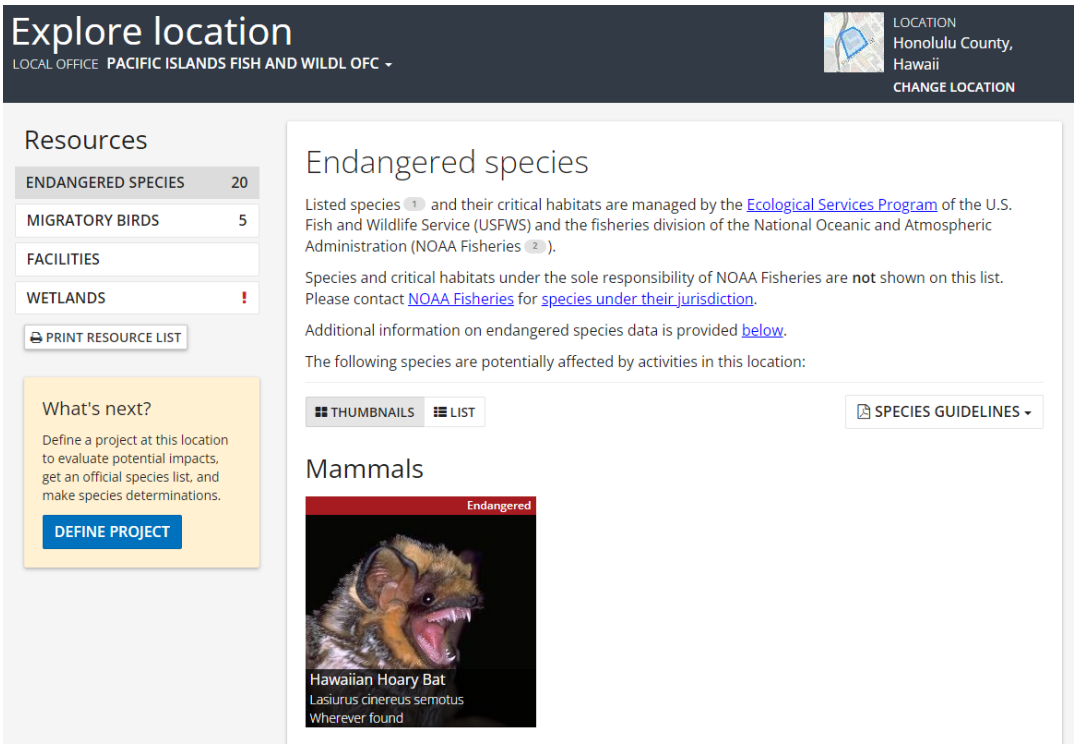


To help identify your action area you can choose between multiple base maps available.

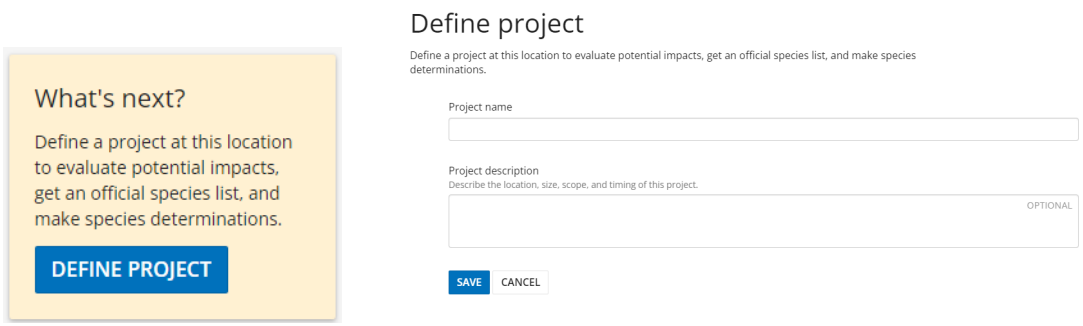


Press continue when you have finished drawing or uploading the action area location.

- The species information on the page that follows is not official. However, it identifies the project County, local Fish and Wildlife Field Office, species covered under NOAA Fisheries as well as Migratory Bird Treaty Act species. The list can be viewed in Thumbnail or List format.
- Once the species list populates you will see images of the species that may occur on, near, or transgress across your project. Click on SPECIES GUIDELINES on your top right to see Avoidance and Minimization measures to incorporate into your General Project Design Guidelines.

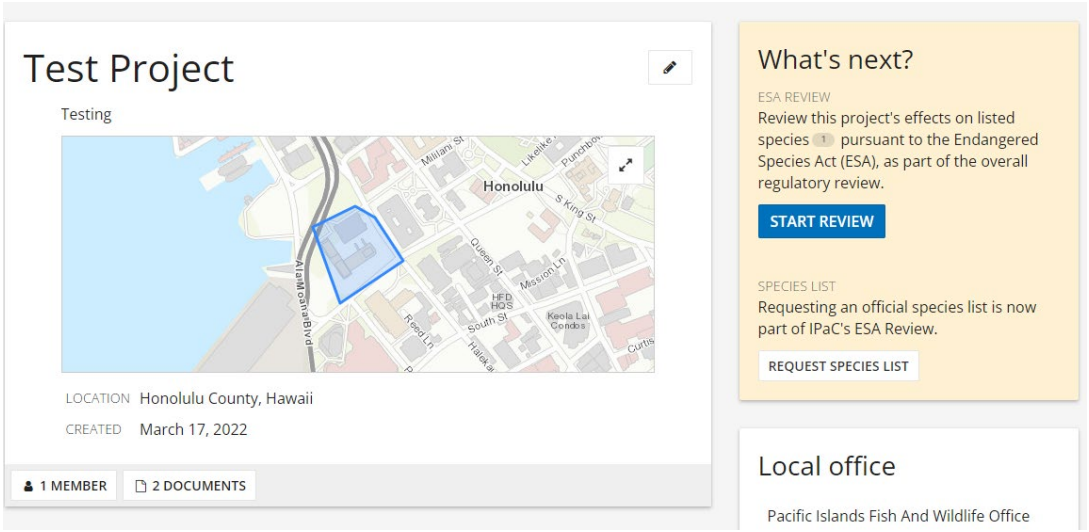


- Continue with the following steps to comply with the requirements of ESA section 7 to obtain an **official species list**.
- Select Define Project

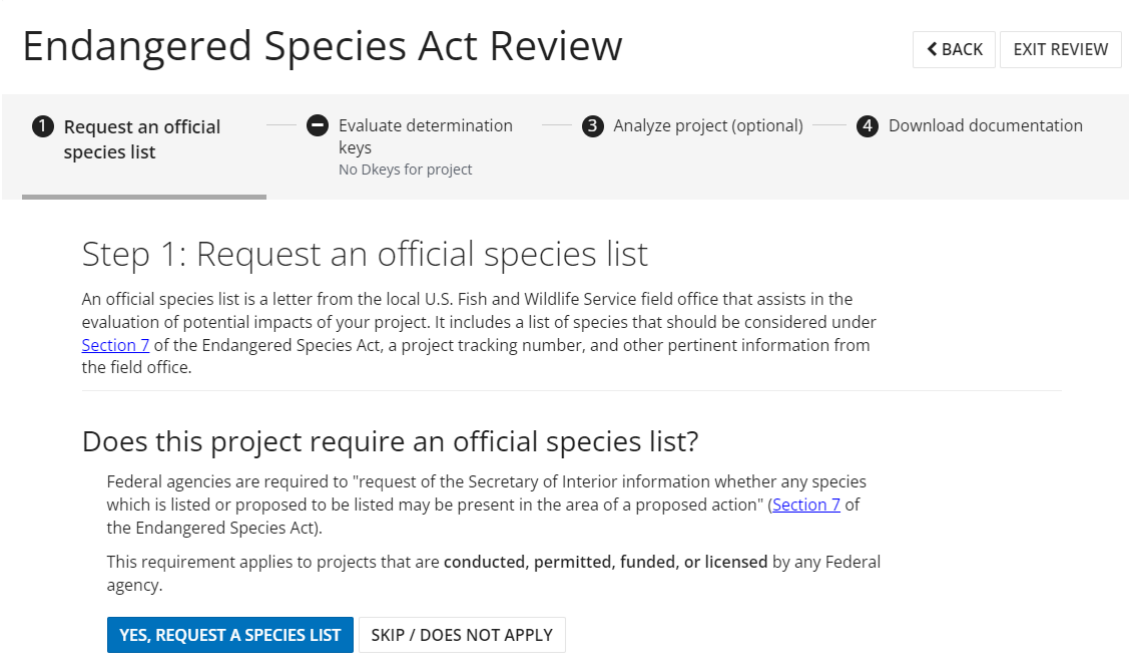


Enter the Project Name and a brief description of the project (a description is not mandatory, but recommended for future coordination with the Service). Click SAVE at bottom of page.

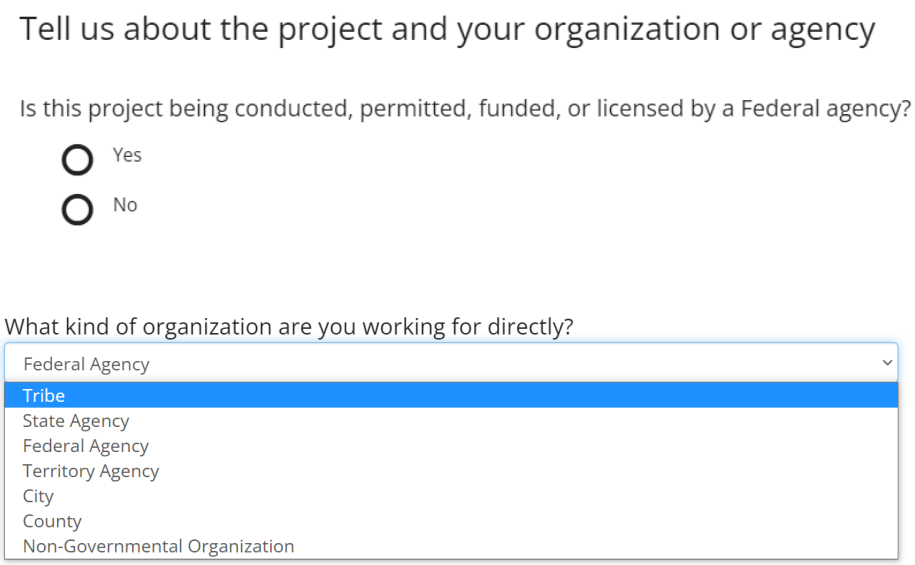
- At the bottom of the What's next box on the right, click Request Species List



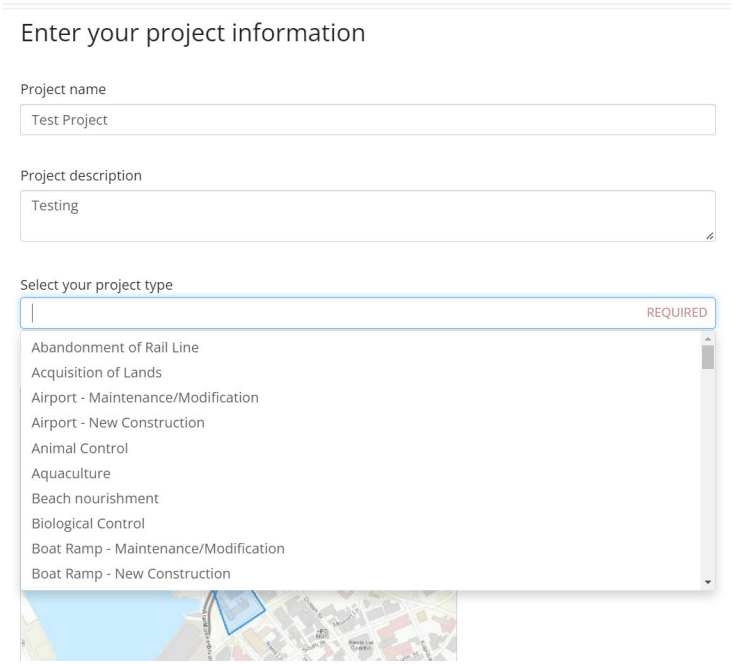
- on the following screen, click Yes, Request Species List



- Fill out the contact information for yourself or your agency. Contractors, state partners, and any other project proponents may request a species list and should be covered using the dropdown menus.



- From the pull-down menu for Classify Type of Project, select the project type that best fits the proposed action.

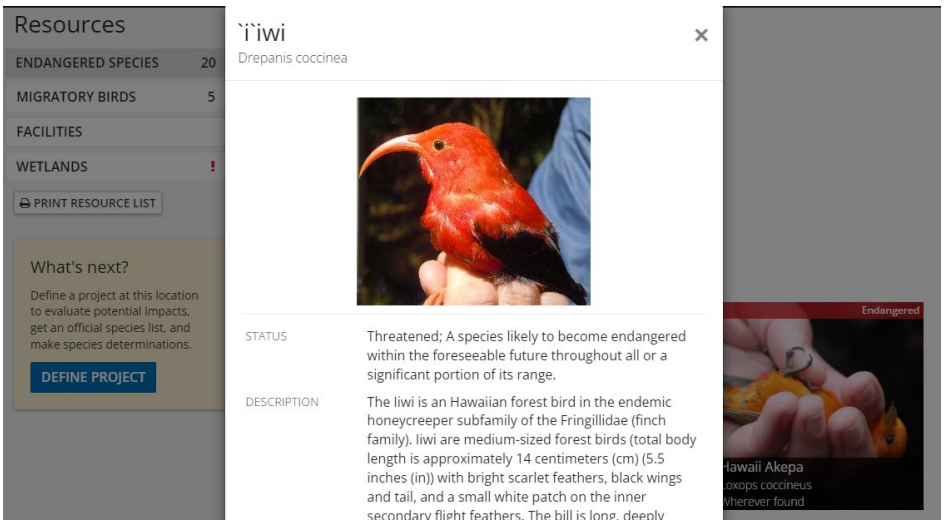


- Once all required sections are filled out, press SUBMIT OFFICIAL SPECIES LIST REQUEST



- An Official Species List should be generated and available for download in a couple of seconds.

- If you need additional information on a species, click on their name that is hot-linked to their species information page. A brief overview of the species' status, description and critical habitat will appear as well as a link to their ECOS species profile.



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711 Kapiolani Blvd., Suite 1450
Honolulu, HI 96813
808.400.5959 www.pdg-hawaii.com

March 13, 2026

Via email: deena_gary@fws.gov
Deena Gary
Fish and Wildlife Biologist
Pacific Islands Fish and Wildlife Office
300 Ala Moana Blvd. Room 3-122
Honolulu, HI 96850

SUBJECT: Response to Environmental Impact Statement Preparation Notice Comments for the Hoʻonani Village Mixed-Use Development Project, Kahului, Maui, Hawaiʻi, IPaC Project Code: 2026-0012172

Aloha Deena Gary,

Thank you for your comments dated December 10, 2025, regarding the proposed Hoʻonani Village Mixed-Use Development Project. On behalf of the Applicant, Hoʻonani Development, LLC, we offer the following information in response to the comments received.

Comments:

In addition to the flora and fauna survey that will be done as part of the environmental review process, I recommend obtaining an Official Species List (OSL) in our new Information for Planning and Consultation (IPaC) online tool by accessing this link: https://ipac.ecosphere.fws.gov/.

Please see the attached pdf with detailed directions on how you obtain an OSL in IPaC.

Once you have entered your basic project information, including a map of the project (you can use the map drawing tool or upload a GIS polygon that contains the project area(s)), you will need to formally submit the OSL. A copy will automatically be sent to our office. Each submitted project is assigned a unique Project Code in IPaC. This Project Code should be provided to our office with any correspondence relating to a given project.

Your IPaC generated OSL will include all federally listed species, critical habitat, migratory birds, and wetland habitat that occurs, or may transit through, the project area(s). Each species on your OSL will have a link directly below it that provides the Service's recommended avoidance and minimization measures (AMMs) for that species.

Please note, an Official Species List is valid for only 90 days because the status of a species can change and new occurrences of federally listed species could be found.

A few IPAC tips:

- *If you choose the option to upload a polygon for your project area, please include all TMKs/sites in a single polygon. Otherwise, you will get a different project code for every TMK/site. However, if your project spans distinct habitat types, you may want to obtain a separate OSL for each site to better distinguish which species/critical habitat/migratory birds/wetland habitat are present at, or may transit through, each site.*
- *At this time, unless you are a federal agency with a programmatic consultation with us, you can ignore any requests to further your consultation in IPaC and prompts to utilize D Keys. The only thing you need to do is enter your basic project information and submit for an OSL.*
- *Additional background information on IPaC:*
- *Your official IPaC species list is based on species' ranges. IPaC generates a list of all federally listed species and other trust resources that are or could potentially be in the project area.*
- *If your IPaC species list includes a species you do not think occurs in or will transit through the project area, explain why in your consultation letter.*
- *Implementing surveys is a good way to determine if a species is present or not.*
- *We recommend our partners incorporate all the species and their associated AMMs in their impacts analysis.*
- *The AMMS are there to help you avoid and minimize effects to listed species, critical habitat, migratory birds, and wetland habitat.*

Response:

Thank you for the recommendation and guidance to obtain an OSL from the USFWS. An OSL, flora/fauna surveys, and the Service's recommended avoidance and minimization measures will be included and discussed in the Draft EIS, which will be provided to the USFWS for review.

Thank you again for your comments. Your comments and this response will be included in the Draft EIS being prepared for this project. Should you have any questions or require additional information, please feel free to contact me at 808-400-5959.

Sincerely,
Pioneer Design Group – Hawai'i LLC.

Emily Ballard
Project Planner

cc: Greg Sado, Ho'onani Development, LLC
Matthew Pennaz, Aspire Development and Consulting, LLC
Jeffrey Ueoka, Wells Street Law, LLLC
State of Hawai'i Land Use Commission

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA

STEPHEN F. LOGAN
MAJOR GENERAL
ADJUTANT GENERAL
KA 'AKUKANA KENELALA

PHILLIP L. MALLORY III
BRIGADIER GENERAL
DEPUTY ADJUTANT GENERAL
KA HOPE 'AKUKANA KENELALA

STATE OF HAWAI'I
KA MOKU'ĀINA O HAWAI'I
DEPARTMENT OF DEFENSE
KA 'OIHANA PILI KAUA
OFFICE OF THE ADJUTANT GENERAL
3949 DIAMOND HEAD ROAD
HONOLULU, HAWAI'I 96816-4495

RECEIVED
12/16/2025
4:41 pm
STATE OF HAWAII
LAND USE COMMISSION

December 16, 2025

Emily Murai
Pioneer Design Group- Hawai'i
711 Kapiolani Blvd, Suite 1450
Honolulu, Hawai'i 96813
Email: emurai@pdg-hawaii.com

SUBJECT: Environmental Impact Statement Notice for the Ho'onani Village Mixed-Use Development Project, Kahului, Maui, Hawai'i
TMK (2) 3-8-006: 001, 0003, 004, and 005

Aloha Ms. Murai,

Thank you for your letter dated December 5, 2025 regarding the above subject project. The State of Hawai'i, Department of Defense has no comments to offer at this time.

Should there be any questions, please contact Major Randall Duldulao at 808-369-3487 or randall.s.duldulao@hawaii.gov.

Best Wishes,

Shao Yu Lee, R.A.
Major, Hawai'i National Guard
Chief Engineering Officer

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March 13, 2026

Shao Yu Lee, R.A.
Major, Hawai‘i National Guard
Chief Engineering Officer
State of Hawai‘i
Department of Defense
3949 Diamond Head Road
Honolulu, HI 96813

SUBJECT: Response to Environmental Impact Statement Preparation Notice Comments for the Ho‘onani Village Mixed-Use Development Project, Kahului, Maui, Hawai‘i

Aloha Major Shao Yu Lee,

Thank you for your comment letter, dated December 16, 2025, regarding the proposed Ho‘onani Village Mixed-Use Development Project. On behalf of the Applicant, Ho‘onani Development, LLC, we thank you for confirming the State of Hawai‘i, Department of Defense does not have comments to offer at this time.

Your comment letter and this response will be included in the Draft Environmental Impact Statement being prepared for this project. Should you have any questions or require additional information, you may contact me at 808-400-5959.

Sincerely,
Pioneer Design Group – Hawai‘i LLC.

Emily Ballard
Project Planner

cc: Greg Sado, Ho‘onani Development, LLC
Matthew Pennaz, Aspire Development and Consulting, LLC
Jeffrey Ueoka, Wells Street Law, LLLC
State of Hawai‘i Land Use Commission

JOSH GREEN, M.D.
GOVERNOR

KEITH T. HAYASHI
SUPERINTENDENT

STATE OF HAWAIʻI
DEPARTMENT OF EDUCATION
KA ʻOIHANA HOʻONAʻAUAO
P.O. BOX 2360
HONOLULU, HAWAIʻI 96804

RECEIVED
01/07/2026
4:08 pm
STATE OF HAWAII
LAND USE COMMISSION

OFFICE OF FACILITIES AND OPERATIONS

January 7, 2026

Ms. Emily Murai
Pioneer Design Group Hawaii
711 Kapiolani Boulevard, Suite 1450
Honolulu, HI 96813

Re: Environmental Impact Statement Preparation Notice for the Hoonani Village Mixed-Use Development Project, Tax Map Key No.: (2) 3-8-006:004, Kahului, Maui, Hawaii

Dear Ms. Murai:

Thank you for your letter dated December 5, 2025. The Hawaii State Department of Education (Department) has reviewed the information provided and offers the following comments on the proposed Hoonani Village Mixed-Use Development Project (Project).

Based on the proposed location, the Department has determined that the Project will be served by Kahului Elementary School, Maui Waena Intermediate School, and Maui High School, all of which are currently operating below their design capacity.

The State of Hawaii Board of Education established the Central Maui School Impact Fee District in November 2010. Pursuant to Act 245, from the 2007 Hawaii State Legislature, proposed residential units within an established school impact fee district must pay impact fees before obtaining a county building permit. The Department has confirmed that the Project falls within the Central Maui School impact fee district.

Pursuant to Section 7 of Act 72 (2020), the Hawaii School Facilities Authority (HISFA) currently manages daily operations of the School Impact Fee Program. The project developer is encouraged to meet with the HISFA to discuss the requirements of Act 245. Kindly contact HISFA at (415) 226-6837 or at impactfees@hisfa.org.

We look forward to providing additional comments when the draft Environmental Impact Statement is released for public agency comments. Should you have any questions, please contact Holly Fujishige, Work Program Specialist of the Facilities Development Branch, Planning Section, at (808) 784-5081 or via email at holly.fujishige@k12.hi.us.

We appreciate the opportunity to comment.

Sincerely,

Roy Ikeda
Acting Public Works Manager
Planning Section

RI:hf
c: Lori Yatsushiro, Complex Area Superintendent, Baldwin-Kekaulike-Kulanihakoi-Maui Complex Area
Hawaii School Facilities Authority
Facilities Development Branch

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808.400.5959 www.pdg-hawaii.com

March 6, 2026

Via email: *holly.fujishige@k12.hi.us*

Roy Ikeda, Acting Public Works Manager
State of Hawai‘i
Department of Education
Office of Facilities and Operations
2200 Main Street, Suite 315
Wailuku, HI 96793

SUBJECT: Response to Environmental Impact Statement Preparation Notice Comments for the Ho‘onani Village Mixed-Use Development Project, Kahului, Maui, Hawai‘i

Aloha Roy Ikeda:

Thank you for providing the Department’s comments, dated January 7, 2026, regarding the proposed Ho‘onani Village Mixed-Use Development Project. On behalf of the Applicant, Ho‘onani Development, LLC, we offer the following information in response to the comments received.

Comment No. 1:

Based on the proposed location, the Department has determined that the Project will be served by Kahului Elementary School, Maui Waena Intermediate School, and Maui High School, all of which are currently operating below their design capacity.

Response:

Thank you for confirming the schools that would service the project and that the schools are currently operating below design capacity.

Comment No. 2:

The State of Hawaii Board of Education established the Central Maui School Impact Fee District in November 2010. Pursuant to Act 245, from the 2007 Hawaii State Legislature, proposed residential units within an established school impact fee district must pay impact fees before obtaining a county building permit. The Department has confirmed that the Project falls within the Central Maui School impact fee district.

Response:

Thank you for this information. We acknowledge that the project is within the Central Maui School Impact fee district.

Comment No. 3:

Pursuant to Section 7 of Act 72 (2020), the Hawaii School Facilities Authority (HISFA) currently manages daily operations of the School Impact Fee Program. The project developer is encouraged to meet with the HISFA to discuss the requirements of Act 245. Kindly contact HISFA at (415) 226-6837 or at impactfees@hisfa.org

Response:

We confirm that the HISFA has been consulted on this project regarding potential school impact fees.

Thank you again for your comments. Your comments and this response will be included in the Draft EIS being prepared and the Department will receive a copy for further review and comment. Should you have any questions or require additional information, please feel free to contact me at 808-400-5959.

Sincerely,
Pioneer Design Group – Hawai‘i LLC.

Emily Ballard
Project Planner

cc: Greg Sado, Ho‘onani Development, LLC
Matthew Pennaz, Aspire Development and Consulting, LLC
Jeffrey Ueoka, Wells Street Law, LLLC
State of Hawai‘i Land Use Commission

RECEIVED
12/16/2025
4:41 pm
STATE OF HAWAII
LAND USE COMMISSION

From: DOH.CABPASS
To: Emily Murai
Subject: CAB Comments: Ho'onani Village Mixed-Use Development Environmental impact statement (EISPN)
Date: Monday, December 8, 2025 1:32:14 PM

Aloha Emily Murai,
Pioneer Design Group- Hawaii LLC,

Thank you for the opportunity to review the Ho'onani Village Mixed-Use Development Environmental impact statement preparation notice (EISPN) published in the December 08, 2025 edition of The Environmental Notice. Please visit the Clean Air Branch (CAB) website to download and reference our Standard Comments for Land Use Reviews. The link is provided below.

https://health.hawaii.gov/cab/clean-air-branch/standard-comments-for-land-use-reviews/

Mahalo,
Lisa

Standard Comments for Land Use Reviews
Clean Air Branch
Hawaii State Department of Health
July 3, 2024

All project activities shall comply with Hawaii Administrative Rules (HAR), Chapter 11-59 and 11-60.1.

If your proposed project:

Requires an Air Pollution Control Permit

- You must obtain an air pollution control permit from the Clean Air Branch and comply with all applicable conditions and requirements. If you do not know if you need an air pollution control permit, please contact the Permitting Section of the Clean Air Branch.
- Permit application forms can be found here: https://health.hawaii.gov/cab/permit-application- forms/

Has the potential to generate fugitive dust

- You must reasonably control the generation of all airborne, visible fugitive dust. Note that construction activities that occur near existing residences, businesses, public areas and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne, visible fugitive dust. The plan, which does *not* require Department of Health approval, should help you recognize and minimize potential airborne, visible fugitive dust problems.
- Construction activities must comply with the provisions of Hawaii Administrative Rules, §11- 60.1-33 on Fugitive Dust. In addition, for cases involving mixed land use, it is strongly recommended that buffer zones be established, wherever possible, in order to alleviate potential dust concerns.
- You must provide reasonable measures to control airborne, visible fugitive dust from the road areas and during the various phases of construction. These measures include, but are not limited to, the following:
    - Planning the different phases of construction, focusing on minimizing the amount of airborne, visible fugitive dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
    - Providing an adequate water source at the site prior to start-up of construction activities;
    - Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;
    - Minimizing airborne, visible fugitive dust from shoulders and access roads;
    - Providing reasonable dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
    - Controlling airborne, visible fugitive dust from debris being hauled away from the project site.
- If you have questions about fugitive dust, please contact the Enforcement Section of the Clean Air Branch. Please also see fugitive dust fact sheet at: https://health.hawaii.gov/cab/files/2024/02/Hawaii-Fugitive-Dust-Fact-Sheet-February-2024.pdf.

Includes construction, demolition, or renovation activities that involve potential asbestos and lead containing materials

- Please contact the Indoor and Radiological Health Branch at (808) 586-4700 or visit: https://health.hawaii.gov/irhb/

Increases the population and potential number of vehicles in an area

- The creation of apartment buildings, complexes, and residential communities may increase the overall population in an area. Increasing the population in an area may inadvertently lead to more air pollution via vehicle exhaust. Vehicle exhaust releases pollutants in the air that can negatively impact human health and air quality, including lung irritants, carcinogens, and greenhouse gases.
- Ensure that drivers keep vehicle idling times to three (3) minutes or less.
- Consider and incorporate support for alternative transportation options such as bike racks and/or electric vehicle charging stations where possible.

If you have any questions, please contact the Clean Air Branch at (808) 586-4200 or at cab@doh.hawaii.gov.

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Honolulu, HI 96813
808.400.5959 www.pdg-hawaii.com

March 13, 2026

Via email: *doh.cabpass@doh.hawaii.gov*
State of Hawai‘i
Clean Air Branch
2827 Waimano Home Road, #130
Pearl City, HI 96782

SUBJECT: Response to Environmental Impact Statement Notice Comments for the Ho‘onani Village Mixed-Use Development Project, Kahului, Maui, Hawai‘i,

Aloha,

Thank you for providing us with your standard review comments on December 8, 2025, regarding the proposed Ho‘onani Village Mixed-Use Development Project. On behalf of the Applicant, Ho‘onani Development LLC, we offer the following information in response to the comments received.

Comment No. 1:

If your proposed project: Requires an Air Pollution Control Permit

- *You must obtain an air pollution control permit from the Clean Air Branch and comply with all applicable conditions and requirements. If you do not know if you need an air pollution control permit, please contact the Permitting Section of the Clean Air Branch.*
- *Permit application forms can be found here: https://health.hawaii.gov/cab/permitapplication- forms/*

Response:

Construction of the proposed project is not expected to require an Air Pollution Control Permit. Should future commercial or light industrial uses require an Air Pollution Control Permit, a permit will be sought at the time when specific uses are identified.

Comment No 2:

If your proposed project: Has the potential to generate fugitive dust

- *You must reasonably control the generation of all airborne, visible fugitive dust. Note that construction activities that occur near existing residences, businesses, public areas and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies*

and mitigates all activities that may generate airborne, visible fugitive dust. The plan, which does not require Department of Health approval, should help you recognize and minimize potential airborne, visible fugitive dust problems.

- *Construction activities must comply with the provisions of Hawaii Administrative Rules, §11- 60.1-33 on Fugitive Dust. In addition, for cases involving mixed land use, it is strongly recommended that buffer zones be established, wherever possible, in order to alleviate potential dust concerns.*
- *You must provide reasonable measures to control airborne, visible fugitive dust from the road areas and during the various phases of construction. These measures include, but are not limited to, the following:*
  - *o Planning the different phases of construction, focusing on minimizing the amount of airborne, visible fugitive dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;*
  - *o Providing an adequate water source at the site prior to start-up of construction activities;*
  - *o Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;*
  - *o Minimizing airborne, visible fugitive dust from shoulders and access roads;*
  - *o Providing reasonable dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and o Controlling airborne, visible fugitive dust from debris being hauled away from the project site.*
- *If you have questions about fugitive dust, please contact the Enforcement Section of the Clean Air Branch. Please also see fugitive dust fact sheet at: https://health.hawaii.gov/ cab/files/2024/02/Hawaii-Fugitive-Dust-Fact-Sheet-February-2024.pdf.*

Response:

We confirm that the project will comply with Hawaii Administrative Rules §11-60.1-33. An Air Quality and Climate Change Study was prepared for the project and will be included in the Draft Environmental Impact Statement (EIS). The project will implement reasonable and effective dust control measures consistent with the DOH Fugitive Dust Fact Sheet, including watering, stabilizing exposed soils, minimizing disturbed areas, covering haul trucks, and maintaining clean access roads. A dust control management plan will be prepared to identify dust-generating activities and outline site-specific mitigation strategies, including establishment of buffer zones where feasible. These measures will ensure that airborne, visible fugitive dust is properly controlled throughout all phases of construction.

Comment No 3:

If your proposed project: Includes construction, demolition, or renovation activities that involve potential asbestos and lead containing materials

• *Please contact the Indoor and Radiological Health Branch at (808) 586-4700 or visit: https://health.hawaii.gov/irhb/*

Response:

The proposed project will not involve potential asbestos or lead containing materials. An Environmental Site Inspection conducted for the project will be included and discussed in the Draft EIS. As documented in the Environmental Site Inspection, the site is vacant with no permanent structures onsite. As such, no asbestos or lead containing materials are known to be present on site.

Thank you again for your comments. Your comments and this response will be included in the Draft EIS being prepared for this project. Should you have any questions or require additional information, please feel free to contact me at 808-400-5959.

Sincerely,
Pioneer Design Group – Hawai‘i LLC.

Emily Ballard
Project Planner

cc: Greg Sado, Ho‘onani Development, LLC
Matthew Pennaz, Aspire Development and Consulting, LLC
Jeffrey Ueoka, Wells Street Law, LLLC
State of Hawai‘i Land Use Commission

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

RECEIVED
01/20/2026
2:14 pm
STATE OF HAWAII
LAND USE COMMISSION

January 13, 2026

Emily Murai, Project Planner
Pioneer Design Group
711 Kapiolani Blvd., Suite1450
Honolulu, Hawai'i 96813

via email: emurai@pdg-hawaii.com

SUBJECT: Review and Comment on the proposed Ho'onani Village LLC Mixed Use Development Environmental Impact Statement Preparation Notice (EISPN); TMK (2) 3-8-006:004: 0005; (2) 3-8-006:001; (2) 3-8-006:004: 0003; Pulehu Road; Hansen Road, Kahului, Maui -Transmittal of Late Comments

Dear Ms. Murai:

Thank you for the opportunity to review and comment on the subject matter. The Land Division of the Department of Land and Natural Resources (DLNR) distributed or made available a copy of your request to the DLNR Divisions for their review and comments.

We did receive the attached comment from the Commission on Water Resources Management dated January 6, 2026, but we apologize for not delivering the letter sooner due to staff errors in project filing.

If you have any questions, please contact Raymond Severn at (808) 587-0554 or email raymond.severn@hawaii.gov.

Sincerely,

L. Yasaka

Lauren E. Yasaka,
Acting Administrator

Enclosures
cc: Central Files

JOSH GREEN, M D
GOVERNOR | KE KIA'ĀINA

DAWN N S CHANG
CHAIRPERSON

KENNETH S FINK, M D , MGA, MPH
MOSES K N HAIA, III, J D
WAYNE K KATAYAMA
LAWRENCE H MIIKE, M D , J D
JUANITA N REYHER-COLON
HANNAH KIHALANI SPRINGER

CIARA W K KAHAHANE
DEPUTY DIRECTOR

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES | KA 'OIHANA KUMUWAIWAI 'ĀINA
COMMISSION ON WATER RESOURCE MANAGEMENT | KE KAHUWAI PONO
P O BOX 621
HONOLULU, HAWAII 96809

Jan 6, 2026

REF RFD.6590 6

RECEIVED
01/20/2026
2:15 pm
STATE OF HAWAII
LAND USE COMMISSION

TO Ms. Lauren Yasaka, Acting Administrator
Land Division

FROM Ciara W K Kahahane, Deputy Director
Commission on Water Resource Management

SUBJECT: Ho'onani Village LLC

FILE NO RFD.6590.6
TMK NO (2) 3-8-006 001, (2) 3-8-006 0040003, (2) 3-8-006 0040005

Thank you for the opportunity to review the subject document The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code) Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171 These documents are available via the Internet at http //dlnr hawaii gov/cwrm.

Our comments related to water resources are checked off below

[X] 1 We recommend coordination with the county to incorporate this project into the next update of the county's Water Use and Development Plan (WUDP) Please contact the respective Planning Department and/or Department of Water Supply for further information.

[ ] 2 We recommend coordination with the Engineering Division of the State of Hawai'i, Department of Land and Natural Resources (DLNR) to incorporate this project into the next update of the State Water Projects Plan (SWPP).

[ ] 3. We recommend coordination with the State of Hawai'i, Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the associated agricultural water demands into the State's Agricultural Water Use and Development Plan (AWUDP) Please contact the HDOA for more information at https //hdoa hawaii.gov/contact/

[X] 4 We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the project to reduce the increased demand on the area's freshwater resources Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification More information on LEED certification is available at http //www usgbc org/leed A listing of fixtures certified by the EAP as having high water efficiency can be found at http //www epa gov/watersense

[X] 5 We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project on the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events Stormwater management BMPs may earn credit toward LEED certification More information on stormwater BMPs can be found at http //planning hawaii gov/czm/initiatives/low-impact-development/

[X] 6 We recommend the use of alternative water sources, wherever practicable

[X] 7 We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner The program description can be found online at http.//energy hawaii gov/green-business-program

[X] 8 We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawai'i. These practices can be found online at

https //hawaiiscape com/index php Additional information can be found at https //dlnr hawaii gov/cwrm/planning/conservation/

[X] 9 There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health (HDOH) and the acceptance of any resulting requirements related to water quality

[ ] 10 The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments

[ ] 11 The Hawai'i Water Plan is directed toward the achievement of the utilization of reclaimed water for uses other than drinking and for potable water needs in one hundred per cent of State and County facilities by December 31, 2045 (§174C-31(g)(6), Hawaii Revised Statutes) We strongly recommend that this project consider using reclaimed water for its non-potable water needs, such as irrigation Reclaimed water may include, but is not limited to, recycled wastewater, gray water, and captured rainwater/stormwater Please contact the Hawai'i Department of Health, Wastewater Branch, for more information on their reuse guidelines and the availability of reclaimed water in the project area Contact information can be found at https //health hawaii gov/about/contact/

[X] 12 A Well Construction Permit(s) is (are) are required before the commencement of any well construction work

[X] 13 A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project

[ ] 14 There is (are) well(s) located on or adjacent to this project If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed A permit for well abandonment must be obtained

[ ] 15 Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment

[ ] 16 A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a steam channel

[ ] 17 A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered

[ ] 18 A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water

[ ] 19 The planned source of water for this project has not been identified in this report Therefore, we cannot determine what permits or petitions are required by CWRM, or whether there are potential impacts to water resources

[X] 20 The proposed water source(s) and projected water demands for the project, both potable and non-potable, should be identified If the project will be provided water by a local water system we recommend consultation with them to ensure that system capacity is available to supply water for this project

[X] OTHER Planning -
The proposed water source(s) and projected water demands for the project, both potable and non-potable, should be identified and the calculations used to estimate demands should be provided A discussion of the potential impacts on water resources and other public trust uses of water should be included, and any proposed mitigation measures described Water conservation and efficiency measures to be implemented should also be discussed.

Please consider onsite reclamation and reuse that supports development of a dual water system for the project and the use of nonpotable water to meet nonpotable needs The Commission strongly encourages the use of xeriscaping or drought-tolerant plantings, the incorporation of low impact design features, and the use of water efficient fixtures throughout the development We recommend onsite reclamation and reuse where appropriate

Groundwater -
Impacts to ground water dependent ecosystems are becoming an emerging issue as impacts to these are related to impacts to traditional & customary practices of sustenance from these ecosystems We recommend consultation with the region's (moku) Aha Moku Council on whether a land use conversion or project that uses water will impact any traditional & customary practices

If you have any questions, please contact Ryan Imata of the Groundwater Regulation Branch at (808) 587-0225 or Katie Roth of the Planning Branch (808) 587-0216

CIVIL ENGINEERING · PLANNING · CONSTRUCTION MANAGEMENT
711 Kapiolani Blvd., Suite 1450
Honolulu, HI 96813
808.400.5959 www.pdg-hawaii.com

March 13, 2026

Via email: dlnr.land@hawaii.gov and Raymond.severn@hawaii.gov
Lauren E. Yasaka, Acting Administrator
State of Hawai‘i
Department of Land and Natural Resources
869 Punchbowl Street
Honolulu, HI 96813

SUBJECT: Response to Environmental Impact Statement Notice Comments for the Ho‘onani Village Mixed-Use Development Project, Kahului, Maui, Hawai‘i, REF RFD.6590 6

Aloha Acting Administrator Yasaka:

Thank you for providing us with the Department of Land and Natural Resources (DLNR) Commission on Water Resource Management (CWRM) comments, dated January 6, 2026, regarding the proposed Ho‘onani Village Mixed-Use Development Project. On behalf of the Applicant, Ho‘onani Development, LLC, we offer the following information in response to the comments received.

Comment No. 1:

We recommend coordination with the county to incorporate this project into the next update of the county's Water Use and Development Plan (WUDP) Please contact the respective Planning Department and/or Department of Water Supply for further information.

Response:

Thank you for the recommendation to incorporate the project into the County’s WUDP update. There will be ongoing coordination with the County of Maui Department of Water Supply (DWS) and Planning Department throughout the project’s planning and development process.

Comment No 2:

We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the project to reduce the increased demand on the area's freshwater resources Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification More information on LEED certification is available at http//www usgbc org/leed. A listing of

fixtures certified by the EAP as having high water efficiency can be found at http //www epa gov/watersense

Response:

Thank you for the recommendations and resources for water efficient fixtures and practices. We confirm that water efficient fixtures and practices will be implemented whenever feasible.

Comment No 3:

We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project on the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events Stormwater management BMPs may earn credit toward LEED certification More information on stormwater BMPs can be found at http//planning.hawaii.gov/czm/initiatives/low-impact-development/.

Response:

Thank you for the recommendation to use BMPs for stormwater management. A Preliminary Engineering and Drainage Report has been prepared for the project and drainage improvements and BMPs will be implemented to minimize impacts from stormwater runoff.

Comment No 4:

We recommend the use of alternative water sources, wherever practicable.

Response:

We acknowledge this comment and note that alternative water sources will be used whenever practicable. While there is currently no alternative water service to the project site, the project proposes to construct an onsite wastewater treatment plant (WWTP), which will produce R-1 water for irrigation use.

Comment No 5:

We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner The program description can be found online at http//energy.hawaii. gov/green-busmess-program

Response:

Thank you for the recommendation and information on the Hawaii Green Business Program.

Comment No 6:

We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii'i. These practices can be found online at https //hawaiiscape com/mdex php. Additional information can be found at https//dlnr hawaii gov/cwrm/planning/conservation/.

Response:

Thank you for the information on landscape irrigation BMPs. This information will be shared with the project team for review and implementation as feasible.

Comment No 7:

There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health (HDOH) and the acceptance of any resulting requirements related to water quality

Response:

We acknowledge this recommendation and note that the HDOH has been consulted and all applicable rules and regulations will be followed.

Comment No 8:

A Well Construction Permit(s) is (are) are required before the commencement of any well construction work.

Response:

We acknowledge that a well construction permit is required for any well construction work.

Comment No 9:

A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

Response:

We acknowledge that a pump installation permit is required prior to ground water source development.

Comment No 10:

The proposed water source(s) and projected water demands for the project, both potable and non-potable, should be identified If the project will be provided water by a local water system we recommend consultation with them to ensure that system capacity is available to supply water for this project

Response:

The project intends to develop a future municipal water source for the County of Maui through modifications to an existing water source referred to as Puʻunēnē Pump 6. A Water Resource Assessment was completed by Tom Nance Water Resource Engineering (TNWRE) to analyze the impact of the water demand to serve the project on the Kahului Aquifer. Based on the Department of Water Supply (DWS) Domestic Consumption Guidelines the project will have a max daily demand of around 1.65 MGD with an approximate net withdrawal from the Kahului aquifer of 0.896 MGD.

With the Maui County Council's adoption of Ordinance 5759, the Department of Water Supply now bases an individual property's domestic water demand and development impact fees on projected daily water use rather than counting individual water fixtures. The new method measures water demand with a standard daily unit called an Equivalent Single Dwelling (ESD), which is equal to 300 gallons of water per day. One ESD represents estimated daily water use for a typical home based on the number of bedrooms and bathrooms. As this method has recently been adopted, the applicant is working with the County of Maui's Department of Water Supply on whether this method can be utilized to size the water system to serve the proposed project as this method provides a more accurate and realistic representation of water use for the residential units. If this method was utilized for only the residential uses in the proposed project, the project's total average daily demand would be reduced to 649,067 GPD. The final methodology for the sizing of the system will be confirmed prior to the design and approval of the water system.

Additionally, as the intent is to create a water supply that the County of Maui will accept and serve various users in the local community that includes the residents and visitors of the Hoʻonani Village project, the applicant is working with the County of Maui and Mahi Pono on agreements for water service. Following initial conversations with these entities, the approximate pumpage amount will be around 3.7 MGD. The final pumpage amounts will be finalized prior to the design and submittal to the CWRM. Additional pump testing and water sampling may also be completed after the final pumpage amount is confirmed.

The Preliminary Engineering Report and Water Resource Assessment are attached as Appendices in the EIS. The applicant is currently consulting with the DWS on the potential municipal system. This comment will be addressed through the finalized agreements and the design phase of the project.

Comment No 11:

Planning

The proposed water source(s) and projected water demands for the project, both potable and non-potable, should be identified and the calculations used to estimate demands should be provided A discussion of the potential impacts on water resources and other public trust uses of water should be included, and any proposed mitigation measures described Water conservation and efficiency measures to be implemented should also be discussed.

Please consider onsite reclamation and reuse that supports development of a dual water system for the project and the use of nonpotable water to meet nonpotable needs The Commission strongly encourages the use of xenscapmg or drought-tolerant plantings, the incorporation of low impact design features, and the use of water efficient fixtures throughout the development We recommend onsite reclamation and reuse where appropriate

Response:

We acknowledge the Commission's comments and appreciates the recommendations regarding water resources. The Draft EIS will include a Preliminary Engineering Report (PER**)** and will identify the proposed water source(s) and projected potable and non-potable water demands for the project. The Draft EIS will also describe the assumptions and calculations used to estimate water demand under phased and full build-out conditions.

The Draft EIS will describe the proposed on-site wastewater treatment plant (WWTP), which is anticipated to produce R-1 recycled water for irrigation and other allowable non-potable uses, supporting a dual-water system and reducing reliance on potable water supplies. In addition, the Draft EIS will provide general discussion of design approaches intended to support efficient water use, including landscape and site planning concepts, without committing to specific measures that will be refined during later design and permitting stages.

Comment No 12:

Groundwater

Impacts to ground water dependent ecosystems are becoming an emerging issue as impacts to these are related to impacts to traditional & customary practices of sustenance from these ecosystems. We recommend consultation with the region's (moku) Aha Moku Council on whether a land use conversion or project that uses water will impact any traditional & customary practices.

Response:

The comment regarding potential impacts to groundwater-dependent ecosystems and associated traditional and customary practices is acknowledged. The Draft EIS will include

a Water Resource Assessment, which will be incorporated into and discussed in the Draft EIS. This analysis will evaluate groundwater use associated with the proposed project and will provide information relevant to understanding potential effects on groundwater-dependent resources. In addition, the Aha Moku Council has been consulted on the project and will also receive the Draft EIS.

Thank you again for your comments. Your comments and this response will be included in the Draft EIS being prepared and the Department will receive a copy for further review and comment. Should you have any questions or require additional information, please feel free to contact me at 808-400-5959.

Sincerely,
Pioneer Design Group – Hawai‘i LLC.

Emily Ballard
Project Planner

cc: Greg Sado, Ho‘onani Development, LLC
Matthew Pennaz, Aspire Development and Consulting, LLC
Jeffrey Ueoka, Wells Street Law, LLLC
State of Hawai‘i Land Use Commission
Raymond Severn, DLNR

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

DAWN N.S CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RYAN K.P. KANAKA'OLE
FIRST DEPUTY

CIARA W.K. KAHAHANE
DEPUTY DIRECTOR - WATER

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

December 21, 2026

IN REPLY REFER TO:
Project No: 2026PR01368
Doc No: 2601NG01
History & Culture

Emily Murai
Pioneer Design Group – Hawai'i LLC
711 Kapi'olani Street, 1450
Honolulu, Hawai'i 96813
emurai@pdg-hawaii.com

Greg Sado
Hoonani Development, LLC
427 Ala Makani Street
Kahului, Hawai'i 96732
greg@alphahawaii.com

RECEIVED
01/08/2026
2:41 pm
STATE OF HAWAII
LAND USE COMMISSION

Aloha e Emily and Greg,

SUBJECT: **Environmental Impact Statement Preparation Notice (EISPN), Ho'onani Village Mixed-Use Development, Wailuku Ahupua'a, Pū'ali Komohana District, Island of Maui, TMKs: (2) 3-8-006:001; (2) 3-8-006:003; (2) 3-8-006:004; (2) 3-8-006:005**

Thank you for the opportunity to review the Environmental Impact Statement Preparation Notice (EISPN) for the subject property located at Tax Map Key Nos. (2) 3-8-006:001; (2) 3-8-006:003; (2) 3-8-006:004; (2) 3-8-006:005 on the island of Maui. The EISPN was prepared by Pioneer Design Group – Hawai'i, LLC at the request of Ho'onani Development LLC. The Hawaii State Historic Preservation Division (SHPD) has reviewed the above cited EISPN and provides the following comments:

- SHPD looks forward to receiving the Archaeological Literature Review and Assessment submission on HICRIS for this project.
- SHPD notes the presence of historic sites in or near the project area:
  - SIHP 50-50-05-07622 (secondary deposit of human remains)
  - SIHP 50-50-05-00056 (Papanene Heiau)

The State of Hawai'i Office of Planning and Sustainable Development is the office of record for this environmental review. Please maintain a copy of this letter with your environmental review record. Please contact Noah Gomes, SHPD ethnographer at (808) 987-5001 or by email at noah.gomes@hawaii.gov, for matters regarding this letter.

Mahalo,

Jessica L. Puff
State Historic Preservation Administrator
Deputy State Historic Preservation Officer

CIVIL ENGINEERING · PLANNING · CONSTRUCTION MANAGEMENT
711 Kapiolani Blvd., Suite 1450
Honolulu, HI 96813
808.400.5959 www.pdg-hawaii.com

March 13, 2026

Jessica Puff, Administrator
State of Hawai‘i
State Historic Preservation Division
601 Kamokila Blvd.
Kapolei, HI 96707

SUBJECT: Response to Environmental Impact Statement Preparation Notice Comments for the Ho‘onani Village Mixed-Use Development Project, Kahului, Maui, Hawai‘i (Project No: 2026PR01368)

Aloha Administrator Puff:

Thank you for providing us with your comments, dated December 21, 2026, regarding the proposed Ho‘onani Village Mixed-Use Development Project. On behalf of the Applicant, Ho‘onani Development, LLC, we offer the following information in response to the comments received.

Comment No. 1:

SHPD looks forward to receiving the Archaeological Literature Review and Assessment submission on HICRIS for this project.

Response:

The Archaeological Literature Review and Assessment (ALRA) will be included in the Draft EIS. Future submittal of the ALRA to HICRIS is anticipated to occur once Hawai‘i Revised Stattues (HRS) Chapter 6E is triggered.

Comment No. 2:

SHPD notes the presence of historic sites in or near the project area:

- *SIHP 50-50-05-07622 (secondary deposit of human remains)*
- *SIHP 50-50-05-00056 (Papanene Heiau)*

Response:

Thank you for information on nearby historic sites. These sites are included in the Archaeological Literature Review and Assessment that will be appended to the Draft EIS. We confirm that the Archaeological Literature Review and Assessment analysis determined that these sites are outside of the project area.

Thank you again for your comments. Your comments and this response will be included in the Draft EIS being prepared and the Department will receive a copy for further review and comment. Should you have any questions or require additional information, please feel free to contact me at 808-400-5959.

Sincerely,
Pioneer Design Group – Hawai‘i LLC.

Emily Ballard
Project Planner

cc: Greg Sado, Ho‘onani Development, LLC
Matthew Pennaz, Aspire Development and Consulting, LLC
Jeffrey Ueoka, Wells Street Law, LLLC
State of Hawai‘i Land Use Commission

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA

EDWIN H. SNIFFEN
DIRECTOR
KA LUNA HO'OKELE

Deputy Directors
Nā Hope Luna Ho'okele
DREANALEE K. KALILI
TAMMY L. LEE
CURT T. OTAGURO
ROBIN K. SHISHIDO

STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO

STP 00965.25
STP 8.4016

January 7, 2026

RECEIVED
01/12/2026
10:27 am
STATE OF HAWAII
LAND USE COMMISSION

VIA EMAIL: emurai@pdg-hawaii.com
dbedt.luc.web@hawaii.gov

Ms. Emily Murai
Pioneer Design Group – Hawaii LLC
711 Kapiolani Boulevard, Suite 1450
Honolulu, Hawaii 96813

Dear Ms. Murai:

Subject: Environmental Impact Statement (EIS) Preparation Notice
Hoonani Village Mixed-Use Development
Kahului, Maui, Hawaii
Tax Map Keys: (2) 3-8-006: 004

Thank you for the letter, dated December 5, 2025, requesting the Hawaii Department of Transportation's (HDOT) review and comments on the subject project. The HDOT understands Hoonani Development LLC is proposing to build a mixed-use development located in the Puunene area near the Kahului Airport (OGG).

The HDOT has the following comments:

1. The proposed project is approximately 0.15 miles from the property boundary of OGG and under an existing flight path for arrivals on Runway 2. All projects within 5 miles of Hawaii State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits. The TAM can be viewed at this link: http://files.hawaii.gov/dbedt/op/docs/TAM-FAA-DOT-Airports_08-01-2016.pdf

2. As the airport sponsor and the recipient of Federal Aviation Administration (FAA) Grants, the HDOT must comply with the FAA Grant Assurances, which include ensuring compatible land use for the safe landing and take-off of aircraft near the airport. The project site is located within the 55-75 Day-Night Average Sound Level (DNL) noise contours of the attached Base Year 1993 OGG Noise Exposure Map (NEM). The HDOT recommends relocating noise-sensitive land uses in the proposed project to avoid noise-sensitive areas defined by the noise contours of the Base Year 1993 OGG NEM. Specifically, all housing should be relocated outside of the 65 DNL or greater contours. In addition, Noise Level Reduction measures such as air conditioning, dual-pane windows, and concrete masonry walls should be incorporated throughout the project's design for housing and buildings where the public is received to achieve interior levels of 45 DNL or less. Please refer to the attached noise compatibility land use chart

from the 1995 OGG Noise Compatibility Program for more guidance on recommended land uses within noise contours.

3. Due to the nature of the development, the HDOT requests that the property owner grant a noise and avigation easement to the HDOT.

4. Due to the proximity to OGG, the applicant, future residents, and users should be aware of potential single-event noise from aircraft operations. There is also potential for fumes, smoke, vibrations, odors, etc., resulting from occasional aircraft flight operations over or near the project location. These impacts may increase or decrease over time and are dependent on airport operations.

5. The project site is approximately 5,016 feet from the end of Runway 2 at OGG. The FAA regulation requires the submittal of FAA Form 7460-1 Notice of Proposed Construction or Alteration pursuant to the Code of Federal Regulations, Title 14, Part 77.9, if the construction or alteration is within 20,000 feet of a public use or military airport, which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 feet. Construction equipment and staging area heights, including heights of temporary construction cranes, shall be included in the submittal. The form and submission criteria can be found at the following website: https://oeaaa.faa.gov/oeaaa/external/portal.jsp. Please provide a copy of the FAA response to the Part 77 analysis to the HDOT Airport Planning Section.

6. The HDOT requires that the proposed development project shall not provide landscape and vegetation that will create a wildlife attractant, which can potentially become a hazard to aircraft operations. Standing water also has the potential to become a wildlife attractant. Please review the FAA Advisory Circular 150/5200-33C, Hazardous Wildlife Attractants On Or Near Airports, for guidance. If the development creates a wildlife attractant, the developer shall immediately mitigate the hazard upon notification by the HDOT and/or the FAA.

7. If a solar energy photovoltaic (PV) system is going to be installed, be aware that PV systems located in or near the approach path of aircraft can create a hazardous condition for pilots due to possible glint and glare reflected from the PV panel array. If glint or glare from the PV array creates a hazardous condition for pilots, the owner of the PV system shall be prepared to immediately mitigate the hazard upon notification by the HDOT and/or the FAA.

   The FAA requires a glint-and-glare analysis for all solar energy PV systems near airports. A separate FAA Form 7460-1 will be necessary for the solar energy PV system. After the FAA determination of the Form 7460-1 glint and glare analysis, a copy shall be provided to the HDOT Airport Planning Section by the owner of the solar energy PV system.

   Solar energy PV systems have also been known to emit radio frequency interference (RFI) to aviation-dedicated radio signals, thereby disrupting the reliability of air-to-ground communications. Again, the owner of the solar energy PV system shall be prepared to immediately mitigate the RFI hazard upon notification by the HDOT and/or the FAA.

8. Multiple access points will be provided from Pulehu Road, Hansen Road, and Pakaula Street, all of which are within County jurisdiction. Three of the primary access driveways are proposed on Pulehu Road, Hansen Road (eastside), and Hansen Road (westside).

   The following project intersections connecting to our state highways may be impacted in the near future:

   a. Hansen Road (westside) via the Maui Veterans Highway, Route 311 (formerly Mokulele Road).

   b. Pulehu Road and Hansen Road (eastside) with Hana Highway.

9. Based on the large-scale development proposed in proximity to the state-owned Maui Veterans Highway, Kuihelani Highway, and Hana Highway, the HDOT anticipates a potential direct or regional adverse impact on the State highway facilities. Therefore, the Draft Environmental Impact Statement should include a Traffic Impact Analysis Report (TIAR) prepared and stamped by a licensed engineer and shall include the following:

   a. An analysis should be provided in the TIAR to identify potential local and regional impacts to State highway facilities. The study should also include a Conclusion and Recommendation section listing recommended mitigation measures to be implemented by the project at no cost to the State.

   b. The study should also include an analysis of the intersections stated below:

      i. Puunene Avenue/Maui Veterans Highway and Hookele Street.

      ii. Puunene Avenue/Kuihelani Highway/Mayor Cravalho Way.

      iii. Mayor Cravalho Way/Pakaula Street

   c. Since the project construction is phased over multiple years, interim horizon years should be analyzed for the completion of each phase.

   d. A discussion of multimodal transportation strategies should be included in the TIAR The study should provide detailed plans for bicycle and pedestrian paths within the proposed site and connectivity to the rest of the area.

10. Describe strategies to reduce carbon emissions from the project, if any. Suggestions include:

    a. Incorporate elements that encourage and enhance the use of multiple types of transportation to reduce carbon emissions.

    b. Implement energy-efficient technologies and practices, such as light-emitting diode lighting.

c. Use sustainable, recycled, or low-emission materials in construction and manufacturing.

Please submit any subsequent land use entitlement-related requests for review or correspondence to the HDOT Land Use Intake email address at DOT.LandUse@hawaii.gov.

If there are any questions, please contact Mr. Blayne Nikaido, Planner, Land Use Section of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at blayne.h.nikaido@hawaii.gov.

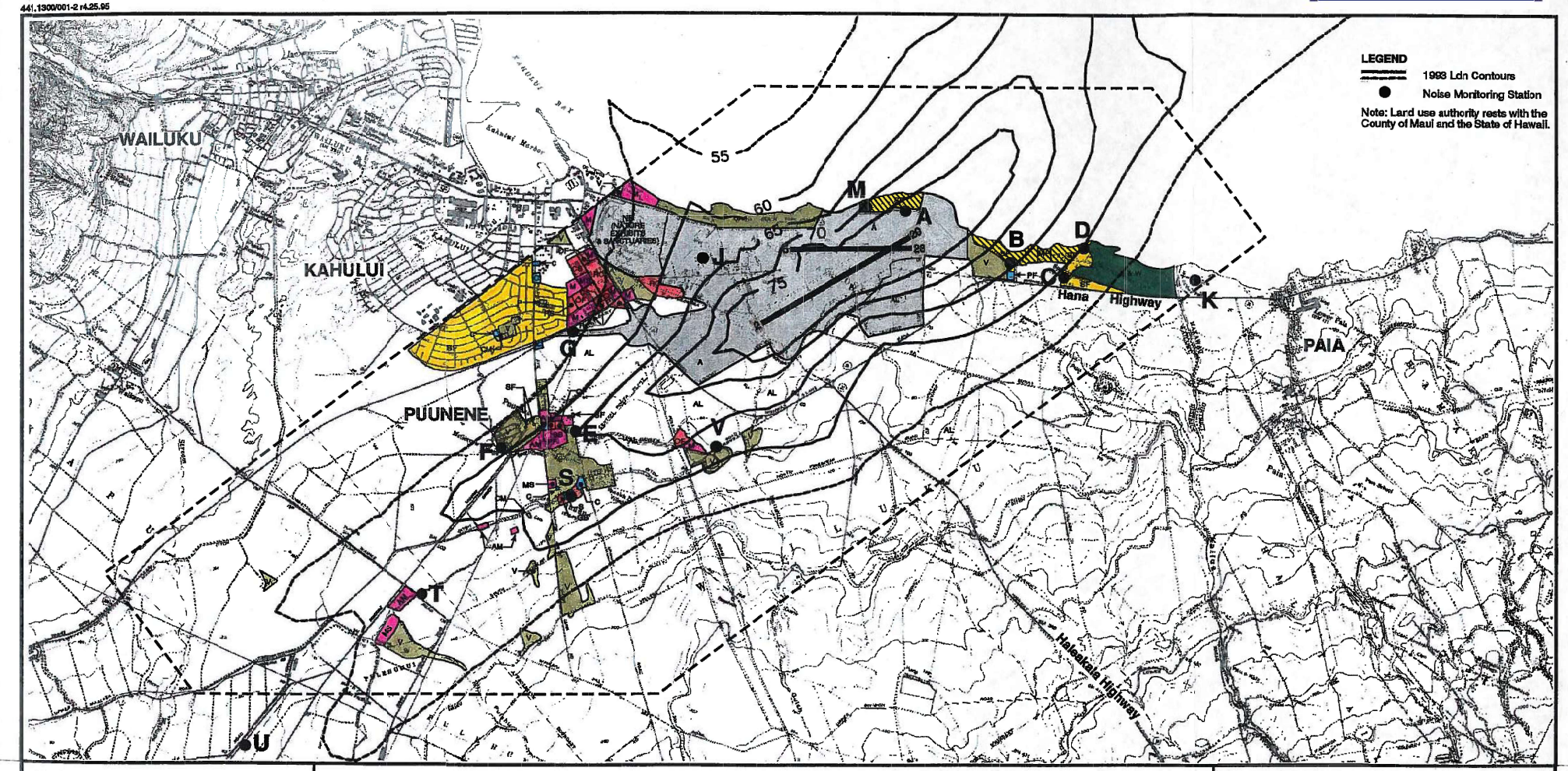
Sincerely,

EDWIN H. SNIFFEN
Director of Transportation

Attachments

RECEIVED
01/12/2026
10:29 am
STATE OF HAWAII
LAND USE COMMISSION

441.1300/001-2 r4.25.95



KAHULUI AIRPORT
FAR Part 150 Airport Noise Compatibility Program

Prepared For:
Airports Division
Department of Transportation
State of Hawaii

Prepared By:
Belt Collins Hawaii
Y. Ebisu & Associates
1995

LAND USE CLASSIFICATION

COMMERCIAL AND GOVERNMENT USE
- RC RETAIL COMMERCIAL
- OF BUSINESS/PROFESSIONAL OFFICES
- AC AIRPORT BUSINESSES (car rental agencies, tours, lei stands)
- RS RETAIL STORAGE (warehouses)
- CS COMMERCIAL SERVICES
- GB GOVERNMENT BUILDING

RESIDENTIAL
- SF SINGLE FAMILY
- MF MULTIPLE FAMILY

PUBLIC USE
- S SCHOOL
- H HOSPITALS (clinics, health care facilities, nursing homes)
- PF PUBLIC FACILITIES (day care, libraries, community centers)
- C CHURCH

MANUFACTURING, PRODUCTION & STORAGE
- M LIGHT/HEAVY MANUFACTURING
- AM AGRICULTURAL MANUFACTURING
- MS MANUFACTURING WAREHOUSES

AL AGRICULTURAL LAND

RECREATIONAL
- OR OUTDOOR RECREATION
- NE NATURE EXHIBITS & SANCTUARIES
- G&W GOLF COURSES, GARDENS, WATER RECREATION

OPEN SPACE
- CM CEMETERY
- P PARK
- V VACANT OR UNDEVELOPED LAND

STUDY AREA BOUNDARY
AIRPORT PROPERTY
AREA OF INCOMPATIBLE LAND USE

NORTH

0 2000 4000 8000
SCALE IN FEET

Figure 5-1
BASE YEAR (1993)
NOISE EXPOSURE MAP:
KAHULUI AIRPORT

Table 4-2 State Department of Transportation Recommendations for Local Land Use Compatibility Expressed in Yearly Day-Night Average Sound Levels (Ldn).

RECEIVED
01/12/2026
10:29 am
STATE OF HAWAII
LAND USE COMMISSION

TYPE OF LAND USE	Yearly Day-Night Average Sound Level					
	< 60	60-65	65-70	70-75	75-80	80-85
RESIDENTIAL:						
Low density residential, resorts, & hotels (w/ outdoor facil).	Y(a)	N(b)	N	N	N	N
Low density apartment w/ moderate outdoor use	Y	N(b)	N	N	N	N
High density apartment with limited outdoor use	Y	N(b)	N(b)	N	N	N
Transient lodgings (w/ limited outdoor use)	Y	N(b)	N(b)	N	N	N
PUBLIC USE:						
Schools, day care centers, libraries, and churches	Y	N(c)	N(c)	N(c)	N	N
Hospitals, nursing homes, clinics, and health facilities	Y	Y(d)	Y(d)	Y(d)	N	N
Indoor auditoriums and concert halls	Y(c)	Y(c)	N	N	N	N
Government services and office bldgs.serving the public	Y	Y	Y(d)	Y(d)	N	N
Transportation and parking	Y	Y	Y(d)	Y(d)	Y(d)	Y(d)
COMMERCIAL AND GOVERNMENT USE:						
Offices—government, business, and professional	Y	Y	Y(d)	Y(d)	N	N
Wholesale & Retail: bldg.mater.,hardware, & heavy equip..	Y	Y	Y(d)	Y(d)	Y(d)	Y(d)
Airport businesses—car rental, ticketing, lei stands, etc..	Y	Y	Y(d)	Y(d)	N	N
Retail trade,restaurants,shp.centers,financial institute.etc.	Y	Y	Y(d)	Y(d)	N	N
Power plants, sewage treatment plants, & base yards.	Y	Y	Y(d)	Y(d)	Y(d)	N
Studios w/o outdoor sets, broadcasting & Production facil.	Y(c)	Y(c)	N	N	N	N
MANUFACTURING, PRODUCTION AND STORAGE:						
Manufacturing, general	Y	Y	Y(d)	Y(d)	Y(d)	N
Photographic and optical	Y	Y	Y(d)	Y(d)	N	N
Agriculture (except livestock) and forestry	Y	Y(e)	Y(e)	Y(e)	Y(e)	Y(e)
Livestock farming and breeding	Y	Y(e)	Y(e)	N	N	N
Mining and fishing, resource production and extraction	Y	Y	Y	Y	Y	Y
RECREATIONAL USE:						
Outdoor sports arenas and spectator sports	Y	Y(f)	Y(f)	N	N	N
Outdoor music shells, amphitheaters	Y(f)	N	N	N	N	N
Nature exhibits and zoos, neighborhood parks	Y	Y	Y	N	N	N
Amusements, beach parks, active playgrounds, etc.	Y	Y	Y	Y	N	N
Public golf courses, riding stables, cemeteries, gardens, etc.	Y	Y	N	N	N	N
Professional/resort sports facil., media event facil., etc.	Y(f)	N	N	N	N	N
Extensive natural wildlife and recreation areas	Y(f)	N	N	N	N	N

Note: Letters in parentheses refer to following notes.

(a) A noise level of 60 Ldn does not eliminate all risks of adverse noise impacts from aircraft noise. However, the 60 Ldn planning level has been selected by the State Airports Division as an appropriate compromise between the minimal risk level of 55 Ldn and the significant risk level of 65 Ldn.

(b) Where the community determines that these uses should be allowed, Noise Level Reduction (NLR) measures to achieve interior levels of 45 Ldn or less should be incorporated into building codes and be considered in individual approvals. Normal local construction employing natural ventilation can be expected to provide an average NLR of approximately 9 dB. Total closure plus air conditioning may be required to provide additional outdoor to indoor NLR, but will not eliminate outdoor noise problems.

(c) Because the Ldn noise descriptor system represents a 24-hour average of individual aircraft noise events, each of which can be unique in respect to amplitude, duration, and tonal content, the NLR requirements should be evaluated for the specific land use, interior acoustical requirements, and properties of the aircraft noise events. NLR requirements should not be based solely upon the exterior Ldn exposure level.

(d) Measures to achieve required NLR must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas, or where the normal noise level is low.

(e) Residential buildings require NLR. Residential buildings should not be located where exterior noise is greater than 65 Ldn.

(f) Impact of amplitude, duration, frequency, and tonal content of aircraft noise events should be evaluated.

Abbreviations:
Y(Yes) = Land Use and related structures compatible without restrictions.
N(No) = Land Use and related structures are not compatible and should be prohibited.

Source: Airports Division, Department of Transportation, State of Hawaii

CIVIL ENGINEERING · PLANNING · CONSTRUCTION MANAGEMENT
711 Kapiolani Blvd., Suite 1450
Honolulu, HI 96813
808.400.5959 www.pdg-hawaii.com

March 13, 2026

Via email: DOT.LandUse@hawaii.gov.
Director Edwin H. Sniffen
State of Hawai‘i
Department of Transportation
869 Punchbowl Street
Honolulu, HI 96813

SUBJECT: Response to Environmental Impact Statement Notice Comments for the Ho‘onani Village Mixed-Use Development Project, Kahului, Maui, Hawai‘i, STP 00965.25; STP 8.4016

Aloha Director Sniffen:

Thank you for providing us with your comments, dated December 12, 2025, regarding the proposed Ho‘onani Village Mixed-Use Development Project. On behalf of the Applicant, Ho‘onani Development, LLC, we offer the following information in response to the comments received.

Comment No. 1:

The proposed project is approximately 0.15 miles from the property boundary of OGG and under an existing flight path for arrivals on Runway 2. All projects within 5 miles of Hawaii State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits. The TAM can be viewed at this link: http://files.hawaii.gov/dbedt/op/docs/TAM-FAA-DOT-Airports_08-01-2016.pdf

Response:

Thank you for confirming the approximate location of the project in relation to the property boundary of the Kahului Airport (OGG). The TAM will be reviewed for guidance on applicable reviews and permits.

Comment No 2:

As the airport sponsor and the recipient of Federal Aviation Administration (FAA) Grants, the HDOT must comply with the FAA Grant Assurances, which include ensuring compatible land use for the safe landing and take-off of aircraft near the airport. The project site is located within the 55-75 Day-Night Average Sound Level (DNL) noise contours of the attached Base Year 1993 OGG Noise Exposure Map (NEM). The HDOT recommends relocating noise-sensitive land uses in the proposed project to avoid noise-

sensitive areas defined by the noise contours of the Base Year 1993 OGG NEM. Specifically, all housing should be relocated outside of the 65 DNL or greater contours. In addition, Noise Level Reduction measures such as air conditioning, dual-pane windows, and concrete masonry walls should be incorporated throughout the project's design for housing and buildings where the public is received to achieve interior levels of 45 DNL or less. Please refer to the attached noise compatibility land use chart from the 1995 OGG Noise Compatibility Program for more guidance on recommended land uses within noise contours.

Response:

The Applicant acknowledges the proximity of the project site to Kahului Airport and the importance of ensuring that development within the airport influence area remains compatible with airport operations and aviation safety. An Environmental Noise Assessment prepared by D.L. Adams Associates has been completed for the Project and will be included in the Draft Environmental Impact Statement (EIS). The assessment evaluates aircraft noise exposure, existing ambient noise conditions, and potential noise impacts associated with the proposed development.

Consultation with agencies having jurisdiction and expertise over airport operations has occurred during preparation of the Draft EIS. A meeting with Marvin Moniz, Maui District Airports Manager, was held on March 2, 2026, and a meeting with HDOT Director Ed Sniffen was held on March 6, 2026, to discuss the Project, its location relative to Kahului Airport operations, and applicable airport compatibility considerations.

As noted by HDOT, the 1993 Kahului Airport Noise Exposure Map (NEM) remains the FAA-accepted contour map for land use compatibility determinations associated with Kahului Airport. As the airport sponsor and a recipient of Federal Aviation Administration (FAA) grants, the Hawai‘i Department of Transportation must comply with FAA Grant Assurances, including those related to the protection of compatible land uses near airports to ensure the safe landing and takeoff of aircraft. Accordingly, the Draft EIS references the Base Year 1993 OGG Noise Exposure Map and associated Noise Compatibility Program (1995) as the applicable regulatory framework for evaluating land use compatibility.

Based on the 1993 NEM, the project site lies within the 55–75 Day-Night Average Sound Level (DNL) noise contours, with portions of the site within the 60–65 DNL contour range and limited areas approaching the 65 DNL contour. These contours are therefore used as the baseline reference for evaluating potential aircraft noise exposure and applicable design considerations.

While the 1993 NEM remains the FAA-recognized map for regulatory purposes, it is also acknowledged that commercial aircraft fleets have become substantially quieter since preparation of the 1993 contours, largely due to the nationwide phase-out of older Stage 2 aircraft and the transition to quieter Stage 3 and Stage 4 aircraft. As documented in the Environmental Noise Assessment prepared for the Project, field monitoring conducted in April 2025 indicates that measured aircraft-related noise levels at the site are generally

lower than those represented in the historic contour mapping, although the contours remain the accepted planning framework for compatibility analysis.

The Environmental Noise Assessment included as an Appendix in the Draft EIS, therefore evaluates aircraft noise exposure using both the 1993 NEM contours and site-specific noise monitoring data to provide a comprehensive understanding of existing conditions. Under FAA land use compatibility guidance (14 CFR Part 150), residential land uses are generally considered compatible in areas exposed to aircraft noise levels below 65 DNL, although the incorporation of sound insulation measures may be recommended where noise levels exceed 60 DNL. Consistent with this guidance, and with the recommendations of HDOT and the Kahului Airport Noise Compatibility Program, the Project will consider the incorporation of Noise Level Reduction design measures for residential and other noise-sensitive uses.

Potential design features may include enhanced building envelope construction, such as dual-pane or acoustically rated windows, concrete masonry or similarly insulated wall assemblies, and mechanical ventilation or air-conditioning systems that allow windows to remain closed. These types of design measures are commonly used for residential development located within airport influence areas and are capable of achieving interior noise levels of approximately 45 DNL or less, consistent with HDOT guidance for residential uses within the 60–65 DNL contour range.

Through the incorporation of these potential design considerations and continued coordination with HDOT during project planning and design, the Project can be developed in a manner that remains compatible with ongoing airport operations while addressing aircraft noise exposure for future occupants

Comment No 3:

Due to the nature of the development, the HDOT requests that the property owner grant a noise and avigation easement to the HDOT.

Response:

The Applicant owner will coordinate with HDOT on a grant of noise and avigation easement.

Comment No 4:

Due to the proximity to OGG, the applicant, future residents, and users should be aware of potential single-event noise from aircraft operations. There is also potential for fumes, smoke, vibrations, odors, etc., resulting from occasional aircraft flight operations over or near the project location. These impacts may increase or decrease over time and are dependent on airport operations.

Response:

The Applicant is aware and will ensure future residents and tenants are made aware of the potential for noise and other impacts from flight operations.

Comment No 5:

The project site is approximately 5,016 feet from the end of Runway 2 at OGG. The FAA regulation requires the submittal of FAA Form 7460-1 Notice of Proposed Construction or Alteration pursuant to the Code of Federal Regulations, Title 14, Part 77.9, if the construction or alteration is within 20,000 feet of a public use or military airport, which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 feet. Construction equipment and staging area heights, including heights of temporary construction cranes, shall be included in the submittal. The form and submission criteria can be found at the following website: https://oeaaa.faa.gov/oeaaa/external/portal.jsp. Please provide a copy of the FAA response to the Part 77 analysis to the HDOT Airport Planning Section.

Response:

We confirm that the FAA Form 7460-1 Notice of Proposed Construction or Alteration will be completed prior to construction and HDOT will be notified, as well.

Comment No 6:

The HDOT requires that the proposed development project shall not provide landscape and vegetation that will create a wildlife attractant, which can potentially become a hazard to aircraft operations. Standing water also has the potential to become a wildlife attractant. Please review the FAA Advisory Circular 150/5200-33C, Hazardous Wildlife Attractants On Or Near Airports, for guidance. If the development creates a wildlife attractant, the developer shall immediately mitigate the hazard upon notification by the HDOT and/or the FAA

Response:

The *FAA Advisory Circular 150/5200-33C, Hazardous Wildlife Attractants On Or Near Airports* has been shared with the landscape architect for guidance. We confirm that the proposed landscaping is not contrary to the FAA guidance and there will no water features that could create a wildlife attraction. It is acknowledged that the project includes detention ponds, which are designed to function as large infiltration basins without any permanent pools, wetlands or water features. These basins will allow stormwater to percolate through the topsoil and will not hold runoff longer than the design storm drawdown period. The side slopes of the basin will be designed to discourage wildlife loafing and nesting, and the vegetation will consist of local grasses that do not provide a habitat for hazardous wildlife. Property management will follow the final operations and maintenance plan for maintaining the detention basins to address any issues with wildlife activity that may pose an aviation hazard. With these measures, the project's stormwater detention basins will

function solely as temporary drainage facilities and will not constitute as hazardous wildlife attractant as defined within the FAA Advisory Circular 150/5200-33C

Comment No 7:

If a solar energy photovoltaic (PV) system is going to be installed, be aware that PV systems located in or near the approach path of aircraft can create a hazardous condition for pilots due to possible glint and glare reflected from the PV panel array. If glint or glare from the PV array creates a hazardous condition for pilots, the owner of the PV system shall be prepared to immediately mitigate the hazard upon notification by the HDOT and/or the FAA.

The FAA requires a glint-and-glare analysis for all solar energy PV systems near airports. A separate FAA Form 7460-1 will be necessary for the solar energy PV system. After the FAA determination of the Form 7460-1 glint and glare analysis, a copy shall be provided to the HDOT Airport Planning Section by the owner of the solar energy PV system.

Solar energy PV systems have also been known to emit radio frequency interference (RFI) to aviation-dedicated radio signals, thereby disrupting the reliability of air-to-ground communications. Again, the owner of the solar energy PV system shall be prepared to immediately mitigate the RFI hazard upon notification by the HDOT and/or the FAA.

Response:

We confirm that should a PV system be proposed, FAA will be consulted for required submittals and analysis.

Comment No 8:

Multiple access points will be provided from Pulehu Road, Hansen Road, and Pakaula Street, all of which are within County jurisdiction. Three of the primary access driveways are proposed on Pulehu Road, Hansen Road (eastside), and Hansen Road (westside). The following project intersections connecting to our state highways may be impacted in the near future:

a. *Hansen Road (westside) via the Maui Veterans Highway, Route 311 (formerly Mokulele Road).*
b. *Pulehu Road and Hansen Road (eastside) with Hana Highway.*

Response:

Thank you for this information. An updated TIAR will be included and discussed in the Draft EIS, which will be sent to HDOT for review.

Comment No 9:

Based on the large-scale development proposed in proximity to the state-owned Maui Veterans Highway, Kuihelani Highway, and Hana Highway, the HDOT anticipates a potential direct or regional adverse impact on the State highway facilities. Therefore, the Draft Environmental Impact Statement should include a Traffic Impact Analysis Report (TIAR) prepared and stamped by a licensed engineer and shall include the following:

a. *An analysis should be provided in the TIAR to identify potential local and regional impacts to State highway facilities. The study should also include a Conclusion and Recommendation section listing recommended mitigation measures to be implemented by the project at no cost to the State.*

b. *The study should also include an analysis of the intersections stated below:*

   i. *Puunene Avenue/Maui Veterans Highway and Hookele Street.*
   ii. *Puunene Avenue/Kuihelani Highway/Mayor Cravalho Way.*
   iii. *Mayor Cravalho Way/Pakaula Street*

c. *Since the project construction is phased over multiple years, interim horizon years should be analyzed for the completion of each phase.*

d. *A discussion of multimodal transportation strategies should be included in the TIAR The study should provide detailed plans for bicycle and pedestrian paths within the proposed site and connectivity to the rest of the area.*

Response:

The TIAR evaluates potential transportation impacts associated with the proposed development under Existing (2024), Year 2042 No Project, and Year 2042 Plus Project conditions. The analysis includes evaluation of potential impacts to State highway facilities, including Maui Veterans Highway, Kūihelani Highway, and Hāna Highway, and identifies recommended mitigation measures where applicable.

The TIAR includes detailed operational analysis of key State-controlled intersections in the project vicinity, including:

- Kūihelani Highway / Maui Veterans Highway / Mayor Elmer F. Cravalho Way / Puʻunēnē Avenue
- Maui Veterans Highway / Hoʻokele Street

These intersections represent the primary regional access points between the State highway system and the project area. Where cumulative operational impacts were identified, the TIAR provides recommended mitigation measures, including lane reconfiguration, signal phasing adjustments, and potential turn-lane improvements.

The intersection of Mayor Elmer F. Cravalho Way and Pakaula Street was not included in the TIAR analysis because a direct connection between the project site and Pakaula Street is not confirmed at this time. Establishing such a connection would require access across privately owned property that is not under the control of the project applicant. As a result, the current project access plan does not rely on Pakaula Street, and the TIAR focuses on the roadway network that will directly serve the project site, including Hansen Road and Pūlehu Road.

With respect to project phasing, the TIAR evaluates transportation conditions at full project buildout, which represents the most conservative scenario for assessing potential transportation impacts. Phasing schedules and development timing may vary depending on market conditions and infrastructure availability. As individual development phases proceed through permitting and construction, additional traffic analysis may be conducted if required by the County of Maui or HDOT based on prevailing traffic conditions at that time.

The TIAR also includes discussion of multimodal transportation considerations. The project incorporates pedestrian and bicycle infrastructure consistent with the County of Maui Street Design Manual and applicable Complete Streets principles. Planned improvements include sidewalks, bicycle lanes, and pedestrian connectivity within the project site and along the Hansen Road and Pūlehu Road frontages. These improvements will enhance pedestrian and bicycle connectivity in an area where such facilities are currently limited and will improve multimodal access between the project and surrounding employment and commercial areas.

Comment No 10:

Describe strategies to reduce carbon emissions from the project, if any. Suggestions include:

a. *Incorporate elements that encourage and enhance the use of multiple types of transportation to reduce carbon emissions.*

b. *Implement energy-efficient technologies and practices, such as light-emitting diode lighting.*

c. *Use sustainable, recycled, or low-emission materials in construction and manufacturing.*

Response:

Thank you for the recommended strategies. As previously noted, multi-modal transportation strategies are discussed in the TIAR and Draft EIS. Energy efficient technologies and sustainable construction materials will also be implemented, as feasible.

Thank you again for your comments. Your comments and this response will be included in the Draft EIS being prepared and the Department will receive a copy for further review and

comment. Should you have any questions or require additional information, please feel free to contact me at 808-400-5959.

Sincerely,
Pioneer Design Group – Hawai‘i LLC.

Emily Ballard
Project Planner

cc: Greg Sado, Ho‘onani Development, LLC
Matthew Pennaz, Aspire Development and Consulting, LLC
Jeffrey Ueoka, Wells Street Law, LLLC
State of Hawai‘i Land Use Commission
Fehr & Peers

RICHARD T. BISSEN, JR.
Mayor

JOSIAH K. NISHITA
Managing Director

MARC I. TAKAMORI
Director

DIANE C. YOGI
Deputy Director

DEPARTMENT OF TRANSPORTATION
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAI'I 96793

TELEPHONE: (808) 270-7511
FAX: (808) 270-7505

RECEIVED
12/29/2025
2:21 pm
STATE OF HAWAII
LAND USE COMMISSION

December 26, 2025

Mr. Jeffrey Ueoka
2145 Wells Street Suite 406
Wailuku, HI 96793

SUBJECT: ZPA2025-00011 – Comments Regarding Proposed Ho'onani Village Mixed-Use Development Project, Kahului, Maui, Hawai'i. TMK: (2) 3-8-006:004-0005

Dear Mr. Ueoka:

Mahalo for the opportunity to provide comment on the subject request. The Maui Department of Transportation (MDOT) is submitting the following comments in light of the Disaster Recovery, International Affairs, and Planning (DRIP) Committee discussion on November 5, 2025, regarding the proposed Ho'onani Village mixed-use development and associated legislative actions to amend the Maui Island Plan, the Wailuku–Kahului Community Plan, and zoning for approximately 166.5 acres in Kahului. The following comments are provided in addition to the comments provided to the DRIP Committee on October 31, 2025.

MDOT acknowledges and appreciates the Planning Department's testimony and the technical points raised by Planning Director Kate Blystone, particularly regarding the quality of agricultural soils, the State Land Use District designation, and the parcel's location outside the Maui Island Plan Urban Growth Boundary. In MDOT's view, these factors warrant careful consideration to ensure that this significant investment is built upon a foundation of sound land-use policy and long-term community resilience.

From a transportation perspective, MDOT continues to support the Ho'onani Village concept, as it reflects many of Maui's long-range transportation objectives. The project's mixed-use form, internal street network, and emphasis on multi-modal connectivity such as walking and bicycling are highly consistent with the goals of the Hele Mai Maui 2045 Long Range Transportation Plan. MDOT views these design elements as a positive model for future development on Maui.

However, to ensure the project's success, MDOT believes it is essential to harmonize these transportation merits with the Planning Director's concerns. The land's designation as "Prime"

Agricultural Land of Importance to the State of Hawai‘i (ALISH) designated by the State Department of Agriculture with high-quality “A” rated soils by The University of Hawai‘i’s Land Study Bureau, combined with its current exclusion from the Urban Growth Boundary, creates important policy questions. The urgent need for housing – which MDOT strongly supports – is best served by a thorough evaluation that balances development with the protection of high-productivity agricultural assets.

MDOT also recognizes the Planning Department’s concern that Maui already has a substantial number of entitled or planned housing units within the existing Urban Growth Boundary that have not yet been constructed. While market conditions, infrastructure timing, and other constraints may delay these projects, the significant number of entitlements that have failed to move into construction underscores the importance of addressing barriers to implementation, rather than expanding into undeveloped agricultural land. Improving infrastructure delivery, streamlining permitting where appropriate, and resolving financing and phasing challenges may help unlock housing that is already planned and entitled, without needing to expand the Urban Growth Boundary. At the same time, MDOT recognizes that new proposals like Ho‘onani Village offer modern, multi-modal design principles that are specifically intended to reduce long-term infrastructure strain. The applicant is therefore encouraged to demonstrate how this project’s unique design and housing contributions provide a compelling case for expansion that aligns with the County’s broader growth and safety goals.

Ultimately, MDOT advocates for a process that respects the established order of operations for land-use decision-making. This includes careful evaluation through the Environmental Impact Statement (EIS) process and due consideration by the State Land Use Commission regarding any proposed District Boundary Amendment. Working through these critical regulatory steps ensures that all state and county land-use policies are fully integrated and that the project is positioned for success.

In closing, MDOT emphasizes support for the development of new housing and recognizes that Ho‘onani Village reflects many positive transportation and urban design principles. While fundamental land use questions regarding the site’s location and agricultural status remain, MDOT remains committed to the realization of sustainable housing solutions. MDOT looks forward to continued coordination with the Planning Department, the Maui Planning Commission, the State Land Use Commission, and the applicant as these issues are further evaluated.

If you have any questions, please feel free to reach out to Ignacio Filippini at (808) 463-3124 or ignacio.filippini@mauicounty.gov.

Sincerely,



MARC I. TAKAMORI
Director of Transportation

Cc: Marc I. Takamori, MDOT, Director, via email
Kate Blystone, Planning Department, Director, via email
Danny Dias, Planning Department, Planning Program Administrator, via email
Kurt Wollenhaupt, Planning Department, Land Use Planning Supervisor, via email
Ignacio Filippini, MDOT, Transportation Planner, via email
Emily Murai, Pioneer Design Group-Hawai‘i, via email
Martina Segura, State of Hawai‘i, Land Use Commission, via email

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Honolulu, HI 96813
808.400.5959 www.pdg-hawaii.com

March 13, 2026

Marc I. Takamori. Director
County of Maui
200 South High Street
2145 Kaohu Street, Suite 102
Wailuku, HI 96793

SUBJECT: Response to Environmental Impact Statement Preparation Notice Comments for the Hoʻonani Village Mixed-Use Development Project, Kahului, Maui, Hawaiʻi

Aloha Director Takamori:

Thank you for providing us with your comments, dated December 26, 2025, regarding the proposed Hoʻonani Village Mixed-Use Development Project. On behalf of the Applicant, Hoʻonani Development LLC, we offer the following information in response to the comments received.

Comment No. 1:

MDOT acknowledges and appreciates the Planning Department's testimony and the technical points raised by Planning Director Kate Blystone, particularly regarding the quality of agricultural soils, the State Land Use District designation, and the parcel's location outside the Maui Island Plan Urban Growth Boundary. In MDOT's view, these factors warrant careful consideration to ensure that this significant investment is built upon a foundation of sound land-use policy and long-term community resilience.

From a transportation perspective, MDOT continues to support the Hoʻonani Village concept, as it reflects many of Maui's long-range transportation objectives. The project's mixed-use form, internal street network, and emphasis on multi-modal connectivity such as walking and bicycling are highly consistent with the goals of the Hele Mai Maui 2045 Long Range Transportation Plan. MDOT views these design elements as a positive model for future development on Maui.

Response:

The Applicant acknowledges and appreciates MDOT's support for the proposed Hoʻonani Village concept and its consistency with long-range transportation objectives. The Draft EIS will describe the project's mixed-use form, internal street network, and emphasis on multimodal connectivity, including walking and bicycling, and will evaluate how these design features support adopted transportation goals, including those articulated in the Hele Mai Maui 2045 Long Range Transportation Plan. The Draft EIS will also address the

anticipated impacts of the limited expansion of the current UGB to incorporate the project and related land use policy considerations.

Comment No 2:

However, to ensure the project's success, MDOT believes it is essential to harmonize these transportation merits with the Planning Director's concerns. The land's designation as "Prime" Agricultural Land of Importance to the State of Hawai'i (ALISH) designated by the State Department of Agriculture with high-quality "A" rated soils by The University of Hawai'i's Land Study Bureau, combined with its current exclusion from the Urban Growth Boundary, creates important policy questions. The urgent need for housing – which MDOT strongly supports – is best served by a thorough evaluation that balances development with the protection of high-productivity agricultural assets.

Response:

The comment regarding the site's designation as Prime Agricultural Land of Importance to the State of Hawai'i (ALISH), Land Study Bureau "A" soils, and its location outside the Maui Island Plan Urban Growth Boundary is acknowledged. The Draft EIS will include a detailed land use and agricultural resources analysis that addresses soil quality, agricultural suitability, and the policy considerations associated with conversion of agricultural land.

Comment No 3:

MDOT also recognizes the Planning Department's concern that Maui already has a substantial number of entitled or planned housing units within the existing Urban Growth Boundary that have not yet been constructed. While market conditions, infrastructure timing, and other constraints may delay these projects, the significant number of entitlements that have failed to move into construction underscores the importance of addressing barriers to implementation, rather than expanding into undeveloped agricultural land. Improving infrastructure delivery, streamlining permitting where appropriate, and resolving financing and phasing challenges may help unlock housing that is already planned and entitled, without needing to expand the Urban Growth Boundary. At the same time, MDOT recognizes that new proposals like Ho'onani Village offer modern, multi-modal design principles that are specifically intended to reduce long-term infrastructure strain. The applicant is therefore encouraged to demonstrate how this project's unique design and housing contributions provide a compelling case for expansion that aligns with the County's broader growth and safety goals.

Response:

The comment regarding the existence of entitled or planned housing units within the existing Urban Growth Boundary that have not yet been constructed is acknowledged. The Draft EIS will place the proposed project within a broader housing and planning context, including discussion of barriers to housing delivery such as infrastructure timing, financing, and phasing. While the Draft EIS will not evaluate or prioritize unrelated third-party projects, it will describe how the proposed project's design, infrastructure approach,

and phasing are intended to address long-term housing needs and reduce infrastructure strain.

Comment No 4:

Ultimately, MDOT advocates for a process that respects the established order of operations for land-use decision-making. This includes careful evaluation through the Environmental Impact Statement (EIS) process and due consideration by the State Land Use Commission regarding any proposed District Boundary Amendment. Working through these critical regulatory steps ensures that all state and county land-use policies are fully integrated and that the project is positioned for success.

In closing, MDOT emphasizes support for the development of new housing and recognizes that Hoʻonani Village reflects many positive transportation and urban design principles. While fundamental land use questions regarding the site's location and agricultural status remain, MDOT remains committed to the realization of sustainable housing solutions. MDOT looks forward to continued coordination with the Planning Department, the Maui Planning Commission, the State Land Use Commission, and the applicant as these issues are further evaluated.

Response:

The Applicant acknowledges MDOT's emphasis on following the established order of operations for land-use decision-making. The Draft EIS is being prepared to support informed review by the public and government agencies. The Applicant recognizes that approval of land use amendments and any District Boundary Amendment are discretionary decisions subject to separate review processes, and the EIS will provide the necessary environmental disclosure to inform those decisions.

Thank you again for your comments. Your comments and this response will be included in the Draft EIS being prepared and the Department will receive a copy for further review and comment. Should you have any questions or require additional information, please feel free to contact me at 808-400-5959.

Sincerely,
Pioneer Design Group – Hawaiʻi LLC.

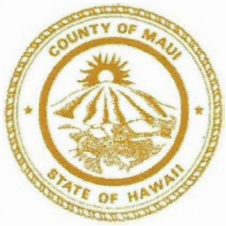
Emily Ballard
Project Planner

cc: Greg Sado, Hoʻonani Development, LLC
Matthew Pennaz, Aspire Development and Consulting, LLC
Jeffrey Ueoka, Wells Street Law, LLLC
State of Hawaiʻi Land Use Commission

RICHARD T. BISSEN, JR.
Mayor

RICHARD E. MITCHELL, ESQ.
Director

SAUMALU MATA'AFA
Deputy Director





DEPARTMENT OF HOUSING
COUNTY OF MAUI
2065 MAIN STREET, SUITE 108
WAILUKU, MAUI, HAWAI'I 96793
PHONE: (808) 270-7351
FAX: (808) 270-6284

December 23, 2025

RECEIVED
12/29/2025
2:31 pm
STATE OF HAWAII
LAND USE COMMISSION

Ms. Emily Murai
Pioneer Design Group – Hawai'i
711 Kapiolani Blvd, Suite 1450
Honolulu, Hawai'i 96813
emurai@pdg-hawaii.com

Ms. Martina Segura
State of Hawai'i, Land Use Commission
P.O. Box 2359
Honolulu, Hawai'i 96813
dbedt.luc.web@hawaii.gov

Dear Ms. Murai and Ms. Martina,

SUBJECT: **COMMENTS ON ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE, HO'ONANI VILLAGE MIXED-USE DEVELOPMENT PROJECT, KAHULUI ISLAND OF MAUI, HAWAI'I**

We appreciate the opportunity to review and provide input on the Environmental Impact Statement Preparation Notice for the Ho'onani Village Mixed-Use Development project.

The Department of Housing's (Department) mission is to expand affordable housing opportunities for low- and moderate-income families and develop housing for residents with special needs. We partner with community organizations to create long-term affordable rental units, increase homeownership opportunities, and provide special needs housing with appropriate support services.

In line with these priorities, the Department supports the proposed Ho'onani Village project, which aims to deliver approximately 1,608 housing units and mixed-use amenities including commercial, office, recreation, and hospitality spaces. This vision aligns strongly with our objectives to address Maui's critical housing shortage and foster integrated, authentic communities.

As preparation of the Environmental Impact Statement moves forward, we encourage thorough evaluation of infrastructure capacity, traffic impacts, public services, and strategies to ensure long-term affordability and resilience.

We look forward to reviewing the Draft Environmental Impact Statement when available and continuing to work together to advance affordable housing opportunities for our community.

Please do not hesitate to reach out should you require any further assistance.

Sincerely,

RICHARD E. MITCHELL, ESQ.
Director of Housing

cc: Housing and Community Development Administrator

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711 Kapiolani Blvd., Suite 1450
Honolulu, HI 96813
808.400.5959 www.pdg-hawaii.com

March 13, 2026

Director Richard E. Mitchell, Esq.
County of Maui
Department of Housing
2065 Main Street, Suite 108
Wailuku, HI 96793

SUBJECT: Response to Environmental Impact Statement Preparation Notice Comments for the Hoʻonani Village Mixed-Use Development Project, Kahului, Maui, Hawaiʻi

Aloha Director Mitchell:

Thank you for providing us with your comments, dated December 23, 2025, regarding the proposed Hoʻonani Village Mixed-Use Development Project. On behalf of the Applicant, Hoʻonani Development, LLC, we offer the following information in response to the comments received.

Comment No. 1:

The Department of Housing's (Department) mission is to expand affordable housing opportunities for low- and moderate-income families and develop housing for residents with special needs. We partner with community organizations to create long-term affordable rental units, increase homeownership opportunities, and provide special needs housing with appropriate support services.

In line with these priorities, the Department supports the proposed Ho'onani Village project, which aims to deliver approximately 1,608 housing units and mixed-use amenities including commercial, office, recreation, and hospitality spaces. This vision aligns strongly with our objectives to address Maui's critical housing shortage and foster integrated, authentic communities.

Response:

Thank you for confirming that the Project's proposal of providing 1,608 housing and mixed-use amenities aligns with the Department's priorities to address Maui's critical housing shortage and create integrated, authentic communities.

Comment No 2:

As preparation of the Environmental Impact Statement moves forward, we encourage thorough evaluation of infrastructure capacity, traffic impacts, public services, and strategies to ensure long-term affordability and resilience.

We look forward to reviewing the Draft Environmental Impact Statement when available and continuing to work together to advance affordable housing opportunities for our community.

Response:

We confirm that the EIS will contain an evaluation of infrastructure capacity, traffic impacts, public services and strategies for housing affordability and resilience.

Thank you again for your comments. Your comments and this response will be included in the Draft EIS being prepared and the Department will receive a copy for further review and comment. Should you have any questions or require additional information, please feel free to contact me at 808-400-5959.

Sincerely,
Pioneer Design Group – Hawai‘i LLC.



Emily Ballard
Project Planner

cc: Greg Sado, Ho‘onani Development, LLC
Matthew Pennaz, Aspire Development and Consulting, LLC
Jeffrey Ueoka, Wells Street Law, LLLC
State of Hawai‘i Land Use Commission

RICHARD T. BISSEN, JR.
Mayor

KATE L. K. BLYSTONE
Director

ANA LILLIS
Deputy Director

DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAIʻI 96793

December 23, 2025

RECEIVED
12/26/2025
11:27 am
STATE OF HAWAII
LAND USE COMMISSION

Ms. Emily Murai
Pioneer Design Group Hawaiʻi
711 Kapiʻolani Blvd, Suite 1450
Honolulu, Hawaiʻi 96813

Dear Ms. Murai:

SUBJECT: ENVIRONMENTAL IMPACT STATEMENT NOTICE AND PRELIMINARY COMMENTS FOR THE HOʻONANI VILLAGE MIXED-USE DEVELOPMENT PROJECT, KAHULUI, MAUI, HAWAIʻI; TMK: (2) 3-8-006:004

Thank you for the opportunity to provide comments regarding the Environmental Impact Statement Preparation Notice (EISPN) for the proposed Hoʻonani Village Mixed-Use Development Project located in Kahului, Maui.

The Department of Planning (Department) notes the following areas of concern:

TRAFFIC

Traffic in Kahului will be affected with this Project. In the draft EIS, include details on the traffic impacts on the greater Kahului area, and how the project will impact traffic to and from South Maui, Central Maui, West Maui, and North Shore/Upcountry (including but not limited to Veteran's Highway, Hāna Highway, Kūihelani Highway, Dairy Road, and Mayor Carvalho Highway). In addition to addressing the effects upon a larger area of Maui within the EIS, the May 23, 2025, Transportation Impact Analysis Report (TIAR) prepared for the project should be updated/revised to address the following additional comments:

- The proposed project identified in the TIAR assumes a certain development scenario of residential, commercial, and industrial uses. The requested Change in Zoning for the property will not guarantee the development proposal analyzed in the TIAR. The TIAR should be revised to analyze multiple development scenarios including the most impactful (from a traffic

generation standpoint) development scenario based upon the permitted uses and development standards allowed within the M-1 Light Industrial zoning district.

For example, if the project were developed with only residential uses at a density permitted within the M-1 zoning district, does that change the traffic generation and impact analysis to roadways and intersections?

If only commercial or industrial uses were developed in accordance with the development standards of the M-1 zoning district, does that change the impact analysis to roadways and intersections related to an anticipated increase in truck deliveries?

- The TIAR analysis was evaluated during weekday morning and evening peak hours for existing conditions in May 2024. The analysis should be expanded to account for weekend conditions as well as during high-visitor conditions when Hansen Road is often used as a bypass to access east and upcountry Maui from residents and visitor destination areas of west and south Maui.

- The TIAR should expand its intersection impact analysis beyond the six existing study intersections in the immediate vicinity of the project to address a broader impact analysis as described above. At minimum, it should also include an intersection impact analysis of the following intersections: Kūihelani Highway/Maui Veterans Highway; Pākaula Street/Dairy Road/Mayor Elmer F. Cravalho Way; Dairy Road/Hāna Highway; intersection of Pākaula Street, and the ingress/egress driveways of Walmart and Home Depot.

- The TIAR does not provide any analysis of roadway widths and need for expansion to account for the additional 20,000+ daily trips. Additionally, it does not identify any recommendations for pedestrian and bicycle facilities along roadways that service the project and connectivity to existing regional pedestrian and bicycle facilities. In addition to identifying specific proposed pedestrian and bicycle facilities which may require roadway widening, the study should at a minimum address the following two-lane roadways to determine if roadway widening is necessary to address any anticipated impacts: Hansen Road, Pūlehu Road, Pākaula Street and Hoʻokele Street.

CULTURAL RESOURCES

Include archaeological study and mitigation requirements in the draft EIS. Please obtain comments from the Department of Land and Natural Resources and Office of Hawaiian Affairs on the EIS.

AIRPORT PROXIMITY

A Safety study and a separate Noise study should be prepared that addresses all hours that Kahului Airport is in operation, and on days with patterns/direction light wind, no wind, and days of southerly winds that affect take-off and landing patterns direction. Please describe construction details and costs to mitigate air traffic noise. Will these costs be passed on to residents and/or affect the affordability component of the project? Please coordinate EIS review and obtain comments from the FAA and Hawai‘i State Department of Transportation – Airports Division. Any safety and/or noise impacts and subsequent mitigation measures identified from the impact analysis or from these agencies should be incorporated into the EIS. In addition, please address the 2002 Wailuku-Kahului Community Plan – Land Use objective #9:

> *9. Maintain the existing Kahului Airport district boundaries, as defined in the Community Plan Land Use Map and continue to evaluate the air transportation needs of the County to determine future air transportation facility requirements. Create a direct control overlay district in and around Kahului Airport due to the public investment and the economic importance of the facility. The boundaries of this district shall be generally defined by the 60 Ldn isoline (60 decibels, day/night average) of the FAA approved noise contour map for the airport. The intent of this district shall be to establish specific guidelines for development within the area which would define uses compatible with the airport and appropriate design standards, particularly with respect to noise attenuation to reduce interior noise levels to the 45 Ldn level or less. Total closure of structures, as well as air-conditioning, are generally required for this purpose. Residential uses should be discouraged within the 60 Ldn isoline.*

SCHOOLS

Adding 1,600 dwelling units will increase school attendance. Please include impacts of this project on the public school system.

LOSS OF AGRICULTURAL LANDS

Please coordinate with and include comments from Maui County Department of Agriculture, Hawai‘i State Department of Agriculture, and the State Land Use Commission regarding loss of class “A” prime agricultural lands.

INFRASTRUCTURE

Please include details about all infrastructure requirements, including, but not limited to the provision of water, sewage disposal, solid waste disposal, backup plans for redundancy, and meeting system standards requirements. Please describe development costs and who will pay for

maintenance and operation if water and wastewater will be private systems. If only one well is planned, describe how water will be provided when the well is down for maintenance or system failure.

Thank you for the opportunity to comment on the EISPN. If you have any questions, please contact the Current Division of the Planning Department at (808)270-8205.

Sincerely,

KATE L. K. BLYSTONE
Director

cc: Danny A. Dias, Planning Program Administrator (PDF)
Gregory Pfost, Administrative Planning Manager (PDF)
Martina Segura, State of Hawai‘i, Land Use Commission (PDF)

KLKB:KFW:lp
K:\WP_DOCS\Planning\ZPA\2025\00011_HoonaniVillage\251216 Hoonani Village EISPN comments GP comments.pdf

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Honolulu, HI 96813
808.400.5959 www.pdg-hawaii.com

March 13, 2026

Via email: *planning@mauicounty.gov*

SUBJECT: Response to Environmental Impact Statement Notice Comments for the Hoʻonani Village Mixed-Use Development Project, Kahului, Maui, Hawaiʻi,

Aloha Acting Director Takakura:

Thank you for providing us with your comments, dated December 23, 2025, regarding the proposed Hoʻonani Village Mixed-Use Development Project. On behalf of the Applicant, Hoʻonani Development, LLC, we offer the following information in response to the comments received.

Comment No. 1 Traffic

Traffic in Kahului will be affected with this Project. In the draft EIS, include details on the traffic impacts on the greater Kahului area, and how the project will impact traffic to and from South Maui, Central Maui, West Maui, and North Shore/Upcountry (including but not limited to Veteran's Highway, Hāna Highway, Kūihelani Highway, Dairy Road, and Mayor Carvalho Highway). In addition to addressing the effects upon a larger area of Maui within the EIS, the May 23, 2025, Transportation Impact Analysis Report (TIAR) prepared for the project should be updated/revised to address the following additional comments:

Response: The Traffic Impact Analysis Report (TIAR) for the project was revised in February 2026 and prepared by Fehr & Peers. The updated TIAR evaluates traffic conditions under Existing (2024), Year 2042 No Project, and Year 2042 Plus Project conditions to assess both local and regional transportation impacts.

The analysis includes a study area consisting of 13 intersections that represent key connections between the project site and the regional transportation network serving Central Maui, South Maui, West Maui, and Upcountry. These intersections include major State highway facilities such as Maui Veterans Highway, Kūihelani Highway, and Hāna Highway, as well as important collector roadways such as Pūlehu Road, Hansen Road, and Hoʻokele Street.

The analysis concludes that the majority of study intersections are projected to operate at acceptable levels of service under Year 2042 Plus Project conditions. However, cumulative operational impacts were identified at three intersections:

- Kūihelani Highway / Maui Veterans Highway
- Maui Veterans Highway / Hoʻokele Street
- Hāna Highway / Hansen Road

Mitigation measures are identified for these locations, including turn-lane modifications and signal phasing adjustments at the Maui Veterans Highway intersections and signalization at Hāna Highway / Hansen Road. With implementation of these improvements and the assumed County roundabout at Hansen Road / Pūlehu Road, the regional roadway network is expected to accommodate project-generated traffic.

Comment No. 2 Traffic

The proposed project identified in the TIAR assumes a certain development scenario of residential, commercial, and industrial uses. The requested Change in Zoning for the property will not guarantee the development proposal analyzed in the TIAR. The TIAR should be revised to analyze multiple development scenarios including the most impactful (from a traffic generation standpoint) development scenario based upon the permitted uses and development standards allowed within the M-1 Light Industrial zoning district.

For example, if the project were developed with only residential uses at a density permitted within the M-1 zoning district, does that change the traffic generation and impact analysis to roadways and intersections?

If only commercial or industrial uses were developed in accordance with the development standards of the M-1 zoning district, does that change the impact analysis to roadways and intersections related to an anticipated increase in truck deliveries?

Response: The TIAR analyzes a development program that includes a combination of residential, commercial, and employment uses consistent with the project proposal. This mixed-use configuration represents a conservative traffic generation scenario because it includes substantial commercial and employment uses in addition to residential development.

Trip generation estimates were prepared using the Institute of Transportation Engineers Trip Generation Manual (12th Edition) and further refined using the Fehr & Peers/EPA Mixed-Use Development (MXD) model. The MXD model accounts for internal trip capture and reductions associated with mixed-use developments where trips occur between uses within the project rather than on the external roadway network.

Alternative development scenarios consisting of only residential or only industrial uses could produce different traffic patterns; however, the mixed-use scenario analyzed in the TIAR includes a broad range of land uses and therefore represents a reasonable and conservative basis for evaluating potential traffic impacts.

Comment No. 3 Traffic

The TIAR analysis was evaluated during weekday morning and evening peak hours for existing conditions in May 2024. The analysis should be expanded to account for weekend conditions as well as during high-visitor conditions when Hansen Road is often used as a

bypass to access east and upcountry Maui from residents and visitor destination areas of west and south Maui.

Response: The TIAR evaluates traffic operations during weekday AM and PM peak periods, which represent the standard analysis periods used in traffic impact studies and typically reflect the most constrained operating conditions for commuter-oriented roadway networks. These peak periods correspond with the highest traffic volumes associated with work commuting and school travel.

Weekend traffic patterns in the Kahului area generally reflect different travel characteristics associated with shopping and visitor activities; however, weekday peak periods remain the most critical periods for evaluating intersection operations and roadway capacity.

The study area includes major highways such as Maui Veterans Highway, Hāna Highway, and Kūihelani Highway that accommodate traffic traveling between Central Maui, South Maui, and Upcountry. The analysis incorporates future background growth assumptions to account for increases in regional travel demand over time. As a result, the Year 2042 No Project scenario reflects anticipated regional traffic growth, including visitor-related traffic patterns.

Comment No. 4 Traffic

The TIAR should expand its intersection impact analysis beyond the six existing study intersections in the immediate vicinity of the project to address a broader impact analysis as described above. At minimum, it should also include an intersection impact analysis of the following intersections: Kūihelani Highway/Maui Veterans Highway; Pākaula Street/Dairy Road/Mayor Elmer F. Cravalho Way; Dairy Road/Hāna Highway; intersection of Pākaula Street, and the ingress/egress driveways of Walmart and Home Depot.

Response: The revised TIAR expands the study area to include 13 study intersections, representing key regional connections between the project site and the surrounding roadway network. These intersections include:

- Kūihelani Highway / Maui Veterans Highway / Mayor Elmer F. Cravalho Way / Puʻunēnē Avenue
- Maui Veterans Highway / Hoʻokele Street
- Hoʻokele Street / Pakaula Street
- Hoʻokele Street / Pūlehu Road
- Hāna Highway / Hoʻokele Street
- Pūlehu Road / Project Driveway intersections
- Hansen Road / Project Driveway intersections
- Hansen Road / Pūlehu Road
- Hāna Highway / Hansen Road

These intersections were selected because they represent the primary regional routes through which project traffic would travel.

Intersections along Dairy Road and the Pakaula Street commercial access area were not included because the current project access plan does not include a confirmed connection to Pakaula Street. Establishing such a connection would require access across privately owned property that is not under the control of the project applicant. As a result, the TIAR focuses on the roadway network that will directly serve the project, including Hansen Road and Pūlehu Road.

Comment No. 5 Traffic

The TIAR does not provide any analysis of roadway widths and need for expansion to account for the additional 20,000+ daily trips. Additionally, it does not identify any recommendations for pedestrian and bicycle facilities along roadways that service the project and connectivity to existing regional pedestrian and bicycle facilities. In addition to identifying specific proposed pedestrian and bicycle facilities which may require roadway widening, the study should at a minimum address the following two-lane roadways to determine if roadway widening is necessary to address any anticipated impacts: Hansen Road, Pūlehu Road, Pākaula Street and Hoʻokele Street.

Response: The TIAR includes evaluation of roadway characteristics and identifies improvements necessary to accommodate project traffic and improve multimodal connectivity. Hansen Road and Pūlehu Road currently function as two-lane collector roadways and lack continuous pedestrian and bicycle facilities in several segments. To address these conditions, the project includes frontage improvements along Hansen Road and Pūlehu Road consistent with the County of Maui Street Design Manual. These improvements include:

- Half-street roadway widening
- Right-of-way dedication
- Construction of curb and gutter
- Installation of sidewalks
- Installation of bicycle lanes along the project frontage

These improvements will enhance pedestrian and bicycle connectivity in an area where such facilities are currently limited and improve overall roadway safety. The TIAR concludes that with these frontage improvements and the assumed roundabout at Hansen Road / Pūlehu Road, the roadway network can accommodate project traffic without requiring widening of regional roadways beyond the project frontage.

Comment No. 6 Cultural Resources

Include archaeological study and mitigation requirements in the draft EIS. Please obtain comments from the Department of Land and Natural Resources and Office of Hawaiian Affairs on the EIS.

Response:

We confirm that the Archaeological Literature Review Assessment will be included in the Draft EIS. Mitigation measures will be identified through the §6E, HRS process. The

Department of Land and Natural Resources and Office of Hawaiian Affairs has been consulted and any comments received and responses will be included in the Draft EIS.

Comment No. 7: Airport Proximity

A Safety study and a separate Noise study should be prepared that addresses all hours that Kahului Airport is in operation, and on days with patterns/direction light wind, no wind, and days of southerly winds that affect take-off and landing patterns direction. Please describe construction details and costs to mitigate air traffic noise. Will these costs be passed on to residents and/or affect the affordability component of the project? Please coordinate EIS review and obtain comments from the FAA and Hawai'i State Department of Transportation – Airports Division. Any safety and/or noise impacts and subsequent mitigation measures identified from the impact analysis or from these agencies should be incorporated into the EIS. In addition, please address the 2002 Wailuku-Kahului Community Plan – Land Use objective #9:

9. Maintain the existing Kahului Airport district boundaries, as defined in the Community Plan Land Use Map and continue to evaluate the air transportation needs of the County to determine future air transportation facility requirements. Create a direct control overlay district in and around Kahului Airport due to the public investment and the economic importance of the facility. The boundaries of this district shall be generally defined by the 60 Ldn isoline (60 decibels, day/night average) of the FAA approved noise contour map for the airport. The intent of this district shall be to establish specific guidelines for development within the area which would define uses compatible with the airport and appropriate design standards, particularly with respect to noise attenuation to reduce interior noise levels to the 45 Ldn level or less. Total closure of structures, as well as air-conditioning, are generally required for this purpose. Residential uses should be discouraged within the 60 Ldn isoline.

Response:

We acknowledge that the project site is located within the Kahului Airport district boundary and within the vicinity of Federal Aviation Administration (FAA) and State-identified aircraft noise contours. An Environmental Noise Assessment was prepared for the project to evaluate existing and future noise conditions associated with aircraft operations, roadway traffic, and construction activities during all hours of airport operation and under representative operating conditions. The findings of this study will be included and discussed in the Draft EIS.

The noise study evaluated aircraft noise exposure using long-term on-site monitoring and adopted FAA and Hawai'i Department of Transportation (HDOT) Airports Division noise compatibility criteria. Results indicate that while the project site lies within the 60 Ldn noise contour, it is outside the 65 Ldn contour, and that interior noise levels can be reduced to 45 Ldn or less through incorporation of building design and construction measures. Recommended mitigation measures include enhanced exterior wall assemblies, upgraded glazing, controlled building ventilation, and air-conditioning to allow for closed-window conditions, consistent with HDOT Airports Division and FAA land use compatibility

guidance. These mitigation measures will be identified in the Draft EIS and reflected in project design standards.

The Applicant will coordinate with the FAA and the HDOT Airports Division. The HDOT Airports division has provided preliminary guidance and comments on the project. Any safety- or noise-related recommendations from these agencies will be incorporated into the Draft EIS and subsequent project approvals, as applicable.

With respect to construction costs and affordability, the project's affordability objectives will be evaluated holistically, and the inclusion of noise mitigation measures would not preclude the commitment of affordable and workforce housing

The Draft EIS will also discuss consistency with the 2002 Wailuku–Kahului Community Plan, including Land Use Objective #9. The project will be evaluated for compatibility with airport operations through adherence to noise attenuation standards, coordination with aviation agencies, and incorporation of design measures intended to reduce interior noise exposure to acceptable levels.

Comment No. 6: Schools

Adding 1,600 dwelling units will increase school attendance. Please include impacts of this project on the public school system.

Response:

Consultation with the State of Hawai‘i Department of Education (DOE) Facilities Branch and the Hawai‘i School Facilities Authority has been initiated. The DOE has indicated that enrollment in public schools that would serve the site are operating at below design capacity. The School Facilities Authority noted there have been recent shifts in enrollment and associated redistricting in Central Maui. As such, the Applicant will continue coordination with the State to reduce impacts on the public school system.

Comment No. 7: Loss of Agricultural Lands

Please coordinate with and include comments from Maui County Department of Agriculture, Hawai‘i State Department of Agriculture, and the State Land Use Commission regarding loss of class "A" prime agricultural lands.

Response:

The Maui County Department of Agriculture, Hawai‘i State Department of Agriculture, and the State Land Use Commission have all been consulted on the project. Any comments received and responses to comments will be included in the Draft EIS.

Comment No. 8: Infrastructure

Please include details about all infrastructure requirements, including, but not limited to the provision of water, sewage disposal, solid waste disposal, backup plans for redundancy, and meeting system standards requirements. Please describe development costs and who will pay for maintenance and operation if water and wastewater will be private systems. If only one well is planned, describe how water will be provided when the well is down for maintenance or system failure.

Response:

The Draft EIS will include details on infrastructure requirements. A Preliminary Engineering Report (PER) and Water Resource Assessment will be included and discussed in the Draft EIS, as well. The water system will be designed to County standards. The Applicant would handle maintenance and operation of the private system, unless it is dedicated to the County in the future. While the project anticipates use of a primary well, redundancy is typically incorporated into the water source and delivery system, rather than relying on a single point of failure. As will be discussed in the Draft EIS, redundancy is generally provided at three levels:

(1) the well and source infrastructure,
(2) the pumping system, such that the project's maximum day demand can still be met if one pump is offline, and
(3) the treatment system, where individual components can be taken out of service without interrupting the project's ability to meet maximum day demand.

Water transmission lines themselves do not typically have parallel redundancy; instead, they are conservatively designed and sized to exceed anticipated demands. In the event of an extended outage due to maintenance or unforeseen system failure, temporary water hauling by truck is a standard contingency measure and would be implemented as necessary to maintain service.

The Draft EIS will also address redundancy for other utility systems for context. For wastewater, redundancy is typically achieved through R-1 recycled water management, with the Department of Health requiring two independent disposal or reuse options (such as R-1 storage ponds, leachfields, basins, on-site irrigation, or off-site reuse by a third party). Storm drainage systems do not include operational backups but are designed to accommodate large storm events. Electrical reliability is typically addressed through backup generators and, if incorporated, battery storage associated with on-site renewable energy systems.

These system reliability and contingency measures will be described in the Draft EIS to demonstrate that utility service can be maintained during routine maintenance and emergency conditions.

Thank you again for your comments. Your comments and this response will be included in the Draft EIS being prepared and the Department will receive a copy for further review and

comment. Should you have any questions or require additional information, please feel free to contact me at 808-400-5959.

Sincerely,
Pioneer Design Group – Hawai‘i LLC.



Emily Ballard
Project Planner

cc: Greg Sado, Ho‘onani Development, LLC
Matthew Pennaz, Aspire Development and Consulting, LLC
Jeffrey Ueoka, Wells Street Law, LLLC
State of Hawai‘i Land Use Commission
Fehr & Peers

RICHARD T. BISSEN, JR.
Mayor

JOSIAH K. NISHITA
Managing Director

JOHN STUFFLEBEAN, P.E.
Director

JAMES A. LANDGRAF
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAI'I 96793
http://www.mauicounty.gov/water



RECEIVED
01/06/2026
8:24 am
STATE OF HAWAII
LAND USE COMMISSION

December 23, 2025

Emily Murai
Pioneer Design Group – Hawai'i, LLC
711 Kapiolani Blvd, Suite 1450
Honolulu, HI 96813

RE: Environmental Impact Statement Preparation Notice (EISPN) for the Proposed Ho'onani Village Mixed-Use Development Project at Kahului, Maui, Hawai'i; TMK: (2) 3-8-006:004

Dear Ms. Murai:

The Department of Water Supply (DWS) appreciates the opportunity to comment on the Environmental Impact Statement Preparation Notice (EISPN) for proposed Ho'onani Village Mixed-Use Development.

Source of Water
The project proposes to utilize a private water source (Pu'unene Pump 5). The Department supports the development of private sources that align with the Water Use and Development Plan Ordinance 5335 Maui Island WUDP_20230428145430 2026.pdf. The project is subject to Maui County Code (MCC) Title 14.12 water availability policy. The applicant must secure a long-term reliable source of water for the project's total demand.

Consumption Guidelines
Based on the Water Systems Standards (2002, State of Hawai'i), the calculated average daily demand for the proposed 1,600 multi-family residential units is 560 gallons per day (gpd) per unit, totaling 896,000 gpd.

Existing Infrastructure
The subject parcel contains a 6-inch waterline running along Hansen Road and an 8-inch waterline traversing the lot. Should the development connect to DWS infrastructure, the water system must be developed to DWS system standards.

Water Conservation Best Management Practices (BMPs)
Indoor
DWS recommends the following indoor conservation measures be implemented:

- Install EPA WaterSense-labeled plumbing fixtures, as well as appliances that are EPA Energy Star or ASHRAE certified.
- Install high-efficiency (HE) faucet aerators in all plumbing fixtures wherever possible.
- Install dual-flush toilets using HE models that consume 1.28 gallons per flush (gpf) or less.
- Install HE showerheads with a flow rate of 1.5 gallons per minute (gpm) at 60 psi.
- Install HE bathroom sink faucets with a flow rate not exceeding 1 gpm at 60 psi.
- Ensure laundry facilities and individual unit machines use Energy Star-labeled washers.
- Install recirculating indoor water features powered by solar photovoltaics when practical.

Outdoor
DWS recommends the following outdoor conservation measures be implemented:

- Install high-efficiency irrigation systems and products. Examples include evapotranspiration irrigation controllers, drip irrigation, soaker hoses, misters, and punch-in or micro-sprinklers that direct water only to intended areas without causing runoff.
- Apply graywater to tolerant native and non-native landscaping using subsurface drip irrigation. This includes courtyards and other vegetated areas, provided it is permitted and applied according to Hawaii State Department of Health guidelines.
- Install recirculating outdoor water features with solar photovoltaics when practical.
- Use drip irrigation or combine drought-tolerant landscaping with gravel and rocks in narrow medians to reduce runoff.
- Use mulching in landscaped areas to help retain soil moisture. Set irrigation timers for early morning or evening to limit evaporation.
- Reduce and replace underutilized lawn areas with native plants to conserve water and mitigate the heat island effect.
- Prioritize native and climate-adapted plants for landscaping whenever possible.
- Limit watering or irrigation of lawns, landscapes, and other vegetated areas to the hours before 9:00 a.m. and after 5:00 p.m.

- Limit landscape irrigation to no more than three days per week, except where stricter requirements apply during a water shortage declaration.
- Avoid spray irrigation during excessively windy days.
- Avoid irrigation during rain events.

Should you have any questions, please contact either Geovanna Torres at (808) 463-3104 or via email at Geovanna.Torres@co.maui.hi.us.

Sincerely,

John Stufflebean
Digitally signed by John Stufflebean
Date: 2025.12.26 10:53:55 -10'00'

John Stufflebean, P.E.
DWS Director
GT

S:\PLANNING\PERMIT_Review\Planning\EA-EIS\2_3_8_006_004-0005_Hoonani_Village_EISPN

CIVIL ENGINEERING · PLANNING · CONSTRUCTION MANAGEMENT
711 Kapiolani Blvd., Suite 1450
Honolulu, HI 96813
808.400.5959 www.pdg-hawaii.com

March 13, 2026

Director John Stufflebean, P.E.
County of Maui
Department of Water Supply
2065 Main Street, Suite 108
Wailuku, HI 96793

SUBJECT: Response to Environmental Impact Statement Preparation Notice Comments for the Hoʻonani Village Mixed-Use Development Project, Kahului, Maui, Hawaiʻi

Aloha Director Stufflebean:

Thank you for providing us with your comments, dated December 23, 2025, regarding the proposed Hoʻonani Village Mixed-Use Development Project. On behalf of the Applicant, Hoʻonani Development LLC, we offer the following information in response to the comments received.

Comment No. 1: Source of Water

The project proposes to utilize a private water source (Pu'unene Pump 5). The Department supports the development of private sources that align with the Water Use and Development Plan Ordinance 5335 Maui lsland WUDP 20230428145430 2026.pdf. The project is subject to Maui County Code (MCC) Title 14.12 water availability policy. The applicant must secure a long-term reliable source of water for the project's total demand.

Response:

For clarification, the project proposes to modify and utilize the Puʻunēnē Pump 6. As discussed in the Maui Island Water Use and Development Plan (WUDP) the Kahului Aquifer in which Puʻunēnē Pump 6 is located is known to contain semi-brackish to brackish water. As such, based on test results, desalination in the form of reverse osmosis will be pursued. We acknowledge that a long-term water source will be need to be secured for the project.

Comment No 2: Consumption Guidelines

Based on the Water Systems Standards (2002, State of Hawai'i), the calculated average daily demand for the proposed 1,600 multi-family residential units is 560 gallons per day (gpd) per unit, totaling 896,000 gpd.

Response:

We acknowledge the average daily demand from the water system standards for multi-family units on Maui is 560 gpd. However, given the unit mix of studios, 1-bedroom, 2-bedroom and 3-bedroom units, it is anticipated that actual water demand and use will be much lower. As demonstrated in the Maui County Equivalent Single Dwelling (ESD) water demand calculations, a 4-bedroom, 2-bathroom single-family dwelling has an ESD 1.0, equivalent to an estimated demand of 300 gpd. As such for the current water demand sizing calculation the Applicant utilized an estimated 400 gpd, which is used to estimate the average daily demand for multi-family low rise units for Hawai‘i island and O‘ahu. The applicant’s goal is to analyze the realistic impact of the project on the Kahului Aquifer. Utilzing the ESD methodology, the estimated unit mix would have an average daily demand of 182 GPD per unit. The Applicant is currently working with the DWS staff on the final methodology that will be utilized to size the system. Utilizing the 560 gallons per day will not provide a true understanding of the project’s impact. The preliminary water system sizing calculations also included the demand from the various commercial uses, the industrial areas and for irrigation. The projected average daily demand for the project at full build out utilizing 400 GPD per residential unit will be about 1,097,170 gallons per day when we consider the additional unmetered losses.

In addition, it is anticipated that recycled water generated from the proposed onsite Wastewater Treatment Plan will be used for project irrigation needs and will reduce this overall project demand. The estimated water demands for the entire project are included below and also discussed further in the Preliminary Engineering Report (PER), which will be appended to the Draft EIS.

Preliminary Water System Sizing Calculations				
Phase	Type of Use	Quantity of unit	Average Daily Demand (gpd)	Max Daily Demand (gpd) (1.5 x ADD)
1	Residential Irrigation	268 units 3.77 acres	113,609	170,414
2	Residential Commercial Irrigation	268 units 0.230 acres 4.77 acres	116,686	175,030
3	Residential Commercial Irrigation	268 units 1.722 acres 4.96 acres	125,963	188,944
4	Residential Commercial Irrigation	268 units 1.033 acres 4.60 acres	121,218	181,828
5	Residential Commercial Irrigation	268 units 0.803 acres 6.63 acres	123,292	184,938
6	Residential Irrigation	268 units 3.56 acres	113,252	169,878

Preliminary Water System Sizing Calculations				
Phase	Type of Use	Quantity of unit	Average Daily Demand (gpd)	Max Daily Demand (gpd) (1.5 x ADD)
7	Commercial Irrigation	240 units 2.05 acres	87,485	131,228
8	Commercial Irrigation	235,000 sq. ft. 1.41 acres	35,297	52,946
9	Commercial Irrigation	25 acres 6.25 acres	160,625	240,938
Project Total	-	-	997,427	1,496,141
Project Total	-	-	1,097,170 (Increased by 10% for unmetered losses)	1,645,755

The applicant will continue to coordinate with the DWS staff as the project progresses.

Comment No 3: Existing Infrastructure

The subject parcel contains a 6-inch waterline running along Hansen Road and an 8-inch waterline traversing the lot. Should the development connect to DWS infrastructure, the water system must be developed to DWS system standards.

Response:

We acknowledge the existing waterlines are within and in proximity to the project site. We confirm that the project's water system including any potential connection to DWS infrastructure will be designed to DWS system standards.

Comment No 4: Water Conservation Best Management Practices (BMPs)

Indoor

DWS recommends the following indoor conservation measures be implemented:

- *Install EPA WaterSense-labeled plumbing fixtures, as well as appliances that are EPA Energy Star or ASHRAE certified.*
- *Install high-efficiency (HE) faucet aerators in all plumbing fixtures wherever possible.*
- *Install dual-flush toilets using HE models that consume 1.28 gallons per flush (gpf) or less.*
- *Install HE showerheads with a flow rate of 1.5 gallons per minute (gpm) at 60 psi.*
- *Install HE bathroom sink faucets with a flow rate not exceeding 1 gpm at 60 psi.*

- *Ensure laundry facilities and individual unit machines use Energy Star-labeled washers.*
- *Install recirculating indoor water features powered by solar photovoltaics when practical.*

Outdoor

DWS recommends the following outdoor conservation measures be implemented:

- *Install high-efficiency irrigation systems and products. Examples include evapotranspiration irrigation controllers, drip irrigation, soaker hoses, misters, and punch-in or micro-sprinklers that direct water only to intended areas without causing runoff.*
- *Apply graywater to tolerant native and non-native landscaping using subsurface drip irrigation. This includes courtyards and other vegetated areas, provided it is permitted and applied according to Hawaii State Department of Health guidelines.*
- *Install recirculating outdoor water features with solar photovoltaics when practical.*
- *Use drip irrigation or combine drought-tolerant landscaping with gravel and rocks in narrow medians to reduce runoff.*
- *Use mulching in landscaped areas to help retain soil moisture. Set irrigation timers for early morning or evening to limit evaporation.*
- *Reduce and replace underutilized lawn areas with native plants to conserve water and mitigate the heat island effect.*
- *Prioritize native and climate-adapted plants for landscaping whenever possible.*
- *Limit watering or irrigation of lawns, landscapes, and other vegetated areas to the hours before 9:00 a.m. and after 5:00 p.m.*
- *Limit landscape irrigation to no more than three days per week, except where stricter requirements apply during a water shortage declaration.*
- *Avoid spray irrigation during excessively windy days.*
- *Avoid irrigation during rain events.*

Response:

Thank you for providing recommendations for water conservation BMPs. The project will incorporate high-efficiency water fixtures and irrigation systems as much as practicable. Recycled water will also be used whenever feasible.

Thank you again for your comments. Your comments and this response will be included in the Draft EIS being prepared and the Department will receive a copy for further review and comment. Should you have any questions or require additional information, please feel free to contact me at 808-400-5959.

Sincerely,
Pioneer Design Group – Hawai‘i LLC.

Emily Ballard
Project Planner

cc: Geovanna.Torres, Maui County DWS
Greg Sado, Ho‘onani Development, LLC
Matthew Pennaz, Aspire Development and Consulting, LLC
Jeffrey Ueoka, Wells Street Law, LLLC
State of Hawai‘i Land Use Commission

RICHARD T. BISSEN, JR.
Mayor

SHAYNE R. AGAWA, P.E.
Director

MICHAEL D. PETERSEN
Deputy Director

MICHAEL KEHANO, P.E.
Solid Waste Division

ERIC A. NAKAGAWA, P.E.
Wastewater Reclamation Division

CECILE POWELL
Environmental Protection & Sustainability Division



COUNTY OF MAUI
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
2145 KAOHU STREET, SUITE 102
WAILUKU, MAUI, HAWAI'I 96793

RECEIVED
12/16/2025
10:13 am
STATE OF HAWAII
LAND USE COMMISSION

December 12, 2025

Emily Murai emurai@pdg-hawaii.com
Pioneer Design Group- Hawai'i
711 Kapiolani Blvd, Suite 1450
Honolulu, Hawai'i 96813

and

Martina Segura dbedt.luc.web@hawaii.gov
State of Hawai'i, Land Use Commission3
P.O. Box 2359
Honolulu, Hawai'i 96813

SUBJECT: ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE (EISPN)
HO'ONANI VILLAGE MIXED-USE DEVELOPMENT PROJECT
KAHULUI, MAUI, HAWAI'I
TMK (2) 3-8-006:004
MAPPS CASE: DEMD2025-00004

This letter is in response to your December 5, 2025 request for comments on the project document published in the December 8, 2025 edition of *The Environmental Notice*. A review by our Wastewater Reclamation Division (WWRD) has compiled the following:

1. We understand that the subject project is being developed is approximately 166.5 acres of the former Puunene Sugar Mill property located west of Pulehu Rd. and north of Hansen Rd. in Kahului. The project includes a mix of multifamily residential units, industrial and commercial development. Per the information available, the project will develop approximately 1,608 residential units, approximately 464,000 sf of industrial/commercial property with additional space for a possible 700± housing units. It is expected that the project will produce approximately one million gallons per (1 MGD) day of wastewater (average daily flow) at final buildout.
2. The proposed project is outside of the current sewer service area.
3. If the development intends to connect to the County wastewater system, we note that there is currently not enough capacity within the existing sewer collection system.

    a. Assuming the sewer tie-in would be at Pakaula Street (SMH KA02XB3950) the project's wastewater will ultimately affect approximately 7,900 feet of existing gravity sewer lines from the tie-in point to the Alamaha Wastewater Pump Station (WWPS). These lines would need to be increased in size.

b. The Alamaha WWPS (aka A&B WWPS), force main and 200 feet of gravity line after discharge would also need to be upgraded to accept the additional flow. Further analysis of the Kahului WWPS and its force main would need to be conducted to determine if it would have adequate capacity.

4. Similarly, there is not enough capacity at the Wailuku/Kahului Wastewater Reclamation Facility (WWRF) to accept flow at this time.
   a. The facility currently processes approximately 5.6 million gallons per day (mgd) of wastewater. To date the County has allocated about 7.5 mgd of the plants 7.9 mgd capacity.
   b. In addition, the strength of wastewater has exceeded its original design value further decreasing actual available plant capacity.
   c. Efforts to increase treatment capacity are underway. To accept any flow, the Ho'onani Village project would need to wait until late 2029 or 2030 for the Central Maui WWRF near Waikapu to be constructed and become operational and existing flow diverted, and/or until WWRD is successful in increasing treatment capacity at the Wailuku/Kahului WWRF.
5. Based on the required upgrades to the existing wastewater infrastructure and treatment capacity status WWRD suggests that the developer perform a detailed cost analysis to determine if an onsite WWRF would be more feasible.
6. Note that capacity cannot be guaranteed until building permits are issued. There is always a possibility that adequate capacity may not be available if construction is delayed, other projects are developed, or regulatory conditions change.

Should you have any questions or require any additional information regarding our ability to serve this project, do not hesitate to contact me at (808) 270-8230 or our Wastewater Division at (808) 270-7417.

Sincerely,

SHAYNE R. AGAWA, P.E.
Director of Environmental Management

xc: Wastewater Reclamation Division

SA:sr (2025.112.12 Hoonani Village EISPN Comments.docx)

CIVIL ENGINEERING · PLANNING · CONSTRUCTION MANAGEMENT
711 Kapiolani Blvd., Suite 1450
Honolulu, HI 96813
808.400.5959 www.pdg-hawaii.com

March 13, 2026

Director Shayne R. Agawa, P.E.
County of Maui
Department of Environmental Management
2145 Kaohu Street, Suite 102
Wailuku, HI 96793

SUBJECT: Response to Environmental Impact Statement Preparation Notice Comments for the Hoʻonani Village Mixed-Use Development Project, Kahului, Maui, Hawaiʻi,

Aloha Director Agawa:

Thank you for providing us with your comments, dated December 12, 2025, regarding the proposed Hoʻonani Village Mixed-Use Development Project. On behalf of the Applicant, Hoʻonani Development, LLC, we offer the following information in response to the comments received.

Comment No. 1:

We understand that the subject project is being developed is approximately 166.5 acres of the former Puunene Sugar Mill property located west of Pulehu Rd. and north of Hansen Rd. in Kahului. The project includes a mix of multifamily residential units, industrial and commercial development. Per the information available, the project will develop approximately 1,608 residential units, approximately 464,000 sf of industrial/commercial property with additional space for a possible 700± housing units. It is expected that the project will produce approximately one million gallons per (1 MGD) day of wastewater (average daily flow) at final buildout.

Response:

We confirm that the project proposes to develop approximately 1,608 residential units. To clarify, currently the project does not propose additional residential units. The estimated total square footage for the various project components is provided below. These square footages represent the area within the project and not the actual building square footages. A Preliminary Engineering Report will be included in the Draft EIS, which will be provided to the Department for review.

Use	S.F.
Residential	2,656,099
Commercial	226,334
Office	427,465
Town Center (Retail & Restaurant)	503,515
Hospitality	356,800
Light Industrial	1,002,757
Recreation / Entertainment	621,666
Future Civic Uses	431,377
Street R.O.W.	420,096
Sewer System Improvements	76,899
Detention Basin Area	530,214

Based upon the calculations provided in the project's Preliminary Engineering and Drainage Report, at final buildout the project is expected to produce approximately 803,995 gallons per day of wastewater (average daily flow volume). The preliminary wastewater system calculations are attached as well to this response letter for your use.

Comment No 2:

The proposed project is outside of the current sewer service area.

Response:

Thank you for confirming that the project is outside of the current County sewer service area.

Comment No 3:

If the development intends to connect to the County wastewater system, we note that there is currently not enough capacity within the existing sewer collection system.

a. *Assuming the sewer tie-in would be at Pakaula Street (SMH KA02XB3950) the project's wastewater will ultimately affect approximately 7,900 feet of existing gravity sewer lines from the tie-in point to the Alamaha Wastewater Pump Station (WWPS). These lines would need to be increased in size.*

b. *The Alamaha WWPS (aka A&B WWPS), force main and 200 feet of gravity lineafter discharge would also need to be upgraded to accept the additional flow. Further analysis of the Kahului WWPS and its force main would need to be conducted to determine if it would have adequate capacity.*

Response:

We acknowledge that at this time there is not enough capacity to serve the project at full build out and acknowledge the upgrades needed to potentially connect. From our discussions with the D.E.M. staff, it is our understanding that the project will be allowed to connect to the County sewer system for one or more of the initial phases of the development without any upgrades to the existing system. Phase 1 of the development is projected to produce approximately 85,187 gallons per day of wastewater. The applicant will continue to coordinate with the D.E.M. staff for the potential service of one or more of the initial phases of development.

Comment No 4:

Similarly, there is not enough capacity at the Wailuku/Kahului Wastewater Reclamation Facility (WWRF) to accept flow at this time.

a. *The facility currently processes approximately 5.6 million gallons per day (mgd) of wastewater. To date the County has allocated about 7.5 mgd of the plants 7.9 mgd capacity*

b. *In addition, the strength of wastewater has exceeded its original design value further decreasing actual available plant capacity.*

c. *Efforts to increase treatment capacity are underway. To accept any flow, the Ho'onani Village project would need to wait until late 2029 or 2030 for the Maui WWRF near Waikapu to be constructed and become operational and existing flow diverted, and/or until WWRD is successful in increasing treatment capacity at the Wailuku/Kahului WWRF.*

Response:

Thank you for this information. We acknowledge that sewer service capacity for the entire project would not be available until the new WWRF is constructed and/or until the Department is successful in increasing treatment capacity at the Wailuku/Kahului Wastewater Reclamation Facility. As mentioned above, it is our understanding that one or more phases of the project will be allowed to connect to the County system to be managed at the Wailuku/Kahului WWRF. Future phases will either be managed by an on-site WWTP, or at the Wailuku/Kahului WWRF should additional capacity become available.

Comment No 5:

Based on the required upgrades to the existing wastewater infrastructure and treatment capacity status WWRD suggests that the developer perform a detailed cost analysis to determine if an onsite WWRF would be more feasible.

Response:

The approximate cost for the onsite WWTP is approximately $18,000,000, with a yearly operational cost of $500,000 a year. With the improvements needed to connect to the County system, the cost for upsizing the lines would be approximately $25,000,000. However, as timing of availability is uncertain at this time, an onsite WWTP is still proposed to be constructed during the development to ensure service for the entire project, and potentially also producing recycled water that could be used for irrigation purposes.

Comment No 6:

Note that capacity cannot be guaranteed until building permits are issued. There is always a possibility that adequate capacity may not be available if construction is delayed, other projects are developed, or regulatory conditions change.

Response:

We acknowledge that capacity cannot be guaranteed until building permits are issued and that project delays or changes in regulatory conditions can impact available capacity.

Thank you again for your comments. Your comments and this response will be included in the Draft EIS being prepared and the Department will receive a copy for further review and comment. Should you have any questions or require additional information, please feel free to contact me at 808-400-5959.

Sincerely,
Pioneer Design Group – Hawai‘i LLC.

Emily Ballard
Project Planner

cc: Greg Sado, Ho‘onani Development, LLC
Matthew Pennaz, Aspire Development and Consulting, LLC
Jeffrey Ueoka, Wells Street Law, LLLC
State of Hawai‘i Land Use Commission

RECEIVED
01/07/2026
5:29 pm
STATE OF HAWAII
LAND USE COMMISSION

MAUI TOMORROW

Protecting Maui's Future

TO: Mr. Greg Sado
Ho'onani Development LLC
greg@alphahawaii.com

Ms. Martina Segura
State of Hawai'i Land Use Commission
dbedt.luc.web@hawaii.gov

Ms. Emily Murai and TC Campbell
Pioneer Design Group, Hawai'i, LLC
emurai@pdg-hawaii.com

FROM: Albert Perez, Executive Director
Maui Tomorrow Foundation
director.mauitomorrow@gmail.com

DATE: January 7, 2026

RE: Comments on the Ho'onani Village EISPN

Aloha,

Maui Tomorrow Foundation (MTF) submits these comments on the Environmental Impact Statement Preparation Notice (EISPN) for the proposed Ho'onani Village project in Pu'unēnē.

We acknowledge the severe housing need facing Maui residents and have historically supported housing projects that are appropriately sited, infrastructure-ready, and consistent with long-range planning principles. However, calling a project "affordable housing" does not suspend evidence-based planning, environmental review, or ethical responsibility.

As acknowledged in the EISPN, the Land Use Commission has already determined that a full Environmental Impact Statement (EIS) is required pursuant to HRS §343-5(e) and HAR §11-200.1-14(d)(2), based on its judgment and experience that the proposed action is likely to have significant environmental impacts (EISPN at pp. 55-56). Having made this determination, the scope of the forthcoming EIS must fully address all reasonably foreseeable impacts, infrastructure commitments, alternatives, and cumulative effects, and may not be constrained or segmented.

Based on the project's location directly beneath the Kahului Airport flight path, its reliance on speculative and project-enabled infrastructure solutions, its conflict with adopted planning

documents, and its disproportionate impacts on low-income residents, the proposed action clearly triggers multiple significance criteria under HAR Chapter 11-200.1 and therefore requires a full, robust Environmental Impact Statement. The scope and level of detail required in the forthcoming Hoʻonani Village EIS must be comparable to other large-scale, master-planned developments in Central Maui. For example, the Waikapū Country Town Environmental Impact Statement, which conducted a comprehensive review across multiple chapters, included detailed project description and phasing, land-use and plan-consistency analysis, airport and aviation impacts, noise, traffic, water and wastewater infrastructure, public services, socio-economic and fiscal impacts, cumulative and irreversible effects, and a rigorous evaluation of alternatives.

These comments are intended to ensure that no issues are improperly excluded from EIS scope, consistent with HAR §11-200.1-18 (scope of EIS) and §11-200.1-13 (significance criteria).

The following statutory and regulatory provisions are referenced throughout these comments, as they pertain to the required scope and content of the forthcoming EIS:

- HAR §11-200.1-13(b) – Significance criteria, including:
    - (b)(4) economic and social welfare
    - (b)(5) public health and safety
    - (b)(6) consistency with adopted plans
    - (b)(8) commitment to larger or phased actions
    - (b)(10) hazardous conditions
    - (b)(11) ambient noise
- HAR §11-200.1-18 – Scope of EIS
- HAR §11-200.1-23 – Early consultation with agencies
- HAR §11-200.1-24 – Required contents of an EIS
- HAR §11-200.1-10 – Treatment of multiple or phased actions

Consultation with Agencies Having Jurisdiction and/or Relevant Expertise

The Land Use Commission (LUC) has elected to serve as the accepting authority for the EIS. In that role, the LUC bears an affirmative obligation to ensure early and substantive consultation with agencies having jurisdiction or relevant expertise over areas of potential significant impact, including aviation safety and aircraft noise, pursuant to HAR §11-200.1-23(b) and §11-200.1-24(a), (g), and (l).

The EISPN acknowledges that the proposed action is a phased, master-planned, mixed-use development, consisting of approximately 1,608 residential units together with commercial, office, light industrial, hospitality, civic, and recreational uses, supported by project-enabled water and wastewater infrastructure (EISPN at p. 25). Because these components are described as part of an integrated project, the EIS must evaluate the full build-out scenario as a single action, consistent with HAR §11-200.1-10.

The project lies directly beneath active landing and takeoff flight paths for Kahului Airport, with aircraft passing at approximately 200 feet above the proposed housing. These impacts fall squarely within the jurisdiction and technical expertise of the Hawaiʻi Department of Transportation (HDOT) Airports Division, the Federal Aviation Administration (FAA), and the Environmental Protection Agency (EPA).

Under HAR §11-200.1-23(b), consultation with agencies having jurisdiction or expertise must occur prior to filing a draft EIS, not deferred until after key determinations are made. In addition, HAR §11-200.1-24(a) requires a draft EIS to provide a full and accurate disclosure of environmental impacts, while §11-200.1-24(g) and (l) require discussion of objectives, phasing, secondary impacts, and cumulative impacts sufficient to inform decisionmakers and the public.

Accordingly, the EIS must include, at a minimum:

- Written consultation and substantive responses from HDOT Airports Division, the FAA, and the EPA regarding topics including aircraft safety, flight-path compatibility, and noise exposure;
- Analysis based on current operational aviation data, not outdated noise contours; and
- Identification of any constraints, prohibitions, or mitigation requirements imposed or recommended by aviation authorities.

Aircraft Noise Exposure and Public Health

The EISPN identifies noise as a scoped environmental topic (p. 43) and acknowledges proximity to Kahului Airport (pp. 27-28) . Given this context, aircraft noise exposure must be analyzed with rigor.

The proposed Hoʻonani Village project will expose future residents to chronic aircraft noise levels that trigger multiple significance criteria under HAR §11-200.1-13(b), including substantial adverse effects on public health (§11-200.1-13(b)(5)) and substantial adverse effects on ambient noise levels (§11-200.1-13(b)(11)). The project also raises serious social welfare concerns, particularly for households with fewer resources to mitigate noise exposure, implicating §11-200.1-13(b)(4) (substantial adverse effect on economic welfare, social welfare, or cultural practices).

Peer-reviewed public health literature has consistently linked chronic aircraft noise exposure to sleep disruption and nighttime awakenings, impaired learning and academic performance in children, increased stress and anxiety, and elevated risks of cardiovascular disease, including hypertension. These effects occur even where average noise levels nominally comply with regulatory thresholds, particularly in communities subject to frequent, high-intensity overflight events.

The EPA's recommends a maximum of noise level of 55 dBA Ldn, and the FAA's land-use compatibility guideline is 65 dBA Ldn. Because Ldn is a 24-hour average, it can mask the severity, frequency, and health consequences of louder single-event overflights, particularly during Kona wind conditions when will takeoffs occur directly over the site, and particularly at night when these events can cause sleep disturbance.

Under HAR §11-200.1-24(a) and §11-200.1-24(l), the draft EIS must fully disclose the environmental implications of the proposed action and analyze probable impacts, including direct and indirect effects, interrelationships, and cumulative impacts. The EIS must therefore include, at a minimum:

- Single-event aircraft noise analysis (e.g., SEL, LAmax and frequency of events), not solely averaged Ldn contours;
- Evaluation of nighttime and early-morning operations, including cargo and long-distance flight patterns;

- Analysis of single-event and Ldn noise measurements during Kona wind operational scenarios;
- Assessment of the impacts of outdoor noise exposure (recognizing residents must use outdoor spaces); and
- Evaluation of cumulative health impacts, for people of multiple ages, over the lifetime of the project.

The adequacy of noise reduction measures as mitigation needs to take into account health effects (including mental health), and needs to address outdoor exposure, nighttime awakenings, and long-term health risks. Under HRS §11-200.1-24(m), the EIS must also evaluate the relationship between local short-term uses and the maintenance and enhancement of long-term productivity, including whether purported housing benefits are achieved at the expense of long-term public health and quality of life.

Aircraft Safety and Crash Risk

The site is located in an area long recognized as inappropriate for residential use due to flight-path hazards associated with Kahului Airport. These conditions raise significant concerns under HAR §11-200.1-13(b), including substantial adverse effects on public health and safety (§11-200.1-13(b)(5)) and substantial risks associated with hazardous conditions (§11-200.1-13(b)(10)).

Pursuant to HAR §11-200.1-24(a) and (l), the Environmental Impact Statement must fully disclose and analyze the foreseeable safety risks associated with placing residential development beneath active aircraft landing and takeoff paths. At a minimum, the EIS must include:

- Identification and analysis of aircraft accident risk zones and historical incident data;
- Evaluation of emergency response capability for aircraft accidents that could impact people living within the proposed development, including emergency hospital bed capacity, and aircraft access constraints for first responders under crash, fuel-spill and fuel-dumping scenarios;
- Evaluation of hospital capacity on Maui, and the impact that medical facilities filled to capacity with victims of aircraft accidents on the proposed site will have on the health care needs of all Maui residents.
- Analysis of evacuation constraints for residents, particularly children, kūpuna, and persons with disabilities; and
- Disclosure of the foreseeable consequences of knowingly siting family housing beneath flight paths.
- These risks are not speculative and must be evaluated as part of the project's baseline conditions rather than dismissed as low-probability events.

Environmental Justice Implications

The proposed project raises serious environmental justice concerns by concentrating low-income households in a location subject to multiple, overlapping environmental burdens, triggering significance criteria under HAR §11-200.1-13(b)(4) (substantial adverse effects on economic or social welfare), §11-200.1-13(b)(5) (public health), and §11-200.1-13(b)(11) (ambient noise).

Future residents would be disproportionately exposed to:

- Chronic aircraft noise;
- Air pollution from aviation and nearby industrial uses;
- Proximity to existing and planned industrial operations; and
- Elevated long-term health risks associated with cumulative exposure.

Of particular relevance to the cumulative impact analysis is the proposed E&K Aloha ʻĀina, LLC "Maui Aloha ʻĀina Project," a waste-to-fuels facility proposed at the same Pūlehu Road–Hansen Road intersection immediately adjacent to the Hoʻonani Village site. As proposed, that facility would process substantial quantities of municipal solid waste and plastics through a gasification/incineration process, generating air emissions and residual ash. Given the prevailing northeastern trade winds, the proximity of this proposed industrial use to the Hoʻonani Village site raises issues that must be evaluated as part of the cumulative air quality, health, and environmental justice analysis.

Pursuant to HAR §11-200.1-24(l), the EIS must analyze cumulative and secondary impacts and may not isolate individual stressors and may not isolate individual stressors or consider proposed residential development in a vacuum. The EIS must therefore evaluate whether the combined effects of airport-related noise and emissions, adjacent industrial uses, and proposed future facilities result in disproportionate environmental and health burdens on populations with limited ability to avoid or mitigate such impacts.

The EIS must explicitly evaluate whether the project shifts environmental and health burdens onto populations least able to avoid or mitigate them, and whether such impacts are avoidable through alternative siting or project design.

Furthermore, the Hoʻonani EIS must include a detailed planning context section addressing historical land use, existing land uses, surrounding industrial and airport-related activities, site photographs, and the project's relationship to the Maui Island Plan Directed Growth framework. Any discussion of housing need or market demand must be tied to site suitability and constraints, not treated as a stand-alone justification. The Hoʻonani EIS must also evaluate impacts to both the natural and human environment, including but not limited to climate, natural hazards, air quality, noise, cultural and archaeological resources, visual resources, agricultural resources, population and housing, economic and fiscal impacts, public services (fire, police, schools, medical), solid waste, drainage and flooding, and infrastructure systems, including airport-related impacts.

Water Supply Uncertainty

The project site lacks an existing water source and cannot connect to County water infrastructure. The proposal relies on:

- Drilling a well approximately 4.5 miles mauka, and
- Constructing new transmission pipelines.

The EIS needs to discuss unresolved issues, commitments to larger or phased actions, and hazardous or uncertain conditions.

Under HAR §11-200.1-24(g) and (l), the EIS must disclose and analyze:

- Whether the proposed well is hydrologically connected to the South Maui aquifer system;

- Cumulative impacts on existing groundwater users and public water planning;
- Energy requirements, vulnerability, and long-term resilience of long-distance water conveyance; and
- Climate-driven uncertainty, including drought risk and reduced recharge.

Speculative infrastructure proposals cannot be deferred or assumed feasible without analysis.

Wastewater and Phased Infrastructure Commitments

Because the EISPN does not identify an existing wastewater service provider and anticipates project-enabled wastewater infrastructure as development is phased (EISPN at p. 25), the EIS must evaluate all reasonably foreseeable wastewater service configurations, including any future connections, expansions, or facility changes, as part of a single action under HAR §11-200.1-10.

Infrastructure commitments made now may:

- Enable future expansions not yet disclosed;
- Increase treatment capacity demands beyond current permits; and
- Foreclose alternative land-use outcomes.

Thus, the EIS must evaluate the full build-out and cumulative conditions, including all reasonably foreseeable wastewater demands and associated environmental impacts, rather than segmenting review.

Traffic and Transportation Impacts

The project proposes 1,608 units, equating to approximately 5,000 residents, in an area already heavily burdened by industrial traffic.

Hansen Road and Pūlehu Road are:

- Critical connectors between East Maui and South Maui,
- Heavily used by Upcountry residents,
- Used for landfill access, and possibly the trucks that would supply the proposed E&K Aloha ʻĀina, LLC "Maui Aloha ʻĀina Project," a waste-to-fuels facility proposed at the same Pūlehu Road–Hansen Road intersection immediately adjacent to the Hoʻonani Village site.
- Already constrained and hazardous in places.

Assertions that residents will remain "self-contained" within the Hoʻonani community are not credible. Under HAR §11-200.1-24(a) and (l), the EIS must analyze foreseeable travel demand, congestion and safety risks, including daily travel by residents to schools, employment, medical care, shopping, and recreation.

Deferring traffic analysis until later approvals would undermine informed decision-making and violate Chapter 343's disclosure requirements.

In sum the EIS must include a full project description, including the master plan concept; land use plan; neighborhood pattern and urban design; transportation systems (vehicular,

pedestrian, bicycle, and transit); parks and open space; sustainability strategies; phasing plan; and infrastructure and public facility development plans.

Inconsistency with Adopted Planning Documents

The Maui Island Plan's Urban Growth Boundary intentionally excluded this site due to airport hazards. This was a deliberate planning decision, not an oversight.

Approving housing here directly contradicts:

- The Maui Island Plan,
- Community planning rationale, and
- Long-standing recognition that this area is better suited for industrial and other non-residential uses.

Under HAR §11-200.1-13(b)(6) (consistency with adopted plans), the EIS must fully disclose and evaluate these conflicts.

Economic and Public Subsidy Concerns

The proposed project is expected to rely on public subsidy and other governmental actions to enable development, despite being structured as a for-profit, mixed-use project. Under HAR §11-200.1-24(l) and (m), the EIS must evaluate:

- Opportunity costs of public subsidy;
- Whether equivalent or greater housing benefit could be achieved through direct County land acquisition or homeownership assistance; and
- Long-term public costs associated with infrastructure, traffic, and health externalities.

Level of Analysis, Including Alternatives Analysis

At a minimum, the scope of the Ho‘onani Village Environmental Impact Statement must integrate and fully analyze the issues discussed above within a comprehensive, project-wide framework, rather than as isolated topic-specific evaluations. The EIS must present a complete project description, including the master plan concept, land-use program, development phasing, and full build-out scenario, and must evaluate all environmental, public health, infrastructure, and socio-economic impacts on a cumulative basis.

Consistent with HAR §11-200.1-24(d) and HAR §11-200.1-13(b), the EIS must include a robust alternatives analysis that meaningfully compares feasible alternatives and does not limit consideration to minor design variations. The scope and level of detail of the alternatives analysis must be suitable to enable a robust discussion of the impacts of various alternatives to the proposed large-scale, master-planned development that would profoundly affect Central Maui, and indeed, all of Maui.

At a minimum, the alternatives analysis must rigorously evaluate:

- Alternative sites not subject to airport flight-path hazards or incompatible adjacent industrial uses;

- Reduced-density and siting alternatives that materially lessen noise exposure, traffic generation, and infrastructure demands;
- Non-residential alternatives consistent with surrounding industrial land uses, such as County baseyard, logistics, or other industrial functions;
- Design and infrastructure alternatives that materially reduce exposure to environmental and public health risks; and
- A No-Action Alternative that preserves adopted plans and avoids foreseeable environmental and public health impacts.

The alternatives analysis must also evaluate alternative infrastructure strategies, including different water supply, wastewater, drainage, and transportation configurations, rather than assuming a single infrastructure approach as a baseline condition.

Conclusion

For the reasons discussed above, the scope of the Hoʻonani Village Environmental Impact Statement must include all analyses necessary to fully disclose the project's direct, indirect, and cumulative impacts, consistent with HRS Chapter 343 and HAR Chapter 11-200.1.

Finally, MTF urges decisionmakers to conduct on-site visits to experience existing aircraft noise, industrial activity, and surrounding land-use conditions firsthand, including during Kona weather when aircraft under full jet thrust will be taking off directly over the proposed development.

This EIS must stand as a clear public record demonstrating that the environmental, public health, and equity implications of the proposed action were known, disclosed, and considered prior to any irreversible commitments of land or public resources. That record matters—to future residents, to affected communities, and to the integrity of Maui's planning and environmental review process.

Mahalo.

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March 13, 2026

Via email: *director.mauitomorrow@gmail.com*
Albert Perez, Executive Director
Maui Tomorrow Foundation

SUBJECT: Response to Environmental Impact Statement Notice Comments for the Hoʻonani Village Mixed-Use Development Project, Kahului, Maui, Hawaiʻi,

Aloha Executive Director Perez:

Thank you for providing us with your comments, dated January 7, 2026, regarding the proposed Hoʻonani Village Mixed-Use Development Project. On behalf of the Applicant, Hoʻonani Development, LLC, we offer the following information in response to the comments received.

Comments on EIS Contents

We acknowledge the severe housing need facing Maui residents and have historically supported housing projects that are appropriately sited, infrastructure-ready, and consistent with long-range planning principles. However, calling a project "affordable housing" does not suspend evidence-based planning, environmental review, or ethical responsibility.

As acknowledged in the EISPN, the Land Use Commission has already determined that a full Environmental Impact Statement (EIS) is required pursuant to HRS §343-5(e) and HAR §11200.1-14(d)(2), based on its judgment and experience that the proposed action is likely to have significant environmental impacts (EISPN at pp. 55-56). Having made this determination, the scope of the forthcoming EIS must fully address all reasonably foreseeable impacts, infrastructure commitments, alternatives, and cumulative effects, and may not be constrained or segmented.

Based on the project's location directly beneath the Kahului Airport flight path, its reliance on speculative and project-enabled infrastructure solutions, its conflict with adopted planning documents, and its disproportionate impacts on low-income residents, the proposed action clearly triggers multiple significance criteria under HAR Chapter 11-200.1 and therefore requires a full, robust Environmental Impact Statement. The scope and level of detail required in the forthcoming Hoʻonani Village EIS must be comparable to other large-scale, master-planned developments in Central Maui. For example, the Waikapū Country Town Environmental Impact Statement, which conducted a comprehensive review across multiple chapters, included detailed project description and phasing, land-use and plan-consistency analysis, airport and aviation impacts, noise,

traffic, water and wastewater infrastructure, public services, socioeconomic and fiscal impacts, cumulative and irreversible effects, and a rigorous evaluation of alternatives.
These comments are intended to ensure that no issues are improperly excluded from EIS scope, consistent with HAR §11-200.1-18 (scope of EIS) and §11-200.1-13 (significance criteria).
The following statutory and regulatory provisions are referenced throughout these comments, as they pertain to the required scope and content of the forthcoming EIS:

- *HAR §11-200.1-13(b) – Significance criteria, including:*
  - *(b)(4) economic and social welfare*
  - *(b)(5) public health and safety*
  - *(b)(6) consistency with adopted plans*
  - *(b)(8) commitment to larger or phased actions*
  - *(b)(10) hazardous conditions*
  - *(b)(11) ambient noise*

- *HAR §11-200.1-18 – Scope of EIS*
- *HAR §11-200.1-23 – Early consultation with agencies*
- *HAR §11-200.1-24 – Required contents of an EIS*
- *HAR §11-200.1-10 – Treatment of multiple or phased actions*

Response:

The Applicant concurs that a full EIS is warranted. We confirm that the EIS will that the Draft EIS will fully address all reasonably foreseeable environmental impacts, infrastructure commitments, alternatives, and cumulative effects consistent with HRS Chapter 343 and HAR Chapter 11-200.1.

Comment No. 2: Consultation with Agencies Having Jurisdiction and/or Relevant Expertise

The Land Use Commission (LUC) has elected to serve as the accepting authority for the EIS. In that role, the LUC bears an affirmative obligation to ensure early and substantive consultation with agencies having jurisdiction or relevant expertise over areas of potential significant impact, including aviation safety and aircraft noise, pursuant to HAR §11-200.1-23(b) and §11-200.124(a), (g), and (l).

The EISPN acknowledges that the proposed action is a phased, master-planned, mixed-use development, consisting of approximately 1,608 residential units together with commercial, office, light industrial, hospitality, civic, and recreational uses, supported by project-enabled water and wastewater infrastructure (EISPN at p. 25). Because these components are described as part of an integrated project, the EIS must evaluate the full build-out scenario as a single action, consistent with HAR §11-200.1-10.

The project lies directly beneath active landing and takeoff flight paths for Kahului Airport, with aircraft passing at approximately 200 feet above the proposed housing. These impacts

fall squarely within the jurisdiction and technical expertise of the Hawai‘i Department of Transportation (HDOT) Airports Division, the Federal Aviation Administration (FAA), and the Environmental Protection Agency (EPA).

Under HAR §11-200.1-23(b), consultation with agencies having jurisdiction or expertise must occur prior to filing a draft EIS, not deferred until after key determinations are made. In addition, HAR §11-200.1-24(a) requires a draft EIS to provide a full and accurate disclosure of environmental impacts, while §11-200.1-24(g) and (l) require discussion of objectives, phasing, secondary impacts, and cumulative impacts sufficient to inform decisionmakers and the public.

Accordingly, the EIS must include, at a minimum:

- *Written consultation and substantive responses from HDOT Airports Division, the FAA, and the EPA regarding topics including aircraft safety, flight-path compatibility, and noise exposure.*
- *Analysis based on current operational aviation data, not outdated noise contours; and*
- *Identification of any constraints, prohibitions, or mitigation requirements imposed or recommended by aviation authorities.*

Response:

These comments are acknowledged. The Draft EIS evaluates the proposed project as a phased, master-planned development under a full build-out scenario.

Consultation with agencies having jurisdiction and relevant expertise has occurred during preparation of the EIS regarding aviation safety, airspace compatibility, and aircraft noise considerations associated with the proximity of the project to Kahului Airport. Through this consultation, HDOT Airports Division has advised that the environmental review should rely on the FAA-approved 1993 Kahului Airport Noise Exposure Map (NEM) contours, which remain the official accepted noise contours recognized by the FAA for land use compatibility evaluations associated with Kahului Airport. Consistent with this guidance, the Draft EIS utilizes the 1993 noise contours in its analysis of airport-related noise exposure and compatibility. In addition, the Department of Health also provides guidance on acceptable noise levels based on zoning, which is discussed in the Draft EIS.

The Draft EIS also incorporates the findings of the project-specific Environmental Noise Assessment and identifies design measures intended to achieve interior noise levels consistent with applicable standards. Comments received from HDOT, FAA, and other agencies during the EIS review process will be included in the Final EIS, and any applicable recommendations or requirements related to aviation safety, airspace compatibility, or aircraft noise will be addressed through project design measures or mitigation, as appropriate.

Comment No. 3: Aircraft Noise Exposure and Public Health

The EISPN identifies noise as a scoped environmental topic (p. 43) and acknowledges proximity to Kahului Airport (pp. 27-28) . Given this context, aircraft noise exposure must be analyzed with rigor.

The proposed Hoʻonani Village project will expose future residents to chronic aircraft noise levels that trigger multiple significance criteria under HAR §11-200.1-13(b), including substantial adverse effects on public health (§11-200.1-13(b)(5)) and substantial adverse effects on ambient noise levels (§11-200.1-13(b)(11)). The project also raises serious social welfare concerns, particularly for households with fewer resources to mitigate noise exposure, implicating §11-200.1-13(b)(4) (substantial adverse effect on economic welfare, social welfare, or cultural practices).

Peer-reviewed public health literature has consistently linked chronic aircraft noise exposure to sleep disruption and nighttime awakenings, impaired learning and academic performance in children, increased stress and anxiety, and elevated risks of cardiovascular disease, including hypertension. These effects occur even where average noise levels nominally comply with regulatory thresholds, particularly in communities subject to frequent, high-intensity overflight events.

The EPA's recommends a maximum of noise level of 55 dBA Ldn, and the FAA's land-use compatibility guideline is 65 dBA Ldn. Because Ldn is a 24-hour average, it can mask the severity, frequency, and health consequences of louder single-event overflights, particularly during Kona wind conditions when will takeoffs occur directly over the site, and particularly at night when these events can cause sleep disturbance.
Under HAR §11-200.1-24(a) and §11-200.1-24(l), the draft EIS must fully disclose the environmental implications of the proposed action and analyze probable impacts, including direct and indirect effects, interrelationships, and cumulative impacts. The EIS must therefore include, at a minimum:

- *Single-event aircraft noise analysis (e.g., SEL, LAmax and frequency of events), not solely averaged Ldn contours;*
- *Evaluation of nighttime and early-morning operations, including cargo and long-distance flight patterns;*
- *Analysis of single-event and Ldn noise measurements during Kona wind operational scenarios;*
- *Assessment of the impacts of outdoor noise exposure (recognizing residents must use outdoor spaces); and*
- *Evaluation of cumulative health impacts, for people of multiple ages, over the lifetime of the project.*

The adequacy of noise reduction measures as mitigation needs to take into account health effects (including mental health), and needs to address outdoor exposure, nighttime awakenings, and long-term health risks. Under HRS §11-200.1-24(m), the EIS must also evaluate the relationship between local short-term uses and the maintenance and

enhancement of long-term productivity, including whether purported housing benefits are achieved at the expense of long-term public health and quality of life.

Response:

The comments regarding aircraft noise exposure and potential public health effects are acknowledged. The project site is located within the vicinity of Kahului Airport flight paths, and aircraft noise has been identified as a key environmental consideration for the proposed development.

An Environmental Noise Assessment was prepared for the project and will be included and discussed in the Draft EIS. The noise study evaluated existing ambient noise conditions at the project site using long-term sound monitoring conducted over multiple days and nights. Aircraft noise was identified as the dominant noise source affecting the site, and noise exposure was evaluated using accepted metrics, including day–night average sound level (Ldn) and maximum noise levels (Lmax), consistent with guidance from the Federal Aviation Administration (FAA), Hawai‘i Department of Transportation (HDOT) Airports Division, and the Hawai‘i Department of Health.

The analysis accounts for aircraft operations occurring during all hours of airport activity, including nighttime periods, through the use of Ldn, which incorporates a penalty for nighttime noise events. While the study does not model separate runway-use or wind-condition scenarios, it recognizes that aircraft noise levels may vary based on operational and weather conditions.

The Draft EIS will disclose both exterior and interior noise considerations. The noise study evaluated building design and construction measures capable of reducing interior noise levels to 45 dBA or less, consistent with HDOT Airports Division use compatibility criteria. Recommended measures include enhanced exterior wall assemblies, upgraded glazing, and mechanical ventilation or air-conditioning systems that allow windows to remain closed. These measures will be identified in the Draft EIS as mitigation to improve compatibility between the proposed land uses and airport operations. Outdoor noise exposure is evaluated in the context of land use compatibility and relative noise sensitivity, recognizing that proposed outdoor uses, such as pedestrian circulation, recreation areas, and open space amenities, are less noise-sensitive than interior residential living spaces. As discussed in the Environmental Noise Assessment, noise mitigation measures are therefore appropriately focused on reducing interior noise levels within dwelling units, while outdoor areas are evaluated for overall compatibility rather than compliance with interior residential noise thresholds.

Comment No. 4: Aircraft Safety and Crash Risk

The site is located in an area long recognized as inappropriate for residential use due to flightpath hazards associated with Kahului Airport. These conditions raise significant concerns under HAR §11-200.1-13(b), including substantial adverse effects on public

health and safety (§11200.1-13(b)(5)) and substantial risks associated with hazardous conditions (§11-200.113(b)(10)).
Pursuant to HAR §11-200.1-24(a) and (l), the Environmental Impact Statement must fully disclose and analyze the foreseeable safety risks associated with placing residential development beneath active aircraft landing and takeoff paths. At a minimum, the EIS must include:

- *Identification and analysis of aircraft accident risk zones and historical incident data;*
- *Evaluation of emergency response capability for aircraft accidents that could impact people living within the proposed development, including emergency hospital bed capacity, and aircraft access constraints for first responders under crash, fuel-spill and fuel-dumping scenarios;*
- *Evaluation of hospital capacity on Maui, and the impact that medical facilities filled to capacity with victims of aircraft accidents on the proposed site will have on the health care needs of all Maui residents.*
- *Analysis of evacuation constraints for residents, particularly children, kūpuna, and persons with disabilities; and*
- *Disclosure of the foreseeable consequences of knowingly siting family housing beneath flight paths.*
- *These risks are not speculative and must be evaluated as part of the project's baseline conditions rather than dismissed as low-probability events.*

Response:

The Applicant will continue to coordinate with the Hawai‘i Department of Transportation Airports Division and the Federal Aviation Administration, and any safety-related guidance or recommendations provided by these agencies will be incorporated into the Draft EIS and subsequent project design, as applicable.

In evaluating aviation safety, publicly available records maintained by the HDOT indicate that there have been no commercial aircraft crash events involving residential areas on Maui over the operational history of Kahului Airport. While aviation incidents are inherently low-probability events, this long-term safety record provides important context for understanding baseline conditions and risk when evaluating potential safety considerations associated with airport-adjacent development. Emergency response considerations will also be evaluated in coordination with County emergency service providers to ensure that access, response times, and operational requirements are adequately addressed.

The Draft EIS will also provide contextual discussion of existing healthcare capacity on Maui, informed by publicly available healthcare utilization data. Emergency medical response to rare, mass-casualty aviation incidents is addressed through established countywide and statewide emergency preparedness and disaster response protocols rather than through project-specific facilities. The Draft EIS will, therefore focus on site access, emergency vehicle circulation, and coordination with emergency services, and will clarify that the proposed project does not materially alter islandwide hospital capacity or emergency response planning. Coordination with applicable County emergency service

providers will be documented, and access requirements, response routes, and operational constraints will be evaluated to confirm that emergency response capability can be maintained during construction and at full build-out.

Comment No. 5: Environmental Justice Implications

The proposed project raises serious environmental justice concerns by concentrating low-income households in a location subject to multiple, overlapping environmental burdens, triggering significance criteria under HAR §11-200.1-13(b)(4) (substantial adverse effects on economic or social welfare), §11-200.1-13(b)(5) (public health), and §11-200.1-13(b)(11) (ambient noise).

Future residents would be disproportionately exposed to:

- *Chronic aircraft noise;*
- *Air pollution from aviation and nearby industrial uses;*
- *Proximity to existing and planned industrial operations; and*
- *Elevated long-term health risks associated with cumulative exposure.*

Of particular relevance to the cumulative impact analysis is the proposed E&K Aloha ʻĀina, LLC "Maui Aloha ʻĀina Project," a waste-to-fuels facility proposed at the same Pūlehu Road–Hansen Road intersection immediately adjacent to the Hoʻonani Village site. As proposed, that facility would process substantial quantities of municipal solid waste and plastics through a gasification/incineration process, generating air emissions and residual ash. Given the prevailing northeastern trade winds, the proximity of this proposed industrial use to the Hoʻonani Village site raises issues that must be evaluated as part of the cumulative air quality, health, and environmental justice analysis.

Pursuant to HAR §11-200.1-24(l), the EIS must analyze cumulative and secondary impacts and may not isolate individual stressors and may not isolate individual stressors or consider proposed residential development in a vacuum. The EIS must therefore evaluate whether the combined effects of airport-related noise and emissions, adjacent industrial uses, and proposed future facilities result in disproportionate environmental and health burdens on populations with limited ability to avoid or mitigate such impacts.
The EIS must explicitly evaluate whether the project shifts environmental and health burdens onto populations least able to avoid or mitigate them, and whether such impacts are avoidable through alternative siting or project design.

Furthermore, the Hoʻonani EIS must include a detailed planning context section addressing historical land use, existing land uses, surrounding industrial and airport-related activities, site photographs, and the project's relationship to the Maui Island Plan Directed Growth framework. Any discussion of housing need or market demand must be tied to site suitability and constraints, not treated as a stand-alone justification. The Hoʻonani EIS must also evaluate impacts to both the natural and human environment, including but not limited to climate, natural hazards, air quality, noise, cultural and archaeological resources, visual resources, agricultural resources, population and housing, economic and fiscal impacts, public services (fire, police, schools, medical), solid

waste, drainage and flooding, and infrastructure systems, including airport-related impacts.

Response:

The Draft EIS will evaluate potential effects on economic and social welfare, public health, and ambient noise, and whether such effects would disproportionately affect specific populations.

An Air Quality and Climate Change Study has been prepared for the project and will be incorporated into and discussed in Draft EIS. This study evaluates existing and future air quality conditions, greenhouse gas emissions, and potential project-related contributions in the context of regional emission sources. The Draft EIS will integrate the findings of this study with analyses of aircraft noise, transportation, adjacent land uses, and other environmental stressors to evaluate potential cumulative effects on future residents.

Consistent with HAR §11-200.1-24(l), the Draft EIS will include a cumulative impacts analysis that considers past, present, and reasonably foreseeable actions in the surrounding area, including airport operations, existing industrial uses, and proposed future facilities identified during scoping. This analysis will evaluate whether the combined effects of noise, air emissions, and land use patterns could result in disproportionate environmental or health burdens, and will disclose assumptions, uncertainties, and applicable regulatory thresholds.

The Draft EIS will discuss the historical land use, existing conditions, surrounding airport- and industrial-related activities, site photographs, and the project's relationship to the Maui Island Plan Directed Growth framework. Housing need and market demand will be discussed in conjunction with site characteristics, constraints, and compatibility considerations.

In addition, the Draft EIS will evaluate impacts to both the natural and human environment, including air quality, climate change, noise, public health, cultural and archaeological resources, visual resources, agricultural resources, population and housing, public services (including fire, police, schools, and medical services), solid waste, drainage and flooding, infrastructure systems, and airport-related considerations.

Comment No. 6: Water Supply Uncertainty

The project site lacks an existing water source and cannot connect to County water infrastructure. The proposal relies on:

- *Drilling a well approximately 4.5 miles mauka, and*
- *Constructing new transmission pipelines.*

The EIS needs to discuss unresolved issues, commitments to larger or phased actions, and hazardous or uncertain conditions.

Under HAR §11-200.1-24(g) and (l), the EIS must disclose and analyze:

- *Whether the proposed well is hydrologically connected to the South Maui aquifer system;*
- *Cumulative impacts on existing groundwater users and public water planning;*
- *Energy requirements, vulnerability, and long-term resilience of long-distance water conveyance; and*
- *Climate-driven uncertainty, including drought risk and reduced recharge.*

Speculative infrastructure proposals cannot be deferred or assumed feasible without analysis.

Response:

To provide clarification, drilling a new well is not the preferred alternative. The project's preferred water supply approach is to repurpose an existing well with an existing water allocation, subject to regulatory approvals. Alternative water supply scenarios, including development of a new well, will be identified and evaluated in the Draft EIS. This analysis will address cumulative impacts on existing groundwater users, and consistency with public water planning. The Draft EIS will also evaluate energy requirements, operational vulnerability, and long-term resilience associated with water conveyance and treatment.

Unresolved issues, required approvals, and infrastructure commitments will be disclosed, and feasibility of proposed water supply and conveyance components will be evaluated rather than assumed.

Comment No. 7: Wastewater and Phased Infrastructure Commitments

Because the EISPN does not identify an existing wastewater service provider and anticipates project-enabled wastewater infrastructure as development is phased (EISPN at p. 25), the EIS must evaluate all reasonably foreseeable wastewater service configurations, including any future connections, expansions, or facility changes, as part of a single action under HAR §11200.1-10.
Infrastructure commitments made now may:

- Enable future expansions not yet disclosed;
- Increase treatment capacity demands beyond current permits; and
- Foreclose alternative land-use outcomes.

Thus, the EIS must evaluate the full build-out and cumulative conditions, including all reasonably foreseeable wastewater demands and associated environmental impacts, rather than segmenting review.

Response:

The Draft EIS will evaluate the proposed project as a single action at full build-out, including all reasonably foreseeable wastewater servicing scenarios. The analysis will

address potential wastewater configurations, including on-site treatment, phased infrastructure, and possible future connection to the County system, as applicable.

The Draft EIS will disclose projected wastewater flows, treatment capacity requirements, infrastructure commitments, and cumulative environmental impacts associated with full build-out conditions. The analysis will not segment review or assume future infrastructure feasibility without evaluation, and will identify uncertainties, approvals, and constraints relevant to wastewater treatment, reuse, and disposal to support informed decision-making.

Comment No. 8: Traffic and Transportation Impacts

The project proposes 1,608 units, equating to approximately 5,000 residents, in an area already heavily burdened by industrial traffic.
Hansen Road and Pūlehu Road are:

- *Critical connectors between East Maui and South Maui,*
- *Heavily used by Upcountry residents,*
- *Used for landfill access, and possibly the trucks that would supply the proposed E&K Aloha ʻĀina, LLC "Maui Aloha ʻĀina Project," a waste-to-fuels facility proposed at the same Pūlehu Road–Hansen Road intersection immediately adjacent to the Hoʻonani Village site.*
- *Already constrained and hazardous in places.*

Assertions that residents will remain "self-contained" within the Hoʻonani community are not credible. Under HAR §11-200.1-24(a) and (l), the EIS must analyze foreseeable travel demand, congestion and safety risks, including daily travel by residents to schools, employment, medical care, shopping, and recreation.

Deferring traffic analysis until later approvals would undermine informed decision-making and violate Chapter 343's disclosure requirements.

In sum the EIS must include a full project description, including the master plan concept; land use plan; neighborhood pattern and urban design; transportation systems (vehicular, pedestrian, bicycle, and transit); parks and open space; sustainability strategies; phasing plan; and infrastructure and public facility development plans.

Response:

The comment regarding transportation demand, roadway conditions, and project description is acknowledged. The Draft EIS will include a comprehensive analysis of transportation and traffic impacts at full build-out, including foreseeable travel demand generated by the proposed residential population and associated uses. The analysis will address roadway operations, safety conditions, and cumulative impacts on Hansen Road, Pūlehu Road, and the surrounding transportation network, taking into account existing conditions, planned improvements, and other past, present, and reasonably foreseeable projects identified during scoping.

The Draft EIS will incorporate a Traffic Impact Analysis which will analyze the full build out of the project. In addition, the Draft EIS will include a full project description, including the master plan concept, land use framework, circulation systems (vehicular, pedestrian, bicycle, and transit), potential sustainability strategies, phasing, and information on infrastructure and public spaces for facilities, to support informed decision-making under Chapter 343.

Comment No. 9: Inconsistency with Adopted Planning Documents

The Maui Island Plan's Urban Growth Boundary intentionally excluded this site due to airport hazards. This was a deliberate planning decision, not an oversight.
Approving housing here directly contradicts:

- The Maui Island Plan,
- Community planning rationale, and
- Long-standing recognition that this area is better suited for industrial and other non-residential uses.

Under HAR §11-200.1-13(b)(6) (consistency with adopted plans), the EIS must fully disclose and evaluate these conflicts.

Response:

Comment No. 10: Economic and Public Subsidy Concerns

The proposed project is expected to rely on public subsidy and other governmental actions to enable development, despite being structured as a for-profit, mixed-use project. Under HAR §11-200.1-24(l) and (m), the EIS must evaluate:

- *Opportunity costs of public subsidy;*
- *Whether equivalent or greater housing benefit could be achieved through direct County land acquisition or homeownership assistance; and*
- *Long-term public costs associated with infrastructure, traffic, and health externalities.*

Response:

The Draft EIS will include a detailed land use and plan consistency analysis addressing the Maui Island Plan, applicable community plans, and relevant State and County policies. The Draft EIS will discuss and identify the land use amendments and discretionary approvals being pursued to implement the proposed project.

The Draft EIS will also evaluate the proposed land use changes in the context of adopted planning frameworks and will not assume plan consistency. The Draft EIS will discuss

how airport hazards, land use compatibility, and alternative land use patterns were considered in developing the proposed action, providing decision-makers with sufficient information to assess whether the proposed land use changes are appropriate.

Comment No. 10: Level of Analysis, Including Alternatives Analysis

At a minimum, the scope of the Hoʻonani Village Environmental Impact Statement must integrate and fully analyze the issues discussed above within a comprehensive, project-wide framework, rather than as isolated topic-specific evaluations. The EIS must present a complete project description, including the master plan concept, land-use program, development phasing, and full build-out scenario, and must evaluate all environmental, public health, infrastructure, and socio-economic impacts on a cumulative basis.
Consistent with HAR §11-200.1-24(d) and HAR §11-200.1-13(b), the EIS must include a robust alternatives analysis that meaningfully compares feasible alternatives and does not limit consideration to minor design variations. The scope and level of detail of the alternatives analysis must be suitable to enable a robust discussion of the impacts of various alternatives to the proposed large-scale, master-planned development that would profoundly affect Central Maui, and indeed, all of Maui.
At a minimum, the alternatives analysis must rigorously evaluate:

- *Alternative sites not subject to airport flight-path hazards or incompatible adjacent industrial uses;*
- *Reduced-density and siting alternatives that materially lessen noise exposure, traffic generation, and infrastructure demands;*
- *Non-residential alternatives consistent with surrounding industrial land uses, such as County baseyard, logistics, or other industrial functions;*
- *Design and infrastructure alternatives that materially reduce exposure to environmental and public health risks; and*
- *A No-Action Alternative that preserves adopted plans and avoids foreseeable environmental and public health impacts*

Response:
The Draft EIS will present a comprehensive, project-wide evaluation of the proposed action, rather than isolated topic-specific analyses. The Draft EIS will include a complete project description addressing the master plan concept, land use program, development phasing, and full build-out scenario, and will evaluate environmental, public health, infrastructure, and socioeconomic impacts on both a project-wide and cumulative basis.

The Draft EIS will include an alternatives analysis that evaluates feasible alternatives capable of meeting the project objectives. This analysis will consider a range of alternatives, including the No-Action Alternative, variations in density and site planning, non-residential or industrial-use alternatives, and other reasonable alternatives identified during scoping. Each alternative will be described and evaluated in a manner that allows meaningful comparison of potential impacts and trade-offs.

Comment No. 11 Conclusion

For the reasons discussed above, the scope of the Hoʻonani Village Environmental Impact Statement must include all analyses necessary to fully disclose the project's direct, indirect, and cumulative impacts, consistent with HRS Chapter 343 and HAR Chapter 11-200.1. Finally, MTF urges decisionmakers to conduct on-site visits to experience existing aircraft noise, industrial activity, and surrounding land-use conditions firsthand, including during Kona weather when aircraft under full jet thrust will be taking off directly over the proposed development.

This EIS must stand as a clear public record demonstrating that the environmental, public health, and equity implications of the proposed action were known, disclosed, and considered prior to any irreversible commitments of land or public resources. That record matters—to future residents, to affected communities, and to the integrity of Maui's planning and environmental review process.

Response:

The Draft EIS will include analyses necessary to disclose the project's direct, indirect, and cumulative environmental effects and will be prepared to serve as a clear and comprehensive public record of the environmental, public health, and equity considerations associated with the proposed action.

While the Applicant is not the decision-making agency and does not control whether site visits are conducted, the Draft EIS will document existing conditions using technical studies, field data, and accepted analytical methodologies, including evaluation of aircraft noise, surrounding industrial activity, and land use context under representative operating conditions. Through this approach, the Draft EIS will ensure that relevant environmental information is disclosed and available for consideration by decision-makers and the public prior to any irreversible commitments of land or public resources.

Thank you again for your comments. Your comments and this response will be included in the Draft EIS being prepared and the Department will receive a copy for further review and comment. Should you have any questions or require additional information, please feel free to contact me at 808-400-5959.

Sincerely,
Pioneer Design Group – Hawai'i LLC.

Emily Ballard
Project Planner

cc: Greg Sado, Hoʻonani Development, LLC
Matthew Pennaz, Aspire Development and Consulting, LLC
Jeffrey Ueoka, Wells Street Law, LLLC
State of Hawai'i Land Use Commission

RECEIVED
12/16/2025
4:41 pm
STATE OF HAWAII
LAND USE COMMISSION

December 16, 2025

Emily Murai
Pioneer Design Group – Hawaii LLC

Re: Scoping Comments on Environmental Impact Statement Preparation Notice (EISPN)
Hoʻonani Village Mixed-Use Development
Docket No. A25-811

Dear Ms. Murai:

The following comments are submitted to assist in defining the scope of analysis for the Draft Environmental Impact Statement (Draft EIS) for the proposed Hoʻonani Village Mixed-Use Development. These comments are intended solely to identify subjects that warrant detailed evaluation under HRS Chapter 343 and HAR Chapter 11-200.1 so that decision-makers and the public are provided with a complete and transparent environmental review.

1. Prime Agricultural Lands (Impact and Significance Analysis)

The EISPN identifies portions of the project area as Prime Agricultural Lands of Importance to the State of Hawaiʻi (ALISH) with Land Study Bureau (LSB) "A" soil classifications.

Building on this identification, the Draft EIS should analyze:

- The implications of converting the identified Prime agricultural lands in the context of island-wide agricultural resources.
- The relative scarcity and remaining extent of Prime agricultural soils on Maui.
- The cumulative implications of this conversion when considered alongside other past, present, and reasonably foreseeable land use changes affecting agricultural lands in Central Maui.

2. Urban Growth Boundary (UGB) Amendment

The EISPN indicates that amendments to the Maui Island Plan Directed Growth Boundary (UGB) and related land use designations are required.

The Draft EIS should evaluate:

- The growth-inducing effects associated with extending urban land use designations beyond the existing UGB.
- Secondary and cumulative development patterns that may result from such amendments.
- The relationship between the proposed action and adopted long-range growth management objectives.

3. Population, Housing, and Socioeconomic Effects

The project proposes a substantial residential component, with housing offered to households earning up to 140% of Area Median Income (AMI).

The Draft EIS should analyze:

- Projected population generation associated with full build-out of the proposed residential uses.
- The distribution of proposed housing units by affordability level and tenure, to the extent known at the time of analysis.
- Indirect socioeconomic effects associated with population growth, including potential changes to housing demand and community demographics in surrounding areas.

4. Water Resources and Wastewater Infrastructure

The EISPN identifies the development of an on-site wastewater treatment facility and off-site water system components.

The Draft EIS should include:

- Analysis of existing groundwater conditions relevant to the long-term operation of wastewater and drainage infrastructure.
- Evaluation of potential effects on groundwater and surface water resources from construction and operation of proposed systems.
- Assessment of cumulative water demand and wastewater generation in combination with other existing and planned developments in Central Maui.

5. Transportation and Mobility

The EISPN notes that a Traffic Impact Analysis Report (TIAR) will be prepared.

The Draft EIS should evaluate:

- Transportation impacts associated with full project build-out, including daily and peak-hour travel demand.
- Cumulative transportation impacts considering other existing and reasonably foreseeable development in the region.
- Existing and projected multimodal transportation conditions, including pedestrian, bicycle, and transit access.

6. Hazard Exposure and Emergency Response

The EISPN identifies flood, wildfire, and other hazard considerations.

The Draft EIS should include analysis of:

- Exposure of the project site and future occupants to wildfire, flooding, and other natural hazards.
- Evacuation and emergency access considerations associated with projected population levels.

- The relationship between project-related growth and emergency service capacity at build-out.

7. Cultural and Archaeological Resources

The EISPN indicates that archaeological and cultural studies will be conducted.

The Draft EIS should address:

- Identification of archaeological resources and traditional cultural practices associated with the project area and surrounding landscape.
- The extent to which project construction and operation may affect such resources and practices.
- Consultation efforts undertaken to inform the identification and evaluation of cultural resources.

8. Alternatives Analysis

The EISPN lists a range of potential alternatives, including no-action, agricultural, conservation, and alternative development configurations.

The Draft EIS should ensure that:

- Reasonable alternatives are fully described and evaluated using comparable levels of detail.
- Environmental impacts of each alternative are clearly disclosed to allow meaningful comparison.
- The no-action alternative is evaluated in a manner that reflects existing land use designations and reasonably foreseeable conditions.

9. Cumulative Impacts

Consistent with HAR §11-200.1-20, the Draft EIS should include a cumulative impacts analysis that:

- Identifies relevant past, present, and reasonably foreseeable actions in Central Maui.
- Evaluates the incremental contribution of the proposed project across resource areas when considered with those actions.

These comments are intended solely to assist in establishing a complete and transparent scope of review for the Draft EIS. Addressing these subjects will support informed decision-making and public participation as the environmental review proceeds.

Thank you for the opportunity to provide scoping input.

Sincerely,

Pacific Resource Partnership

CIVIL ENGINEERING · PLANNING · CONSTRUCTION MANAGEMENT
711 Kapiolani Blvd., Suite 1450
Honolulu, HI 96813
808.400.5959 www.pdg-hawaii.com

March 13, 2026

Via Email: *micahk@prp-hawaii.com*
and nkinney@prp-hawaii.com

Pacific Resource Partnership
1100 Alakea Street/4th Floor
Honolulu, HI 96813

SUBJECT: Response to Environmental Impact Statement Preparation Notice Comments for the Hoʻonani Village Mixed-Use Development Project, Kahului, Maui, Hawaiʻi

Aloha,

Thank you for Pacific Resource Partnership's December 16, 2025 scoping comments on the Environmental Impact Statement Preparation Notice (EISPN) for the proposed Hoʻonani Village Mixed-Use Development Project. On behalf of the Applicant, Hoʻonani Development, LLC, we offer the following information in response to the comments received.

Comment No. 1: Prime Agricultural Lands (Impact and Significance Analysis)

The EISPN identifies portions of the project area as Prime Agricultural Lands of Importance to the State of Hawaiʻi (ALISH) with Land Study Bureau (LSB) "A" soil classifications.

Building on this identification, the Draft EIS should analyze:

- *The implications of converting the identified Prime agricultural lands in the context of island-wide agricultural resources.*
- *The relative scarcity and remaining extent of Prime agricultural soils on Maui.*
- *The cumulative implications of this conversion when considered alongside other past, present, and reasonably foreseeable land use changes affecting agricultural lands in Central Maui.*

Response:

An Agricultural Impact Assessment Report was prepared to assess the impacts of the project and the proposed land use conversion. This report will be included in the Draft EIS along with discussion of potential impacts from converting agricultural lands identified as Prime ALISH lands and lands with Land Study Bureau (LSB) "A" soil classifications.

Comment No. 2: Urban Growth Boundary (UGB) Amendment

The EISPN indicates that amendments to the Maui Island Plan Directed Growth Boundary (UGB) and related land use designations are required.

The Draft EIS should evaluate:

- *The growth-inducing effects associated with extending urban land use designations beyond the existing UGB.*
- *Secondary and cumulative development patterns that may result from such amendments.*
- *The relationship between the proposed action and adopted long-range growth management objectives.*

Response:

The Draft EIS will discuss anticipated effects of expanding the UGB and related secondary and cumulative impacts. The Draft EIS will also address the relationship of the project and applicable adopted long-range State and County growth management planning objectives.

Comment No. 3: Population, Housing, and Socioeconomic Effects

The project proposes a substantial residential component, with housing offered to households earning up to 140 percent of Area Median Income (AMI).

The Draft EIS should analyze:

- *Projected population generation associated with full build-out of the proposed residential uses.*
- *Distribution of housing units by affordability level and tenure, to the extent known at the time of analysis.*
- *Indirect socioeconomic effects associated with population growth, including potential changes to housing demand and community demographics in surrounding areas.*

Response:

The Draft EIS will analyze projected population generation from the development of the residential uses, housing distribution by affordability and tenure, and indirect socioeconomic effects associated with population growth.

Comment No. 4: Water Resources and Wastewater Infrastructure

The EISPN identifies the development of an on-site wastewater treatment facility and off-site water system components. The Draft EIS should include:

- *Analysis of existing groundwater conditions relevant to the long-term operation of wastewater and drainage infrastructure.*

- *Evaluation of potential effects on groundwater and surface water resources from construction and operation of proposed systems.*

- *Assessment of cumulative water demand and wastewater generation in combination with other existing and planned developments in Central Maui.*

Response:

A Preliminary Engineering Report (PER) discussing water demand and wastewater treatment demands will be included and discussed in the Draft EIS; that report will also address drainage infrastructure. The Draft EIS will also include a Water Supply Report that addresses groundwater conditions and potential effects to water resources.

Comment No. 5: Transportation and Mobility

The Draft EIS should evaluate:
Transportation impacts associated with full project build-out, including daily and peak-hour travel demand.
•Cumulative transportation impacts considering other existing and reasonably foreseeable development in the region.
•Existing and projected multimodal transportation conditions, including pedestrian, bicycle, and transit access.

Response:

A Traffic Impact Analysis Report (TIAR) assessing transportation conditions and mitigation recommendations has been prepared for the project and will be appended to and discussed in the Draft EIS. The Draft EIS will discuss transportation impacts at full project build-out, cumulative effects, and multimodal transportation conditions.

Comment No. 6: Hazard Exposure and Emergency Response

The Draft EIS should include analysis of
Exposure of the project site and future occupants to wildfire, flooding; and other natural hazards. Evacuation and emergency access considerations associated with projected population levels. The relationship between project-related growth and emergency service capacity at buildout.

Response:

The comment regarding hazard exposure, evacuation, and emergency service capacity is acknowledged. The Draft EIS will include an evaluation of potential hazards affecting the project site and surrounding area, as well as emergency access and response considerations associated with the proposed development.

Comment No. 7: Cultural and Archaeological Resources

The Draft EIS should address identification of archaeological resources and traditional cultural practices associated with the project area and surrounding landscape; The extent to which project construction and operation may affect such resources and practices; Consultation efforts undertaken to inform the identification and evaluation of cultural resources.

Response:

A Cultural Impact Assessment (CIA) and an Archaeological Literature Review Assessment (ALRA) were prepared for the project to identify cultural resources, traditional cultural practices, and previously recorded archaeological sites within and adjacent to the project area. The findings of these studies, along with documentation of consultation efforts and assessment of potential project-related impacts, will be included and discussed in the Draft EIS.

Comment No. 8: Alternatives Analysis

The EISPN lists a range of potential alternatives, including no-action, agricultural, conservation, and alternative development configurations. The Draft EIS should ensure that: Reasonable alternatives are fully described and evaluated using comparable levels of detail; Environmental impacts of each alternative are clearly disclosed to allow meaningful comparison; The no-action alternative is evaluated in a manner that reflects existing land use designations and reasonably foreseeable conditions.

Response:

The Draft EIS will include a section that evaluates the reasonable alternatives to the proposed project, including the no-action alternative and delayed action alternatives. The assessment will provide an appropriate analysis of impacts to allow for meaningful comparisons between the alternatives.

Comment No. 9: Cumulative Impacts

The Draft EIS should include a cumulative impacts analysis consistent with HAR §11-200.1-20 that: Identifies relevant past, present, and reasonably foreseeable actions in Central Maui; and Evaluates the incremental contribution of the proposed project across resource areas when considered with those actions.

Response:

The Draft EIS will include a cumulative impacts analysis consistent with HAR §11-200.1-20.

Thank you again for your comments. Your comments and this response will be included in the Draft EIS. Pacific Resource Partnership will receive a copy of the Draft EIS for review and comment. Should you have any questions or require additional information, please feel free to contact me at 808-400-5959.

Sincerely,
Pioneer Design Group – Hawai‘i LLC.

Emily Ballard
Project Planner

cc: Greg Sado, Ho‘onani Development, LLC
Matthew Pennaz, Aspire Development and Consulting, LLC
Jeffrey Ueoka, Wells Street Law, LLLC
State of Hawai‘i Land Use Commission

TO: Applicant: Ho‘onani Development LLC
Mr. Greg Sado greg@alphahawaii.com

January 5, 2026

TO: Accepting Authority: State of Hawai‘i Land Use Commission
Ms. Martina Segura, Staff Planner dbedt.luc.web@hawaii.gov

TO: Consultant: Pioneer Design Group, Hawai‘i, LLC
Ms. Emily Murai and TC Campbell, P.E. emurai@pdg-hawaii.com

TO: Maui Planning Director
Ms. Kate Blystone kate.blystone@mauicounty.gov

RECEIVED
01/05/2026
2:30 pm
STATE OF HAWAII
LAND USE COMMISSION

FROM: Prof. Richard “Dick” Mayer dickmayer@earthlink.net

RE: Ho‘onani Village Mixed-Use Development - EIS Preparation Notice

Introduction

I very much appreciate having the opportunity to provide you with information regarding the Ho‘onani Village Environmental Impact Statements Preparation Notice (EISPN), and for allowing me to make recommendations on the potential environmental impacts that will need to be discussed in detail in the Ho’onani Village project Draft-EIS.

It is commendable that you wish to establish a housing project for 1,608 households in the Central Maui area. These houses, and in particular your effort to make many of the rental units available to low-income families, are exactly what Maui needs.

However, **the chosen location for these houses is terrible for one very significant reason. The 1,608 housing units lie directly under the flight path of planes landing at Kahului Airport**. The aircraft fly only 200 feet above the houses. Even worse, about 10% to 20% of the time (during Kona weather) those houses would be under the even noisier, take-off flight path from the airport. Each of us should ask: a) Would we like to live there? and b) Is it responsible and morally appropriate for us to place 1,608 households in that location?

We must constantly keep in mind that although we desperately need more affordable housing, it must be done correctly for the project’s new residents and it must be done in the right location. Are there better alternative sites?

We must keep in mind that this Ho’onani property will have **1,608 residential units and approximately 5,000 residents,** plus many industrial, commercial and office facilities on the property. This is large and complex project will have many impacts.

There are numerous matters that will need to be discussed for both potential impacts and the necessary **mitigation measures** to make life not just acceptable, but enjoyable for the residents who live there, for the businesses that operate there, and for the customers who will come to the stores and offices.

We need to make sure that the housing units meet the needs of the future residents. The project’s Draft-Environmental Impact Statement should provide details on the **types of housing**. To determine potential impacts, we will need to know: building heights; number of floors in each building; solar roofs which could provide cheap electricity, but also interfere (glare) with airplane landings; will there be elevators in every multi-story building; provision for disabled/handicapped; laundry facilities; adequate size of residential units (especially the affordable rentals); square footage; number of bedrooms; parking spaces (one or two cars per unit) for every unit; parking for visitors; parking for adjacent businesses and offices; etc.

Affordable vs. Market Priced Homes

The **sequencing of the affordable homes** in relationship to the market units. Which will come first. How will **future residents be selected** to move into the units? Who will have priority? Who will get the opportunity to purchase and who will get the opportunity to rent? How will local Maui residents who are in need of housing be given preference? All of these matters will need to be discussed to avoid future problems when the units are constructed.

Kahului Airport Operations and its Flight Path

When the present Maui Island Plan was developed and reviewed by the General Plan Advisory Committee, the Maui Planning Commission, and the Maui County Council, it was decided to exclude the lands where this project is located from being placed within the Urban Growth Boundary because it was directly under the low-level flight path leading into Kahului Airport. Maui General Plan's Maui Island Plan intentionally excluded this property from being within the Urban growth Boundary.

I was the Vice-Chair of the Maui Island General Plan Advisory Committee, and can certify that the preceding statement is the rationale for NOT including the project's site within the Urban Growth Boundary. Nothing has happened to make a change towards inclusion within the UGB.

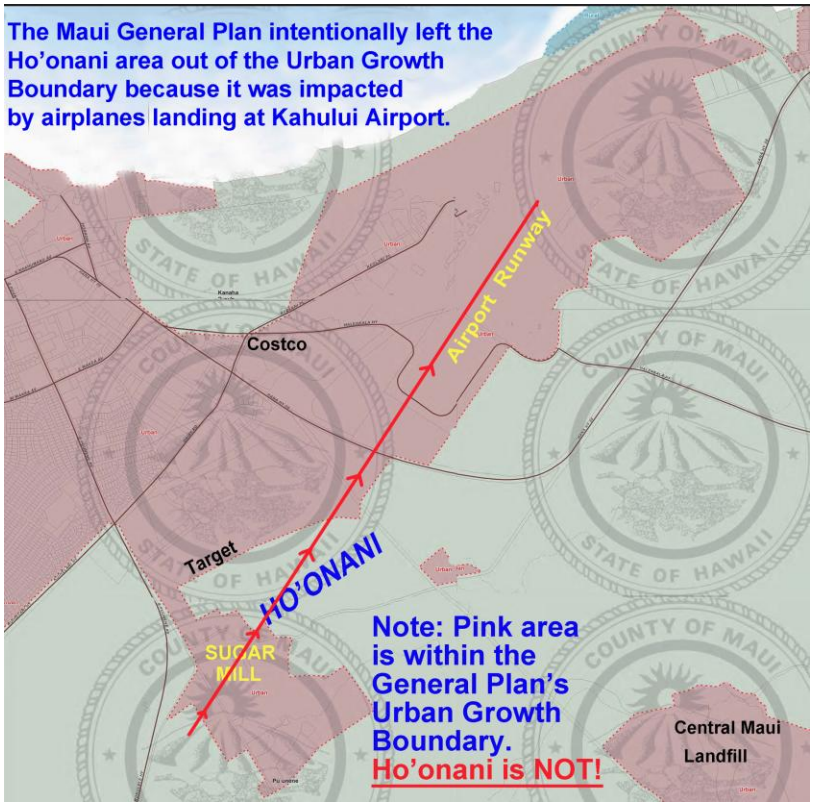


Figure 1. Showing the Maui Island Plan's Urban Growth Boundary's effort to exclude the Hoʻonani site from urban development because of potential noise disturbances.

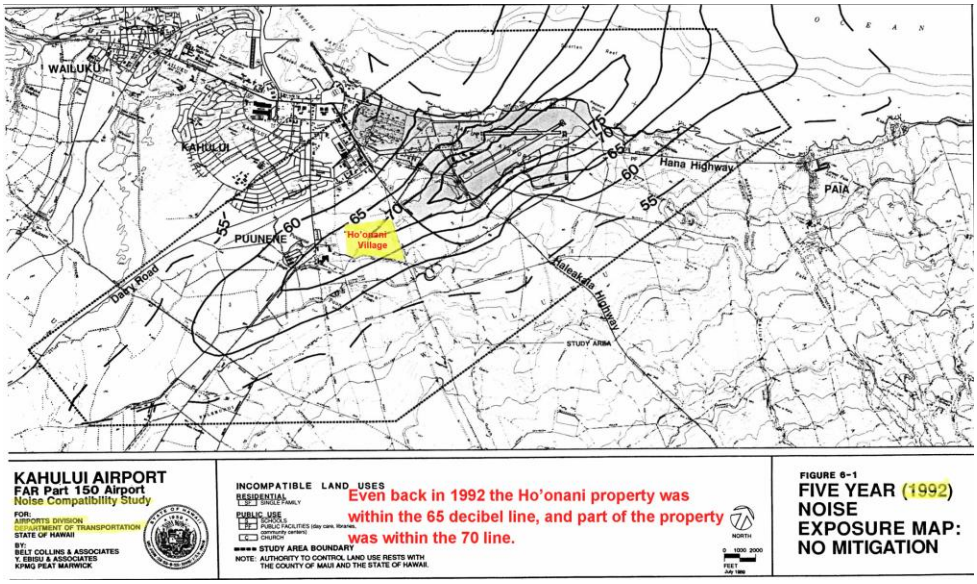


Figure 2 The most recent 1992 Noise Level study (compiled for the Dept of Transportation-Airports) concerning noise levels around Kahului Airport. The noise levels today would be much higher, especially at night when residents would want to be sleeping.

Since the Maui Island Plan was developed, the situation has only gotten worse for this land parcel. When the Maui Island Plan was approved there was only one late night flight. Now there are many more passenger flights from the mainland USA and Canada coming into Kahului Airport between 9pm and mid-night. And from midnight to 6am, there are several freight flights being operated by Amazon, Aloha Airlines freight, FedEx, etc. These flights could be very sleep disturbing.

The Draft-EIS must make a major effort to address the project’s proximity to Kahului Airport and the **low-level landing flight path** leading into the airport and the considerable noise resulting from planes passing directly over the proposed residential housing units. Planes land at Kahului Airport and even mor noisily take off during Kona weather. (Please see the attached map that shows the flight path directly over the proposed project.) These night operations could be a major noise nuisance and make sleep and life in the Ho‘onani Village unbearable.

With the same level of detail that is included in a traffic TIAR, the Draft-EIS must include full disclosure of the number of daily flights during each hour of the day and night. Special disclosure should be included for the night-time period between 8pm and 7am each day, because children and working people will need a good sleeping environment free of disturbing noise.

The Draft-EIS should contain an impartial noise study by the Hawaii Department of Transportation’s Airports Division and a certification by the Airport management that the project will not interfere with present and future airport operations and plans.

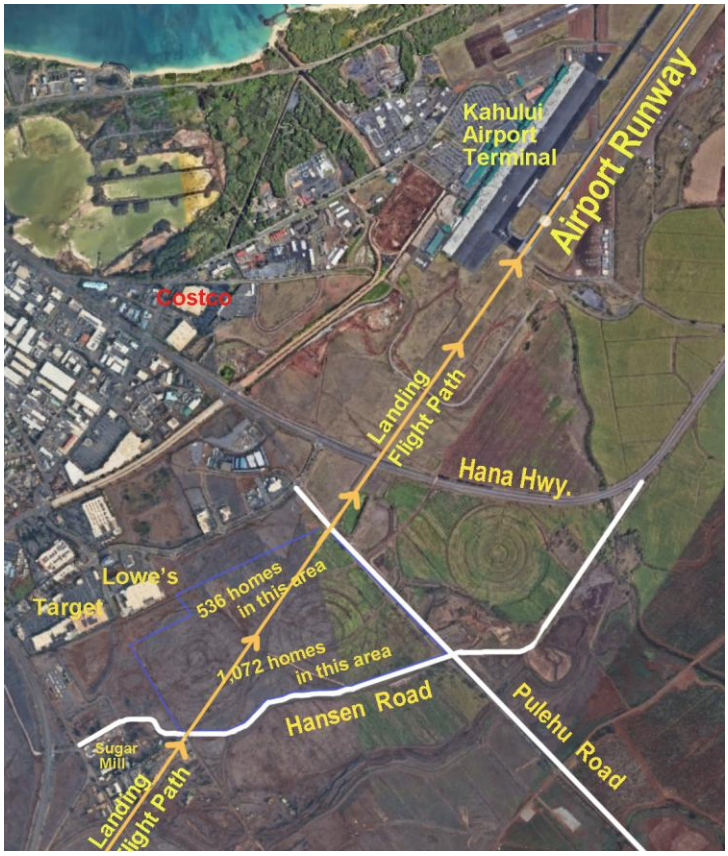


Figure 3 The usual flight path would impact virtually all of the Ho‘onani Village residential units multiple times each night.

INFRASTRUCTRE IMPACTS

Education

One of the important impacts of this project will be the large number of young children who will be living in the 1,608 housing units. There will probably be approximately 400 to 600 children of school age. Unfortunately, this project is located far from any school and there will be a need to transport all the children to elementary, middle and high schools. Please include within the Draft-EIS a comprehensive report written by the Department of Education on how school enrollments will be handled with such a large influx of new students in a concentrated area. Do not make the assumption that the children will be merely moving from one part of Kahului into this project area. Many of the students will be coming from other parts of Maui.

Health Care

Ho‘onani Village will be a very large project and there will be a considerable need for health-care for the many residents and workers on the project site. Please include a health clinic or urgent-care clinic in the plans and if none is to be provided, indicate how disabled and handicapped people will be provided their needed healthcare.

Parks and Recreation

One of the biggest impacts will be the total lack of parks and recreation facilities in proximity to the Ho‘onani Village project. There will be a need to provide these facilities for the many children, adults, and the elderly. The project is located too far and across too many busy highways to expect that children will go to recreational facilities and parks in the existing Kahului and Maui Lani area.

Wastewater

The wastewater treatment plant at Kahului Harbor is probably close to capacity and there will be a need to provide a wastewater treatment plant for this large housing, industrial, and commercial project. Indicate where the wastewater treatment plant will be located, its impacts, and how will the wastewater and filtered waste will be disposed of.

Water Quality and Water Quantity

The EIS Prep Notice indicates the use of a well up above the project. On Pulehu Road. Please include in the Draft-EIS detailed data on the expected quantities of water that will be obtained and quality of the water. This is particularly important because for over 100 years the land above the well site has had considerable amounts of fertilizer, pesticides, and herbicides placed on the agricultural land. It is absolutely critical to have a reliable water source that will not depend on the Maui County Department of Water Supply. Past studies have shown that water from the lands under the former sugar plantation had excessive amounts of nitrates and nitrites due to the heavy fertilization practice by HC&S. What are the pollution levels? How will the fertilizer, pesticides, and herbicides that are found in the well water be mitigated?

If the well is already drilled and tested, provide the water quality results. If a well has not yet been drilled, the Draft EIS acceptance should await the results from a test of the well water. Clearly indicate the quality of water available for this project.

Maui Landfill A major consideration should be the fact that this proposed well is located close to and immediately below the very large Central Maui landfill site. It will be very important to examine any effects and impacts of the landfill on the proposed potable water source.

In addition to portable water, there will be extensive need for non-portable water for both landscaping and the numerous industrial uses. The Draft-EIS should indicate the water source and water amounts for these non-residential activities.

Traffic

The maps provided in the Preparation Notice indicate that there would be only two exits from the project: onto Hansen Road and on to Pulehu Road. The TIAR for the proposed project should very carefully examine the traffic on both of these roads, in particular, the traffic on Hansen Road, which includes not only the major link between East Maui and South Maui, but also the route used by the County's solid-waste trucks on their way to/from the landfill.

Because this project is very large, there should be an internal study of the traffic patterns within the project site itself. That would include sidewalks, street lights, traffic signage, parking, fire and emergency vehicles, etc. That would make it possible for the many residents to feel comfortable and safe walking as pedestrians within the project.

Post-construction Management of this project

A significant socio-economic impact of this project will be the need to maintain the property, provide security, collect rents, and the usual services provided by a Homeowner Association. The draft environmental impact statement should clearly indicate how this project will be managed after it is constructed and in operation. Will there be a homeowner association? Management by the construction company? Management by the developer of this project?

What will be the ability of the owners of property and the renters to make decisions about maintenance, security rental charges? The need to clarify this matter at an early stage is increased by the fact that the landowner of this project site is in South Dakota, far distant from the people who will be occupying and utilizing the project.

Impacts on Government

There has been just some discussion that the County and or the state may provide funding to make infrastructure improvements. It is absolutely essential that the Draft-EIS make it very clear what the expectations are for Maui County to provide personnel, facilities and a budget allocation for this project. What would be the impact on Maui County's operations? For example, Who will widen Hansen Road to the needed 4 lanes? The developer or the government?

The same issues need to be clarified for the State of Hawaii government. What will be the impacts of this project on the state's Budget, keeping in mind that the State provides educational services, transportation facilities, etc.

Alternatives to this project

After compiling information on the various impacts and the costs of mitigation, there may be a realization that this project will have too many significant impacts that cannot be mitigated. It may become necessary to look at alternatives locations to fill the housing needs of Central Maui. In fact, it may become obvious that there are far better sites to provide the needed residential units, leaving this site available for the planned NON-residential, commercial, industrial, and office uses. These uses and activities would be less affected by night noise from low-flying planes, and have no need for educational, school bus, park or recreational facilities.

Fortunately, there are several other land parcels that may be available for these 1,608 homes in better locations and not under the noisy flight path. When discussing alternatives to this proposal, please consider the following potentially available housing sites to meet the needs of Maui's affordable housing and market housing demands.

I strongly urge you to consider them as alternatives for this well-intentioned, but mis-located project. These recommended locations are all within the Urban Growth Boundary and already have multiple land-use and zoning entitlements, thus allowing development to happen much sooner.

Instead of the County providing expensive infrastructure improvements to Hoʻonani Village, the funds could provide incentives to accelerate these alternatives. Property tax waivers/credits may be helpful to accelerate these projects that are near existing and adequate infrastructure. Here are 5 alternatives that should be considered.

#1 **Kahului** The proposed **apartments across from Sears store** and the Maui Beach hotel could be incentivized.

#2 **Kahului** The many housing units planned on the recently approved **Kaahumanu Shopping Center site**. These units have multiple entitlements and could be built quite soon.

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#4 **Waikapu** The County owns **440 acres of land just makai of the soon-to-be-built Waiale Road Extension in Waikapu**. These lands would be adjacent to the already entitled Waikapu Country Town and its village center. This site may also be able to use water from the existing Waikapu wells, and the land is within the Urban Growth Boundary.

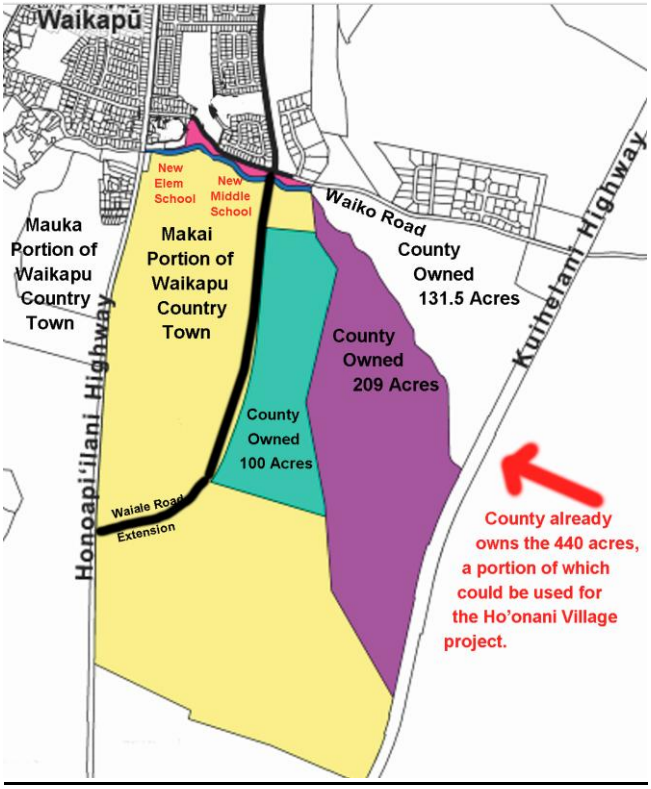


Figure 4 The Maui County owned lands in Waikapu that could provide the needed housing.

It would also have a significant advantage of being in close proximity to the new Waikapu Country Town's two proposed public schools, a primary and middle school with attached recreational areas. Unfortunately, the Ho'onani Village presently being proposed site is extremely far from both schools and from any recreational/park and ball-field areas. These are important considerations for a project with 1,608 household with many children,

#5 **Maui Lani** Here is a possible alternative site with many locational advantages. It may be a preferred location for these much-needed 1,608 units. It is in Maui Lani, near the former Dunes Restaurant and the golf course. The land is already designated and **fully entitled for residential housing**, unlike the proposed Ho'onani Village project location, which will need a State Land Use change, a Maui Island Plan Urban Growth Boundary revision, plus community plan and zoning changes.

It has an area of approximately 192 acres and is close to both schools and the large Central Maui playground area. It has good transportation access to both Wailuku and Kahului. It would complete the original Maui Lani Master Plan. Furthermore, the landowner recently (2021) tried to sell this land.

When these properties were assessed by the county's Real Property Tax division, the land owner appealed and said that the lands were worth less than they were being assessed. Therefore, a developer could make a good case to purchase these lands at a fair market price.

This area is outside of the airport flight path. The presently proposed Ho'onani village lands could be better utilized for future business, commercial, and industrial uses that would be less impacted by the nighttime flights in and out of Kahului Airport.



Figure 5 Possible alternative land site for much-needed Central Maui housing. Fully entitled for a large residential development with proximity to infrastructure (roads, schools, transportation, etc.)

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March 13, 2026

Via email: dickmayer@earthlink.net
Professor Richard "Dick" Mayer

SUBJECT: Response to Environmental Impact Statement Notice Comments for the Ho'onani Village Mixed-Use Development Project, Kahului, Maui, Hawai'i, STP 00965.25; STP 8.4016

Aloha Richard Mayer:

Thank you for providing us with your comments, dated January 5, 2026, regarding the proposed Ho'onani Village Mixed-Use Development Project. On behalf of the Applicant, Ho'onani Development, LLC, we offer the following information in response to the comments received.

Comment No. 1:

It is commendable that you wish to establish a housing project for 1,608 households in the Central Maui area. These houses, and in particular your effort to make many of the rental units available to low-income families, are exactly what Maui needs.

However, the chosen location for these houses is terrible for one very significant reason. *The 1,608 housing units lie directly under the flight path of planes landing at Kahului Airport. The aircraft fly only 200 feet above the houses. Even worse, about 10% to 20% of the time (during Kona weather) those houses would be under the even noisier, take-off flight path from the airport. Each of us should ask: a) Would we like to live there? and b) Is it responsible and morally appropriate for us to place 1,608 households in that location?*

We must constantly keep in mind that although we desperately need more affordable housing, it must be done correctly for the project's new residents and it must be done in the right location. Are there better alternative sites?

Response:

The Draft EIS will evaluate both exterior and interior noise conditions and will identify building design and construction measures capable of reducing interior noise levels within dwelling units to levels consistent with applicable land use compatibility guidance. The purpose of this evaluation is not to minimize the concern raised, but to disclose potential impacts and mitigation measures so that decision-makers and the public can fully understand the trade-offs associated with the proposed location.

The Draft EIS will also include an alternatives analysis that evaluates other reasonable development scenarios, including alternatives that vary in location, density, land use configuration, or design, to the extent feasible. This analysis will allow consideration of whether alternative sites or project configurations could reduce aircraft-related impacts while meeting the project's objectives, including the provision of affordable and workforce housing in proximity to employment, services, and infrastructure.

Ultimately, determinations regarding land use appropriateness and public policy considerations are the responsibility of the decision-making agencies. The role of the Draft EIS is to ensure that the potential environmental, public health, and quality-of-life implications of locating housing within an airport-influenced area are fully disclosed and considered prior to any final decisions.

Comment No 2:

We must keep in mind that this Ho'onani property will have 1,608 residential units and approximately 5,000 residents, plus many industrial, commercial and office facilities on the property. This is large and complex project will have many impacts.

There are numerous matters that will need to be discussed for both potential impacts and the necessary mitigation measures to make life not just acceptable, but enjoyable for the residents who live there, for the businesses that operate there, and for the customers who will come to the stores and offices.

Response:

The comment regarding project scale and potential impacts is acknowledged. The estimate of approximately 5,000 residents assumes an average household size that is higher than what is typically supported by available demographic data and the proposed unit mix. According to the 2017–2021 American Community Survey, the average household size in Maui County is approximately 3.0 persons per household, and statewide averages are slightly lower. In addition, the proposed residential program includes a substantial number of studio and one-bedroom units, which are generally occupied by smaller households than the countywide average. As a result, actual population associated with the proposed 1,608 units is expected to be lower than the estimate cited in the comment.

The Draft EIS will nonetheless treat the project as a large, mixed-use development and will evaluate potential impacts and mitigation measures accordingly. The analysis will address environmental, infrastructure, public service, transportation, and quality-of-life considerations associated with residential, commercial, and employment-generating uses to ensure that conditions for residents, businesses, and visitors are adequately disclosed and inform decision-making.

Comment No 3:

We need to make sure that the housing units meet the needs of the future residents. The project's Draft-Environmental Impact Statement should provide details on the types of

housing. To determine potential impacts, we will need to know: building heights; number of floors in each building; solar roofs which could provide cheap electricity, but also interfere (glare) with airplane landings; will there be elevators in every multi-story building; provision for disabled/handicapped; laundry facilities; adequate size of residential units (especially the affordable rentals); square footage; number of bedrooms; parking spaces (one or two cars per unit) for every unit; parking for visitors; parking for adjacent businesses and offices; etc.

Response:

Currently contemplated residential components call for matching multifamily apartment structures, thoughtfully placed throughout the site to reflect the environment. Each building is expected to be three stories. We may include both solar photovoltaic panels or solar hot water, but final determination by the Owner has not yet been made. In any case, any requests for solar panels would be evaluated for FAA compliance and glare analysis for subsequent permitting. Any final residential designs will fully comply with all applicable building codes (including the Hawaii State Building Code and IBC requirements for multi-family residential buildings). Elevators will be provided where required for accessibility. The project will fully comply with any Americans with Disabilities Act (ADA), Fair Housing Act, and State of Hawai‘i accessibility requirements. Currently, every workforce unit includes a dedicated in-unit washer/dryer space. There will be adequate on-grade parking provided for renters, visitors, and businesses throughout Ho‘onani Village.

Comment No 4: Affordable vs. Market Priced Homes

The sequencing of the affordable homes in relationship to the market units. Which will come first. How will future residents be selected to move into the units? Who will have priority? Who will get the opportunity to purchase and who will get the opportunity to rent? How will local Maui residents who are in need of housing be given preference? All of these matters will need to be discussed to avoid future problems when the units are constructed.

Response:

It is noted that all units are proposed to be made available to households earning 140% AMI or below with 1/3rd of the units proposed to be made available to households earning 60% or below AMI. Specific details regarding resident selection, eligibility, priority criteria, and the allocation of rental versus ownership opportunities will be determined through coordination with HHFDC and the County of Maui.

Comment No 5: Kahului Airport Operations and its Flight Path

When the present Maui Island Plan was developed and reviewed by the General Plan Advisory Committee, the Maui Planning Commission, and the Maui County Council, it was decided to exclude the lands where this project is located from being placed within the Urban Growth Boundary because it was directly under the low-level flight path leading

into Kahului Airport. Maui General Plan's Maui Island Plan intentionally excluded this property from being within the Urban growth Boundary.

I was the Vice-Chair of the Maui Island General Plan Advisory Committee, and can certify that the preceding statement is the rationale for NOT including the project's site within the Urban Growth Boundary. Nothing has happened to make a change towards inclusion within the UGB.

Since the Maui Island Plan was developed, the situation has only gotten worse for this land parcel. When the Maui Island Plan was approved there was only one late night flight. Now there are many more passenger flights from the mainland USA and Canada coming into Kahului Airport between 9pm and mid-night. And from midnight to 6am, there are several freight flights being operated by Amazon, Aloha Airlines freight, FedEx, etc. These flights could be very sleep disturbing.

The Draft-EIS must make a major effort to address the project's proximity to Kahului Airport and the low-level landing flight path leading into the airport and the considerable noise resulting from planes passing directly over the proposed residential housing units. Planes land at Kahului Airport and even mor noisily take off during Kona weather. (Please see the attached map that shows the flight path directly over the proposed project.) These night operations could be a major noise nuisance and make sleep and life in the Ho'onani Village unbearable.

With the same level of detail that is included in a traffic TIAR, the Draft-EIS must include full disclosure of the number of daily flights during each hour of the day and night. Special disclosure should be included for the night-time period between 8pm and 7am each day, because children and working people will need a good sleeping environment free of disturbing noise.

The Draft-EIS should contain an impartial noise study by the Hawaii Department of Transportation's Airports Division and a certification by the Airport management that the project will not interfere with present and future airport operations and plans.

Response:

The comment regarding the historical rationale for excluding the project site from the Maui Island Plan Urban Growth Boundary (UGB), airport operations, and aircraft noise is acknowledged. The Draft EIS will include a detailed discussion of the project's proximity to Kahului Airport, applicable airport influence areas, and land use compatibility considerations, including aircraft noise exposure associated with landing and takeoff operations under varying conditions, such as Kona weather.

The Draft EIS will provide disclosure of existing aircraft noise conditions using accepted noise metrics and long-term monitoring data, including evaluation of nighttime operations and their contribution to day–night average sound levels. The analysis will address how aircraft operations during evening and nighttime hours influence noise exposure at the

project site and will discuss potential effects on interior and exterior residential environments, as well as mitigation measures intended to reduce interior noise levels consistent with applicable land use compatibility guidance.

With respect to aircraft operations data, the Draft EIS will rely on available airport operational information, noise contour mapping, and technical noise analysis rather than attempting to independently regulate or certify airport operations. The Applicant does not have the authority to require the Hawai‘i Department of Transportation Airports Division or airport management to prepare a separate noise study or certification. However, the Applicant has coordinated and will continue to coordinate with the Hawai‘i Department of Transportation Airports Division and the Federal Aviation Administration, and relevant agency guidance and comments will be incorporated into the Draft EIS, as applicable.

The Draft EIS will also include a land use and planning context discussion that addresses the Maui Island Plan, including the existing UGB designation, the planning rationale underlying adopted land use boundaries, and the land use amendments being pursued as part of the proposed project. The EIS process is intended to disclose potential impacts, compatibility considerations, and trade-offs associated with proposed land use changes so that decision-makers may evaluate whether such changes are warranted in light of current conditions and community needs.

While determinations regarding plan amendments, airport operations, and long-term land use policy rest with the appropriate decision-making agencies, the Draft EIS will serve as a comprehensive public record documenting aircraft noise exposure, operational context, mitigation measures, and land use compatibility considerations prior to any irreversible commitments of land or public resources.

Comment No 6: Education Infrastructure

One of the important impacts of this project will be the large number of young children who will be living in the 1,608 housing units. There will probably be approximately 400 to 600 children of school age. Unfortunately, this project is located far from any school and there will be a need to transport all the children to elementary, middle and high schools. Please include within the Draft-EIS a comprehensive report written by the Department of Education on how school enrollments will be handled with such a large influx of new students in a concentrated area. Do not make the assumption that the children will be merely moving from one part of Kahului into this project area. Many of the students will be coming from other parts of Maui.

Response:

The Draft EIS will address school-related impacts at a programmatic level, including estimated student generation associated with the proposed housing and potential implications for existing public school facilities. The Applicant has consulted with the Hawai‘i Department of Education (DOE) and the School Facilities Authority (SFA)

regarding school capacity and planning considerations, and information provided through this coordination will be incorporated into the Draft EIS, as appropriate.

While the Applicant cannot require the DOE to prepare a separate report, the Draft EIS will disclose assumptions, available enrollment data, and planning considerations relevant to school facilities and transportation to inform decision-makers and the public.

Comment No 7: Health Care

Ho'onani Village will be a very large project and there will be a considerable need for health-care for the many residents and workers on the project site. Please include a health clinic or urgent-care clinic in the plans and if none is to be provided, indicate how disabled and handicapped people will be provided their needed healthcare.

Response:

While the project is not primarily a healthcare facility, the proposed mixed-use program may include medical offices or urgent-care uses, subject to market demand and subsequent permitting. A significant constraint on healthcare availability on Maui is the limited availability of housing for healthcare workers, which affects providers' ability to staff and expand services. By providing affordable workforce housing near employment centers and infrastructure, the project could indirectly support healthcare system capacity. Decisions regarding the specific type, size, and timing of any on-site medical facilities will be addressed through later design, market feasibility, and regulatory review processes rather than at the EIS stage.

Comment No 8: Parks and Recreation

One of the biggest impacts will be the total lack of parks and recreation facilities in proximity to the Ho'onani Village project. There will be a need to provide these facilities for the many children, adults, and the elderly. The project is located too far and across too many busy highways to expect that children will go to recreational facilities and parks in the existing Kahului and Maui Lani area.

Response:

The proposed project includes parks, open space, recreational amenities, and areas intended for civic and community uses as integral components of the overall master plan. These facilities are intended to serve residents of all ages, including children, adults, and seniors, and to reduce reliance on off-site recreational facilities.

Comment No 9: Wastewater

The wastewater treatment plant at Kahului Harbor is probably close to capacity and there will be a need to provide a wastewater treatment plant for this large housing, industrial,

and commercial project. Indicate where the wastewater treatment plant will be located, its impacts, and how will the wastewater and filtered waste will be disposed of.

Response:

The proposed project anticipates an on-site wastewater treatment plant (WWTP) to serve the residential, commercial, and industrial components of the development, rather than reliance on the existing Kahului wastewater system. The Draft EIS will describe the general location, scale, and operational characteristics of the on-site WWTP and will evaluate potential environmental impacts associated with its construction and operation.

The on-site WWTP is anticipated to produce R-1 recycled water that would be reused for landscape irrigation within the project site, reducing demand on potable water supplies. The Draft EIS will also evaluate the potential for R-1 water to be made available to adjoining properties for irrigation, subject to regulatory approvals and agreements. Residual waste streams will be managed in accordance with applicable Department of Health requirements, and the Draft EIS will describe disposal methods, redundancy measures, and safeguards to protect groundwater and surface water resources.

Comment No 10: Water and Water Quality

The EIS Prep Notice indicates the use of a well up above the project. On Pulehu Road. Please include in the Draft-EIS detailed data on the expected quantities of water that will be obtained and quality of the water. This is particularly important because for over 100 years the land above the well site has had considerable amounts of fertilizer, pesticides, and herbicides placed on the agricultural land. It is absolutely critical to have a reliable water source that will not depend on the Maui County Department of Water Supply. Past studies have shown that water from the lands under the former sugar plantation had excessive amounts of nitrates and nitrites due to the heavy fertilization practice by HC&S. What are the pollution levels? How will the fertilizer, pesticides, and herbicides that are found in the well water be mitigated? If the well is already drilled and tested, provide the water quality results. If a well has not yet been drilled, the Draft EIS acceptance should await the results from a test of the well water. Clearly indicate the quality of water available for this project.

Response:

The Draft EIS will include a detailed discussion of the proposed water supply source, including expected water quantities, well capacity, and water quality characteristics, based on available data and engineering studies. As previously noted, the preferred water supply approach is to repurpose an existing well, rather than relying on County of Maui Department of Water Supply infrastructure, subject to confirmation of capacity and regulatory approvals.

The Draft EIS will address historical agricultural land use in the vicinity of the well source, including the potential for legacy fertilizer, pesticide, and herbicide residues associated

with former plantation operations. Available groundwater quality data, including any existing sampling or testing results, will be disclosed in the Draft EIS. If additional testing or treatment is required, the Draft EIS will describe applicable treatment technologies, monitoring requirements, and regulatory standards to ensure compliance with Department of Health drinking water and water quality requirements.

Comment No 11: Maui Landfill

A major consideration should be the fact that this proposed well is located close to and immediately below the very large Central Maui landfill site. It will be very important to examine any effects and impacts of the landfill on the proposed potable water source. In addition to portable water, there will be extensive need for non-portable water for both landscaping and the numerous industrial uses. The Draft-EIS should indicate the water source and water amounts for these non-residential activities.

Response:

We confirm that water source testing will be conducted to ensure the water source is compatible with potable water quality standards. Findings will be discussed, and any required mitigation or treatment measures will be identified to ensure compliance with drinking water requirements. The Draft EIS will also describe water demands for both potable and non-potable uses

Comment No 12: Traffic

The maps provided in the Preparation Notice indicate that there would be only two exits from the project: onto Hansen Road and on to Pulehu Road. The TIAR for the proposed project should very carefully examine the traffic on both of these roads, in particular, the traffic on Hansen Road, which includes not only the major link between East Maui and South Maui, but also the route used by the County's solid-waste trucks on their way to/from the landfill. Because this project is very large, there should be an internal study of the traffic patterns within the project site itself. That would include sidewalks, street lights, traffic signage, parking, fire and emergency vehicles, etc. That would make it possible for the many residents to feel comfortable and safe walking as pedestrians within the project.

Response:

The TIAR evaluates existing and future traffic conditions on both Hansen Road and Pūlehu Road, which serve as the primary access routes to the project site. The TIAR analyzes traffic operations along Hansen Road and Pūlehu Road at multiple intersections, including the Hansen Road / Pūlehu Road intersection and the proposed project driveway intersections along both roadways. Traffic conditions were evaluated under Existing (2024), Year 2042 No Project, and Year 2042 Plus Project conditions. The analysis includes review of intersection operations, turning movements, and queue lengths to ensure that the roadway network can safely accommodate passenger vehicles, service vehicles, and heavy vehicles using these corridors. The TIAR concludes that, with the assumed

implementation of the planned County roundabout at Hansen Road and Pūlehu Road and identified roadway improvements, the surrounding roadway network will continue to operate at acceptable levels of service.

In addition to the regional roadway analysis, the project includes an internal circulation network designed to support safe and efficient movement within the development. Internal streets will be designed in accordance with the County of Maui Street Design Manual and applicable engineering standards. The project will include sidewalks, pedestrian pathways, street lighting, traffic signage, and designated parking areas throughout the development. The internal roadway network is designed to accommodate emergency vehicles, service vehicles, and solid-waste collection vehicles, while also providing safe pedestrian connections between residential areas, commercial uses, and community amenities.

Comment No 13: Post-Construction Management

A significant socio-economic impact of this project will be the need to maintain the property, provide security, collect rents, and the usual services provided by a Homeowner Association. The draft environmental impact statement should clearly indicate how this project will be managed after it is constructed and in operation. Will there be a homeowner association? Management by the construction company? Management by the developer of this project? What will be the ability of the owners of property and the renters to make decisions about maintenance, security rental charges? The need to clarify this matter at an early stage is increased by the fact that the landowner of this project site is in South Dakota, far distant from the people who will be occupying and utilizing the project.

Response:

To clarify, the property owner is currently based on Maui. The entire project is currently contemplated as multifamily apartment rentals. No Homeowner Association or Association of Apartment Owners will be formed. The project will not be managed by the construction company: instead, long-term property management (including things like maintenance, security, rent collection, and resident services) will be handled by a professional third-party property management company that has experience in Hawaii multifamily rental communities. That company will be selected by the developer prior to occupancy under a long-term management agreement and staffed locally in Hawai‘i. Rental charges, security deposits, and all fees will be set by this management company based on market conditions and in full compliance with State and County fair-housing laws, while renters will have opportunities to provide input through resident surveys, portals, community meetings, and direct communication with on-site staff.

Comment No 14: Impacts on Government

There has been just some discussion that the County and or the state may provide funding to make infrastructure improvements. It is absolutely essential that the Draft-EIS make it very clear what the expectations are for Maui County to provide personnel, facilities and a budget allocation for this project. What would be the impact on Maui County's

operations? For example, Who will widen Hansen Road to the needed 4 lanes? The developer or the government?

The same issues need to be clarified for the State of Hawaii government. What will be the impacts of this project on the state's Budget, keeping in mind that the State provides educational services, transportation facilities, etc.

Response:

At this time, no commitments have been made by Maui County or the State of Hawai‘i to fund or construct project-related infrastructure improvements, and that no such commitments should be assumed.

The Draft EIS will describe infrastructure needs associated with the proposed project and will identify where improvements may be required to support full build-out. The Applicant anticipates working collaboratively with County and State agencies to evaluate infrastructure improvements and, where appropriate, cost-sharing or partnership arrangements that could be mutually beneficial and consistent with adopted plans and capital improvement programs. Any such arrangements would be subject to future negotiations, approvals, and funding availability.

The Draft EIS will also discuss potential impacts on County and State operations at a programmatic level, including transportation, public services, and facilities, and will disclose that final determinations regarding funding responsibility, project timing, and implementation would be made through subsequent discretionary approvals and budgeting processes rather than through the EIS.

Comment No 15: Alternative Locations

After compiling information on the various impacts and the costs of mitigation, there may be a realization that this project will have too many significant impacts that cannot be mitigated. It may become necessary to look at alternatives locations to fill the housing needs of Central Maui. In fact, it may become obvious that there are far better sites to provide the needed residential units, leaving this site available for the planned NON-residential, commercial, industrial, and office uses. These uses and activities would be less affected by night noise from low-flying planes, and have no need for educational, school bus, park or recreational facilities.

Fortunately, there are several other land parcels that may be available for these 1,608 homes in better locations and not under the noisy flight path. When discussing alternatives to this proposal, please consider the following potentially available housing sites to meet the needs of Maui's affordable housing and market housing demands.
I strongly urge you to consider them as alternatives for this well-intentioned, but mis-located project. These recommended locations are all within the Urban Growth Boundary and already have multiple land-use and zoning entitlements, thus allowing development to happen much sooner.

Instead of the County providing expensive infrastructure improvements to Ho'onani Village, the funds could provide incentives to accelerate these alternatives. Property tax waivers/credits may be helpful to accelerate these projects that are near existing and adequate infrastructure. Here are 5 alternatives that should be considered.
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#3 Kahului Create a housing project on the large almost vacant block where the Old Kahului Shopping Center was located.

#4 Waikapu The County owns 440 acres of land just makai of the soon-to-be-built Waiale Road Extension in Waikapu. These lands would be adjacent to the already entitled Waikapu Country Town and its village center. This site may also be able to use water from the existing Waikapu wells, and the land is within the Urban Growth Boundary.

It would also have a significant advantage of being in close proximity to the new Waikapu Country Town's two proposed public schools, a primary and middle school with attached recreational areas. Unfortunately, the Ho'onani Village presently being proposed site is extremely far from both schools and from any recreational/park and ball-field areas. These are important considerations for a project with 1,608 household with many children,

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It has an area of approximately 192 acres and is close to both schools and the large Central Maui playground area. It has good transportation access to both Wailuku and Kahului. It would complete the original Maui Lani Master Plan. Furthermore, the landowner recently (2021) tried to sell this land. When these properties were assessed by the county's Real Property Tax division, the land owner appealed and said that the lands were worth less than they were being assessed. Therefore, a developer could make a good case to purchase these lands at a fair market price.

This area is outside of the airport flight path. The presently proposed Ho'onani village lands could be better utilized for future business, commercial, and industrial uses that would be less impacted by the nighttime flights in and out of Kahului Airport.

Response:

The comment regarding potential alternative locations for meeting Central Maui housing needs is acknowledged. The Draft EIS will include an alternatives analysis that evaluates

reasonable alternatives to the proposed action, consistent with the purpose and need of the project and within the Applicant's control.

The Applicant notes that it does not own or control the alternative parcels identified in the comment, and therefore cannot assume their availability, feasibility, or development timeline. Several of the parcels referenced are subject to separate ownership, existing entitlements, or regulatory constraints, including areas located within the Special Management Area (SMA) and lands owned by the County that are designated for park or public use, which limits their suitability or availability for residential development. Decisions regarding the use, disposition, or incentivization of such lands rest with their respective owners and public agencies, not the Applicant.

Thank you again for your comments. Your comments and this response will be included in the Draft EIS being prepared and the Department will receive a copy for further review and comment. Should you have any questions or require additional information, please feel free to contact me at 808-400-5959.

Sincerely,
Pioneer Design Group – Hawai‘i LLC.



Emily Ballard
Project Planner

cc: Greg Sado, Ho‘onani Development, LLC
Matthew Pennaz, Aspire Development and Consulting, LLC
Jeffrey Ueoka, Wells Street Law, LLLC
State of Hawai‘i Land Use Commission

RECEIVED
12/16/2025
4:41 pm
STATE OF HAWAII
LAND USE COMMISSION

From: Jerry Isdale
To: Emily Murai
Subject: EIS for Ho'onani Village
Date: Sunday, December 14, 2025 4:14:50 PM

I am in process of reading the EIS, but am reminded of the original pr release of the project. It came out about a week before the Hawaii Dept of Health released a study that found concerning levels of PFAS chemicals in the ground water of the adjacent Maui Business Park area. https://health.hawaii.gov/news/submenu/pfas-detected-in-maui-business-park-system/

Such contamination may not be in scope of an EIS but it should be a concern for an area that is touted to have residential and family activity (sports) areas. It is relevant to the project and remediation of the hazard, if found in Ho'onani, should be part of the EIS.

Has the water and soil been adequately tested?

- Jerry Isdale
Maui Institute of Art and Technology

sent from my phone, sorry for any voice2text goofs

CIVIL ENGINEERING · PLANNING · CONSTRUCTION MANAGEMENT
711 Kapiolani Blvd., Suite 1450
Honolulu, HI 96813
808.400.5959 www.pdg-hawaii.com

March 13, 2026

Via email: isdale@gmail.com
Jerry Isdale

SUBJECT: Response to Environmental Impact Statement Preparation Notice Comments for the Hoʻonani Village Mixed-Use Development Project, Kahului, Maui, Hawaiʻi

Aloha Jerry,

Thank you for your comments dated December 14, 2025, regarding the proposed Hoʻonani Village Mixed-Use Development Project. On behalf of the Applicant, Hoʻonani Development, LLC, we offer the following information in response to the comments received.

Comment:

I am in process of reading the EIS, but am reminded of the original pr release of the project. It came out about a week before the Hawaii Dept of Health released a study that found concerning levels of PFAS chemicals in the ground water of the adjacent Maui Business Park area. https://health.hawaii.gov/news/submenu/pfas-detected-in-maui-business-park-system/

Such contamination may not be in scope of an EIS but it should be a concern for an area that is touted to have residential and family activity (sports) areas. It is relevant to the project and remediation of the hazard, if found in Ho'onani, should be part of the EIS.

Has the water and soil been adequately tested?

Response:

As a point of clarification, the EIS for the proposed project has not been prepared. The document that was published and for which you provided these comments in the EIS Preparation Notice (EISPN). Following the publication and comment period for the EISPN, a Draft EIS will be prepared, and following the publication and comment period on the Draft EIS, a proposed Final EIS will be prepared and presented to the EIS accepting authority (the State Land Use Commission) for review and action.

Your comment regarding per- and polyfluoroalkyl substances (PFAS) identified in groundwater within the adjacent Maui Business Park area is acknowledged. We confirm that multiple environmental investigations have been conducted for the project site, including a Phase I Environmental Site Assessment (ESA), and a Limited Soil Investigation. These studies were undertaken to evaluate existing site conditions, identify

potential recognized environmental conditions, and assess soil and groundwater characteristics relevant to human health and environmental protection.

The Phase I ESA reviewed historical land uses, regulatory databases, and surrounding properties to identify potential sources of contamination that could affect the project site, including nearby industrial and commercial uses. The soil sampling program included laboratory analysis of soils collected at representative locations across the site.

The findings of these investigations will be included and discussed in the Draft EIS and will be evaluated against applicable State of Hawai‘i Department of Health (DOH**)** Environmental Action Levels (EALs) and other relevant regulatory standards. If contaminants of concern are identified at concentrations exceeding DOH EALs or other applicable thresholds, the Draft EIS will identify appropriate mitigation measures and remediation strategies consistent with DOH guidance and regulatory requirements.

Thank you again for your comments. Your comments and this response will be included in the Draft EIS being prepared for this project. Should you have any questions or require additional information, please feel free to contact me at 808-400-5959.

Sincerely,
Pioneer Design Group – Hawai‘i LLC.

Emily Ballard
Project Planner

cc: Greg Sado, Ho‘onani Development, LLC
Matthew Pennaz, Aspire Development and Consulting, LLC
Jeffrey Ueoka, Wells Street Law, LLLC
State of Hawai‘i Land Use Commission

RECEIVED
12/16/2025
4:42 pm
STATE OF HAWAII
LAND USE COMMISSION

From: Leo C
To: Emily Murai
Subject: Housing project
Date: Monday, December 8, 2025 4:15:20 PM

How come the project is taking land out of ag
Why can't homes be built with ag as the priority to provide help to the sg economy .

Will this project add burden to importing food?

Isn't at zones lands better for ag ?

Thanks
Leo

Sent from my remote email

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March 13, 2026

Via email: leogizmo50@gmail.com

SUBJECT: Response to Environmental Impact Statement Notice Comments for the Hoʻonani Village Mixed-Use Development Project, Kahului, Maui, Hawaiʻi

Aloha Leo,

Thank you for your comments dated December 8, 2025, regarding the proposed Hoʻonani Village Mixed-Use Development Project. On behalf of the Applicant, Hoʻonani Development, LLC, we offer the following information in response to the comments received.

Comment No. 1:

How come the project is taking land out of ag

Response:

We acknowledge your concern regarding removal of agricultural lands. While the project site is currently designated for agricultural use, there is no agricultural activity on site and its agricultural designation does not require that land be actively farmed, nor does it guarantee long-term agricultural viability. The purpose of the project is to create a complete community with housing, employment opportunities, and supporting infrastructure in a location adjacent to existing urban development. In addition, the Hawaiʻi State Land Use Commission data indicates that State Urban designated lands are constrained on Maui, representing approximately 5 percent of total lands while Agricultural lands represent over 50% of land on Maui while the site's conversion of agricultural land represents approximately 0.23% of the island's high-quality farmland. A further analysis of agricultural impacts can be reviewed in the Agricultural Impact Report prepared for the project, which will be included in the Draft Environmental Impact Statement (EIS).

Comment No. 2:

Why can't homes be built with ag as the priority to provide help to the sg [ag] economy

Response:

Under current regulations, housing is generally not permitted on agricultural lands unless it qualifies as a farm dwelling that is directly tied to bona fide agricultural operations. Such dwellings are subject to strict limitations on size, density, and use, and are intended to

support farming activity, not to function as general residential housing. As a result, agricultural zoning is not a viable mechanism for addressing broader housing needs or affordability challenge.

Comment No. 3:

Will this project add burden to importing food?

Response:

The project is not expected to increase Hawai‘i’s reliance on imported food. The site is not currently contributing meaningfully to local food production, and its conversion would not displace active or productive agricultural operations.

Comment No. 3:

Isn’t at [ag] zones lands better for ag?

Response:

Agricultural zoning is intended to protect lands that are suitable for agricultural use, but not all lands within the agricultural district are equally viable for farming. The project site is adjacent to existing urban development and infrastructure, making it more appropriate for urban uses than for long-term agricultural preservation. Concentrating development in such areas allows higher-quality agricultural lands to remain in agricultural use and reduces fragmentation.

Thank you again for your comments. Your comments and this response will be included in the Draft EIS being prepared for this project. Should you have any questions or require additional information, please feel free to contact me at 808-400-5959.

Sincerely,
Pioneer Design Group – Hawai‘i LLC.

Emily Ballard
Project Planner

cc: Greg Sado, Ho‘onani Development, LLC
Matthew Pennaz, Aspire Development and Consulting, LLC
Jeffrey Ueoka, Wells Street Law, LLLC
State of Hawai‘i Land Use Commission