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EXHIBIT 6

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

January 26, 2022

Mary Alice Evans, Director
State of Hawai'i
Office of Planning and Sustainable Development
Environmental Review Program
235 South Beretania Street, Room 702
Honolulu, Hawai'i 96813

SUBJECT: Kō'ele Project District Amendment at Kō'ele, Lāna'i Hawai'i Publication of the Final Environmental Assessment and Finding of No Significant Impact

Dear Ms. Evans:

The County of Maui, Department of Planning hereby submits the Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) for the Kō'ele Project District Amendment for publication in the next available edition of The Environmental Notice. The proposed project involves Tax Map Keys (2)4-9-001:021, 024, 025, 027, 030; (2)4-9-002:001(por.); 061(por.); (2)4-9-018:001, 002, 003, 004, 005; (2)4-9-020:020; and (2)4-9-021:009 in Kō'ele, Lāna'i District, on the Island of Lāna'i.

In addition to this letter, we have also submitted the electronic version of the Environmental Review Program Publication Form and a searchable PDF-formatted copy of the FEA-FONSI through the online submission platform.

If you have any questions, please call Staff Planner Kurt Wollenhaupt at (808) 270-8205 or via email at kurt.wollenhaupt@mauicounty.gov.

Sincerely,

MICHELE MCLEAN, AICP
Planning Director

CC: Keiki-Pua Dancil, PhD, Pūlama Lāna'i (w/o attachments) (PDF)
Bryan Esmeralda, AICP, Munekiyo Hiraga (w/o attachments) (PDF)

K:\WP_DOCS\Planning\CPA\2021\0001_KoeleProject\Koele Final EA Documents\FONSI letter.docx

EXHIBIT 6a

From: webmaster@hawaii.gov
To: DBEDT OPSD Environmental Review Program
Subject: New online submission for The Environmental Notice
Date: Friday, January 28, 2022 4:06:09 PM

Action Name

Kō'ele Project District Amendment

Type of Document/Determination

Final environmental assessment and finding of no significant impact (FEA-FONSI)

HRS §343-5(a) Trigger(s)

- (6) Propose any amendments to existing county general plans where the amendment would result in designations other than agriculture, conservation, or preservation

Judicial district

Lāna'i, Maui

Tax Map Key(s) (TMK(s))

(2)4-9-001:021; 024; 025; 027; 030; (2)4-9-002:001(por.); 061(por.); (2)4-9-018:001; 002; 003; 004; 005; (2)4-9-020:020; (2)4-9-021:009

Action type

Applicant

Other required permits and approvals

None; no construction improvements proposed

Discretionary consent required

State Land Use Commission District Boundary Amendment; Project District Phase 1 Amendment; Community Plan Amendment; Change of Zoning

Approving agency

Lāna'i Planning Commission

Agency contact name

Kurt Wollenhaupt

Agency contact email (for info about the action)

kurt.wollenhaupt@co.maui.hi.us

Agency contact phone

(808) 270-8205

Agency address

2200 Main Street
Suite 315
Wailuku, Hawai'i 96793
United States
Map It

Applicant

Lanai Resorts, LLC, a Hawai'i limited liability company doing business as Pūlama Lāna'i

Applicant contact name

Keiki-Pua Dancil

Applicant contact email

kdancil@pulamalanai.com

Applicant contact phone

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Applicant address

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Was this submittal prepared by a consultant?

Yes

Consultant

Munekiyo Hiraga

Consultant contact name

Bryan Esmeralda

Consultant contact email

planning@munekiyohiraga.com

Consultant contact phone

(808) 983-1233

Consultant address

305 High Street
Suite 104
Wailuku, Hawai'i 96793
United States
Map It

Action summary

Pūlama Lāna'i seeks to reduce the density in the Kō'ele Project District by decreasing the Residential and Multi-Family (sub-designations) acreage, increasing Open Space and Park acreage, and reducing Golf Course acreage. The proposed amendments increase the acreage in the Hotel sub-designation accounting for existing uses as well as future uses, and also creates a new Resort Commercial sub-designation for existing and future uses which will support the Sensei Lāna'i, A Four Seasons Resort. The amendments will reduce the total acreage in the Project District by 8 percent.

Pūlama Lāna'i also seeks to revise the Kō'ele Project District Ordinance as outlined in Chapter 19.71 of the Maui County Code. The proposed amendments include changes to the Project District map, which outlines the limits of the Project District area as well as the sub-designations, as well as language related to permitted uses, special accessory uses, and development standards for the Project District.

Reasons supporting determination

Refer to Chapter VII, Significance Criteria, of the Final Environmental Assessment

Attached documents (signed agency letter & EA/EIS)

- Koele-PD-Amendment-Feb-2022-Final-EA-Volume-II-of-II.pdf
- Koele-Project-District-I-Amendment-February-2022-Final-EA-Volume-I-of-II.pdf
- FONSI-Letter-Planning.pdf

Shapefile

- The location map for this Final EA is the same as the location map for the associated Draft EA.

Action location map

- Koele_PD_Amendment_TMKs.shp.zip

Authorized individual

Bryan Esmeralda

Authorization

- The above named authorized individual hereby certifies that he/she has the authority to make this submission.

Final Environmental Assessment

KŌʻELE PROJECT DISTRICT AMENDMENT AT KŌʻELE, LĀNAʻI, HAWAIʻI

VOLUME I OF II
(Final Environmental Assessment)

Prepared for:

Lānaʻi Resorts, LLC,

A Hawaiʻi limited liability company

Doing business as Pūlama Lānaʻi

February 2022

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by Munekiyo Hiraga

MUNEKIYO HIRAGA

Planning. Project Management. Sustainable Solutions.

REF-1

Final Environmental Assessment

KŌʻELE PROJECT DISTRICT AMENDMENT AT KŌʻELE, LĀNAʻI, HAWAIʻI

VOLUME I OF II
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February 2022

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REF-2

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REF-6

Executive Summary

Project Name:	Kō'ele Project District Amendment
Type of Document:	Final Environmental Assessment
Legal Authority:	Chapter 343, Hawai'i Revised Statutes Title 11, Chapter 200.1, Hawai'i Administrative Rules
Determination:	Finding of No Significant Impact (FONSI)
Applicable Environmental Assessment review "Trigger":	Amendment to County General Plan (Community Plan Amendment)
Location:	Lāna'i Island Lāna'i TMK Nos. (2)4-9-001:021, 024, 025, 027, 030, (2)4-9-002:001 (por.), 061(por.), (2)4-9-018:001, 002, 003, 004, 005, (2)4-9-020:020, (2)4-9-021:009
Landowner:	Lanai Resorts, LLC, a Hawai'i limited liability company doing business as Pūlama Lāna'i Stephen Becker and Elisabeth Grove Trust
Applicant:	Lanai Resorts, LLC, a Hawai'i limited liability company doing business as Pūlama Lāna'i Contact: Keiki-Pua Dancil, Senior Vice President of Government Affairs and Strategic Planning 733 Bishop Street, Suite 1500 Honolulu, Hawai'i 96813 Phone: (808) 237-2001
Approving Agency:	Lāna'i Planning Commission c/o County of Maui, Department of Planning 2200 Main Street, Suite 315 Wailuku, Hawai'i 96793 Phone: (808) 270-8205
Consultant:	Munekiyo Hiraga Contact: Bryan K. Esmeralda, AICP, Senior Associate 305 High Street, Suite 104 Wailuku, Hawai'i 96793

REF-7

Phone: (808) 983-1233

Project Summary:

Lanai Resorts, LLC, a Hawai'i limited liability company doing business as Pūlama Lāna'i is proposing to amend the boundaries of, and the Maui County Ordinance governing the Lāna'i Project District 2 (Kō'ele) (Kō'ele Project District) located in Lāna'i City, Hawai'i.

The Kō'ele Project District covers several hundred acres and various Tax Map Key (TMK) parcels. Developed areas within the Kō'ele Project District include the Sensei Lāna'i, a Four Seasons Resort, the Lāna'i Adventure Park, the former and abandoned (closed permanently) Experience at Kō'ele Golf Course, the Cavendish Golf Course, as well as various residential developments.

Pūlama Lāna'i seeks to significantly reduce the already low density in the Kō'ele Project District by decreasing the amount of Residential and Multi-Family (Project District sub-designations) acres, significantly increasing the amount of Open Space and Park acres, and reducing the Golf Course acreage, in order to achieve the proposed action. The proposed amendments also increases the acreage in the Hotel sub-designation, accounting for existing uses and future uses. The proposed amendments also creates a new Resort Commercial sub-designation, which accounts for the existing Stables and Tennis Courts and increases to undeveloped areas to continue to support the Sensei Lāna'i, A Four Seasons Resort operations. These proposed changes will ultimately reduce the total acreage in the Kō'ele Project District by approximately eight (8) percent.

Lands proposed to be added into the Kō'ele Project District are currently a mix of developed and undeveloped land. The developed sections are currently used as part of the Cavendish Golf Course, and part of the Sensei Lāna'i, a Four Seasons Resort.

Pūlama Lāna'i also seeks to make revisions to the existing ordinance which governs uses and development within the Kō'ele Project District. The ordinance is codified in Chapter 19.71 of the Maui County Code and applies to the several hundred acres and various TMK parcels which comprise the Kō'ele Project District, as described above. The proposed changes to Chapter 19.71 include changes to the Project District map, which outlines the limits of the overall Kō'ele Project District area as well as the sub-designations for the lands within, whereby portions of land within the existing Project District would be removed and other areas would be added to the

REF-8

Project District. In addition, Pūlama Lāna'i also seeks to amend language within Chapter 19.71 related to permitted uses, special accessory uses, and development standards for the Project District.

Although the proposed amendments facilitate opportunities for future development within the Kō'ele Project District, the currently proposed action does not involve any construction activities.

Implementation of the proposed action will require the preparation, filing, and processing of a State Land Use Commission District Boundary Amendment (DBA), County of Maui Project District Phase I Amendment (PH1), Change of Zoning (CIZ), and Community Plan Amendment (CPA). An amendment to County general plans triggers compliance with environmental review requirements of Hawai'i Revised Statutes, Chapter 343. Accordingly, this Environmental Assessment (EA) has been prepared to evaluate the technical characteristics and potential environmental impacts of the proposed undertaking, as well as to advance findings and proposed mitigative measures. The EA will serve as the technical supporting document for the DBA, PH1, CIZ, and CPA entitlement applications. The Lāna'i Planning Commission will serve as the approving agency for the EA.

REF-9

List of Acronyms

AFONSI	Anticipated Finding of No Significant Impact
ALISH	Agricultural Lands of Importance to the State of Hawai'i
AST	Aboveground Storage Tank
BMPs	Best Management Practices
CIZ	Change of Zoning
CPA	Community Plan Amendment
CWRM	Commission on Water Resource Management
CZM	Coastal Zone Management
CRECs	Controlled Recognized Environmental Conditions
DBA	District Boundary Amendment
DEM	Department of Environmental Management
DHHL	Department of Hawaiian Home Lands
DOE	Department of Education
DOH	Department of Health
DPR	Department of Parks and Recreation
EA	Environmental Assessment
ESA	Environmental Site Assessment
FONSI	Finding of No Significant Impact
GPD	Gallons per Day
HAR	Hawai'i Administrative Rules
HECO	Hawaiian Electric Company
HCZMP	Hawai'i Coastal Zone Management Program
HRS	Hawai'i Revised Statutes
LHES	Lāna'i High and Elementary School
LOS	Level of Service
LPC	Lāna'i Planning Commission
LSB	Land Study Bureau
MCC	Maui County Code
MG	Million Gallon
MGD	Million Gallons per Day
MPD	Maui Police Department
msl	Mean Seal Level
PER	Preliminary Engineering Report
PH1	Project District Phase I
PWR	Periodic Water Records
RECs	Recognized Environmental Conditions
SDOT	State Department of Transportation
SHPD	State Historic Preservation Division
SIHP	State Inventory of Historic Places
SLUC	State Land Use Commission
TA	Traffic Assessment
TIAR	Traffic Impact Analysis Report
TMK	Tax Map Key
UH	University of Hawai'i
USFWS	U.S. Fish and Wildlife Service

REF-10

PROJECT OVERVIEW

I. PROJECT OVERVIEW

A. PROJECT LOCATION, EXISTING USE, AND LAND OWNERSHIP

Lānaʻi Resorts, LLC, a Hawaiʻi limited liability company doing business as Pūlama Lānaʻi (Applicant), is proposing to amend the boundaries of the Lānaʻi Project District 2 (Kōʻele), otherwise referred to as the "Kōʻele Project District", by adding additional acreage, as well as by removing existing parcels. In addition, the Applicant also seeks to amend the Maui County Ordinance which established the Kōʻele Project District and which now guides development within the area.

The Kōʻele Project District (Project District) covers several hundred acres and various Tax Map Key (TMK) parcels. Developed areas within the Project District include the Sensei Lānaʻi, a Four Seasons Resort, the Lānaʻi Adventure Park, the former and abandoned (closed permanently) Experience at Kōʻele Golf Course, the Cavendish Golf Course, as well as various residential developments. In addition, an approximately 14.5-acre area on a portion of TMK (2)4-9-002:061 was added to the Project District via Ordinance 2852 adopted by the County of Maui in 2000. This site is currently used for tennis courts and a stables facility. See **Figure 1** and **Figure 2**.

Table 1 and **Table 2** below, summarize the new TMK parcel that will be added to the Project District and those that will be completely removed from the existing Project District.

Table 1. New Tax Map Key Parcel to be added to the Kōʻele Project District

TMK	Acreage	Address	Owner
(2)4-9-02: Por. 01	11.54	Keōmuku Highway	Lānaʻi Resorts, LLC dba Pūlama Lānaʻi

Table 2. Tax Map Key Parcels to be Completely Removed from the Kōʻele Project District

TMK	Acreage	Address	Owner
(2)4-9-01:21	-0.632	Nininiwai	Lānaʻi Resorts, LLC dba Pūlama Lānaʻi
(2)4-9-01:24	-11.494	726 Queens Street	Lānaʻi Resorts, LLC dba Pūlama Lānaʻi
(2)4-9-01:25	-5.527	Sixth Street	Lānaʻi Resorts, LLC dba Pūlama Lānaʻi
(2)4-9-01:27	-1.151	Kona Wai Place	Lānaʻi Resorts, LLC dba Pūlama Lānaʻi
(2)4-9-01:30	-0.606	818 Queens Street	Stephen Becker and Elisabeth Grove Trust
(2)4-9-18:05	-1.312	Lauhala Place	Lānaʻi Resorts, LLC dba Pūlama Lānaʻi
(2)4-9-21:09	-11.827	Kaunaoa Drive	Lānaʻi Resorts, LLC dba Pūlama Lānaʻi

REF-12

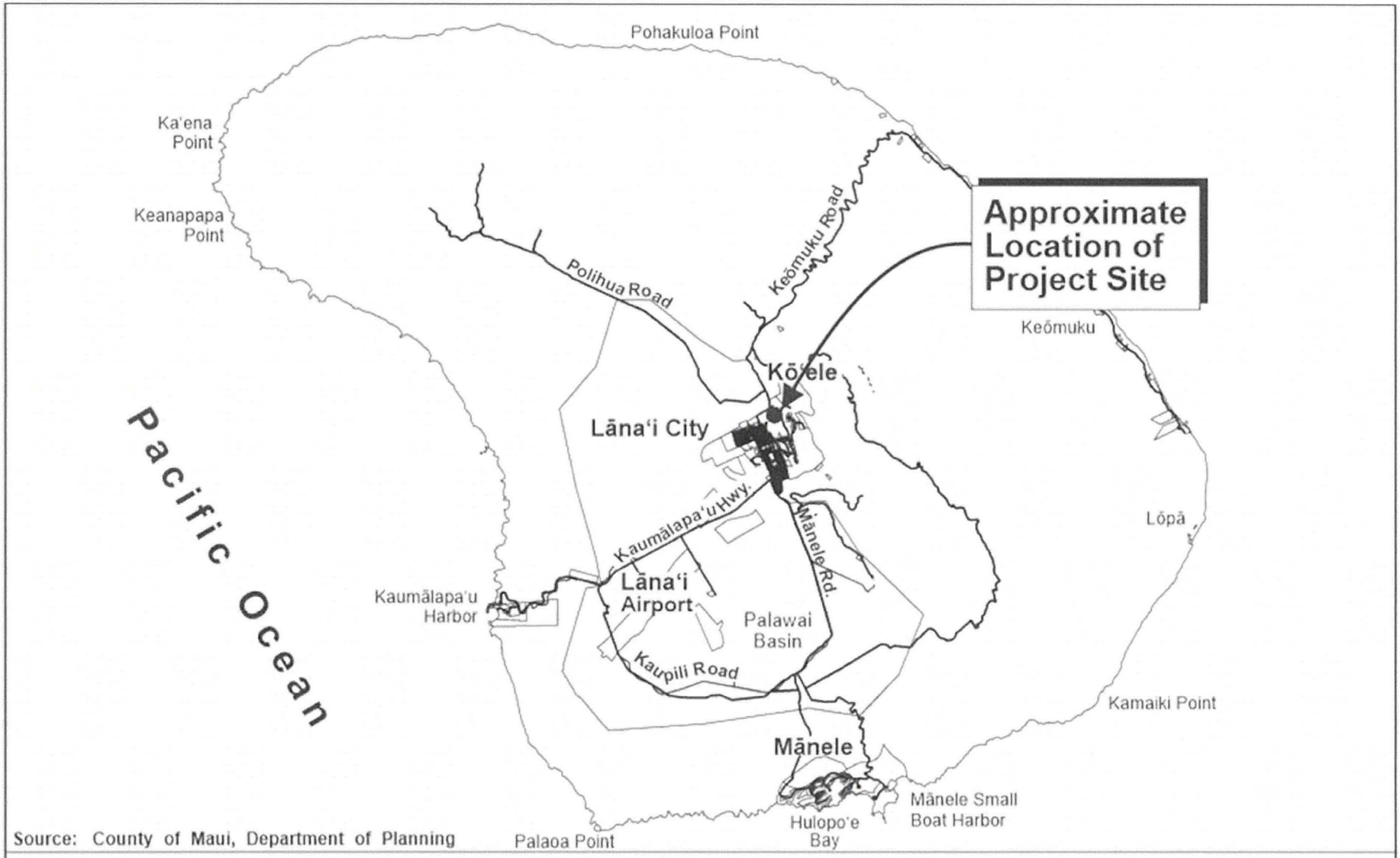


Figure 1

Kō'ele Project District Amendment

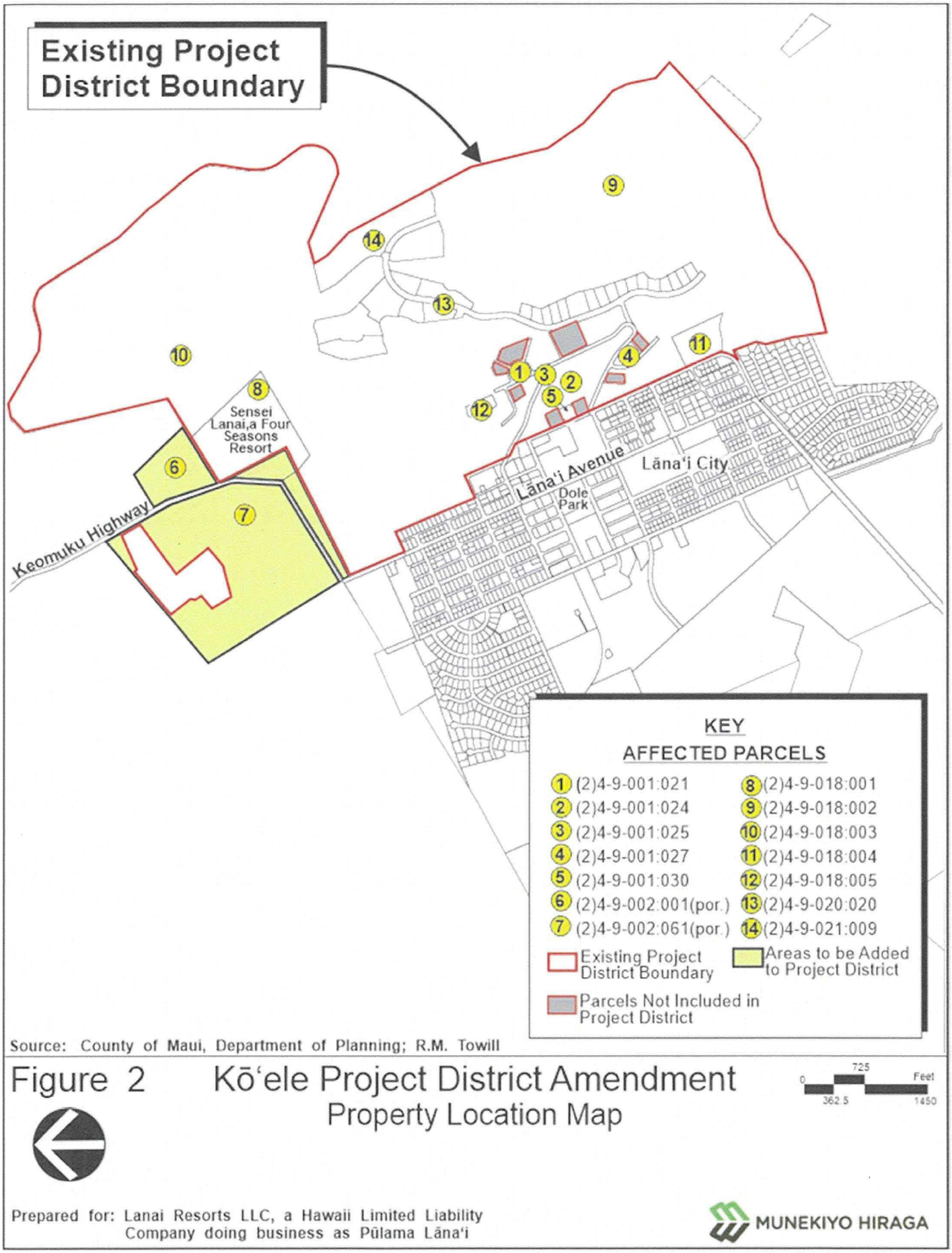
Regional Location Map

Prepared for: Lanai Resorts, LLC, a Hawaii Limited Liability Company doing business as Pūlama Lāna'i

MUNEKIYO HIRAGA

Pulama Lanai/Koele PD Ph I Amendment 2164 Applications/Regional

REF-13



Source: County of Maui, Department of Planning; R.M. Towill

Figure 2 Kō'ele Project District Amendment
Property Location Map

0 725 Feet
362.5 1450

Prepared for: Lanai Resorts LLC, a Hawaii Limited Liability Company doing business as Pūlama Lāna'i

MUNEKIYO HIRAGA

Pulama Lanai/Koele PD Ph I Amendment 2164/Applications/Figures/Revised Figures (3.23.21)/Location Map

REF-14

It is also noted that via Ordinance 2140, and as shown on Land Zoning Map 2608, additional acreage was added to the Project District, including Tax Map Key (2)4-9-001:027 (Parcel 27). Although Parcel 27 was added to the Project District, land use maps and County records still indicate this parcel as being outside of the Project District, as evidenced on the Zoning and Flood Confirmation Form completed for this parcel. It is noted that the Applicant believes this parcel is included within the existing Kō'ele Project District and is being proposed to be removed as part of the proposed action.

It is noted that all of the affected parcels listed above are owned by Pūlama Lāna'i, apart from TMK (2) 4-9-001:030, which is owned by the Stephen Becker and Elizabeth Grove Trust.

B. PROPOSED ACTION AND PROJECT NEED

The Applicant seeks to amend the boundaries of the Kō'ele Project District in order to significantly reduce the already low density by decreasing the amount of Residential and Multi-Family (Project District sub-designations) acres, significantly increasing the amount of Open Space and Park (Project District sub-designations) acres, and by reducing the Golf Course (Project District sub-designation) acreage. Sub-designations are the specific land uses assigned to lands within the Project District. The proposed amendments increases the acreage in the Hotel sub-designation, accounting for existing uses (e.g., entrance of hotel, mini-golf putting course, etc.) and accounting for future uses. The proposed amendments also creates a new Resort Commercial sub-designation, which accounts for the existing Stables and Tennis Courts and increases to undeveloped areas to continue to support the Sensei Lāna'i, A Four Seasons Resort operations. The proposed changes will ultimately reduce the total acreage in the Kō'ele Project District by 8 percent. See **Figure 3** and **Figure 4**. Maps depicting the existing and proposed Project District are provided herein as **Appendix "A"**.

Table 3 is a summary of the total acreage of the existing and proposed Project District by sub-designations. **Table 4** is a summary of all the TMKs affected by the proposed action, their addresses, acreages, and correlating information regarding the Project District's existing and proposed designations according to the State Land Use designation, Maui County Zoning, Lāna'i Community Plan, and Project District sub-designation. TMKs noted in red are those proposed to be completely removed from the Project District while the TMK noted in green is a new TMK proposed to be added to the Project District.

REF-15

Table 3. Existing and Proposed Kō'ele Project District Sub-Designations and Total Acreage

Project District Sub-Designation	Existing Acreage	Proposed Acreage
Hotel	21.1	45.4
Multi-Family	26.0	18.7
Residential	214.0	48.8
Park	11.5	234.9
Open Space	12.0	80.8
Golf	332.4	78.0
Public	1.0	0
Resort Commercial	0	75.4
Stables and Tennis Courts	14.5	0
Total	**632.5**	**582.0**

Source: R.M. Towill Corporation.

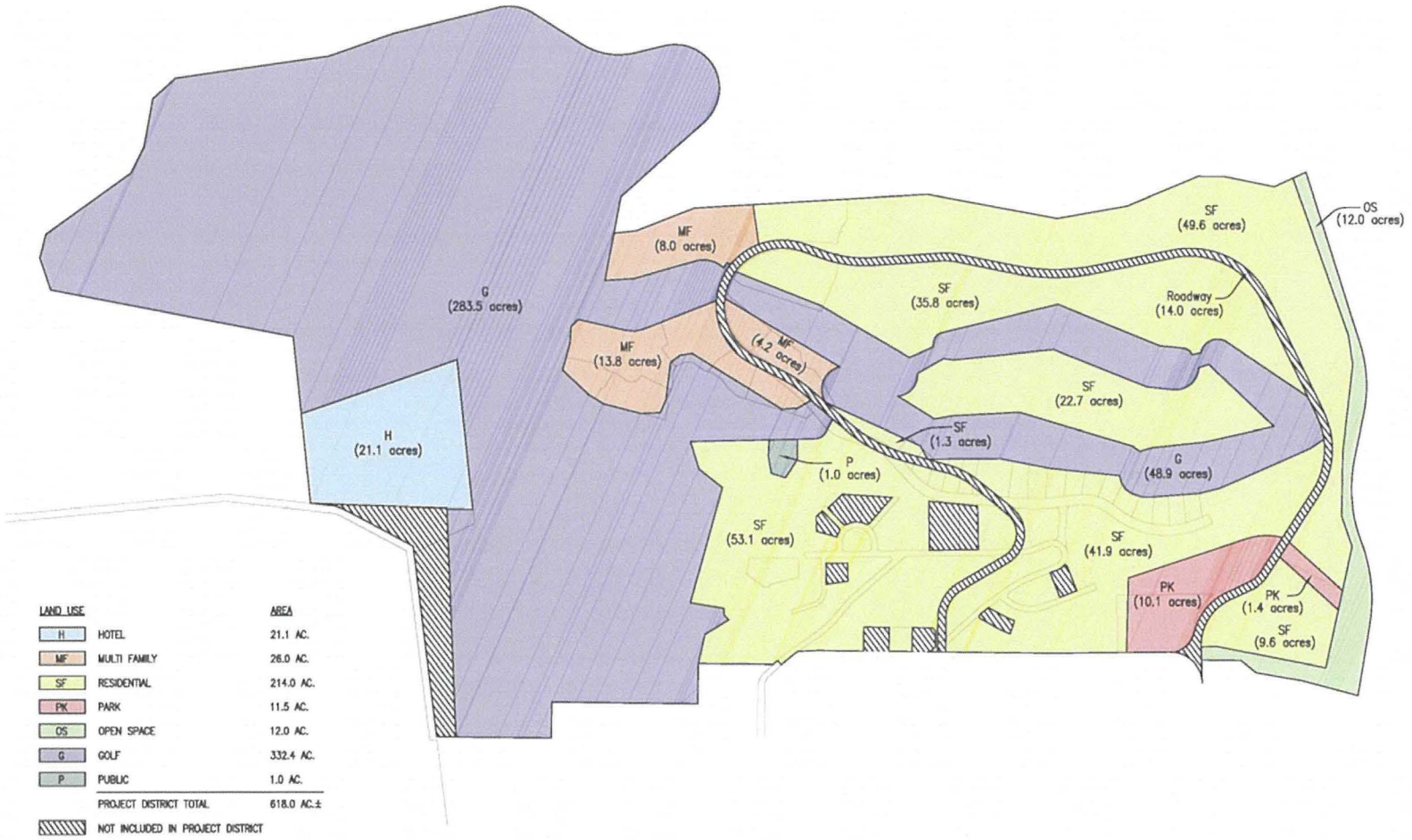
Table 4. Existing and Proposed (Gray Column) Land Use Designations (i.e., State Land Use, Maui County Zoning, Lāna'i Community Plan, and Kō'ele Project District Subdesignations) for Affected Parcels

TMK	Address	Acreage in Project District		State Land Use Designation		Maui County Zoning		Lāna'i Community Plan Designation		Kō'ele Project District Designation	
		Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
[2] 4-9-001: 021	NININIWAI	0.632	0	Urban	Urban	PD-L/2 (Kō'ele)	R-3, Residential	Project District	Single-Family Residential	Residential	Remove from Project District
[2] 4-9-001: 024	726 QUEENS ST	11.494	0	Urban	Urban	PD-L/2 (Kō'ele)	R-3, Residential	Project District	Single-Family Residential	Residential	Remove from Project District
[2] 4-9-001: 025 (portion)	SIXTH ST	5.527	0	Urban	Urban	PD-L/2 (Kō'ele)	R-3, Residential	Project District	Single-Family Residential	Residential	Remove from Project District
[2] 4-9-001: 027	KONA WAI PL	1.151	0	Urban	Urban	R-3 Residential	R-3, Residential	Single-Family Residential	Single-Family Residential	Residential	Remove from Project District
[2] 4-9-001: 030	818 QUEENS ST	0.606	0	Urban	Urban	PD-L/2 (Kō'ele)	R-3, Residential	Project District	Single-Family Residential	Residential	Remove from Project District
[2] 4-9-002: 001 (portion)	1007 MIKI RD	0	11.54	Rural	Urban	Interim	PD-L/2 (Kō'ele)	Open Space	Project District	Not included in Project District	Hotel
[2] 4-9-002: 061 (portion)	KAUMALAPAU HWY	14.5	75.4	Rural/Agriculture	Urban	AG, Agriculture/ PD-L/2 (Kō'ele)	PD-L/2 (Kō'ele)	Agricultural/ Project District/ Rural	Project District	Not included in Project District/Stables & Tennis Courts	Resort Commercial
[2] 4-9-018: 001	1 KEOMOKU HWY	21.772	24.829	Urban	Urban	PD-L/2 (Kō'ele) / Interim	PD-L/2 (Kō'ele)	Project District	Project District	Hotel / Golf	Hotel
[2] 4-9-018: 002 (portion)	916 NINTH ST	202.752	164.617	Urban	Urban	PD-L/2 (Kō'ele) / AG, Agriculture	PD-L/2 (Kō'ele) / Open Space	Project District	Project District / Open Space	Golf / Residential/ Multi-Family / Open Space / Park	Park / Open Space / Residential
[2] 4-9-018: 003 (portion)	476 LAUHALA PL	319.088	267.525	Urban/ Agriculture	Urban	PD-L/2 (Kō'ele) / Interim	PD-L/2 (Kō'ele) / Open Space	Project District / Park / Golf Course	Project District / Open Space	Golf / Residential/ / Public	Park / Golf / Hotel / Residential
[2] 4-9-018: 004	QUEENS AVE	4.953	5	Urban	Urban	PD-L/2 (Kō'ele)	PD-L/2 (Kō'ele)	Project District	Project District	Residential / Park	Open Space
[2] 4-9-018: 005	LAUHALA PL	1.312	0	Urban	Urban	PD-L/2 (Kō'ele)	R-3, Residential	Project District	Single-Family Residential	Residential	Remove from Project District
[2] 4-9-020: 020 (portion)	KAUNOA DR	5.327	0.179	Urban	Urban	PD-L/2 (Kō'ele) / (Road)	PD-L/2 (Kō'ele) / (Road)	Project District	Project District / (Road)	Multi-Family /Residential / Golf	Multi-Family
[2] 4-9-021: 009	KAUNAOA DR	11.827	0	Urban	Urban	PD-L/2 (Kō'ele)	Open Space	Project District	Open Space	Residential/ Multi-Family	Remove from Project District

Table 4 notes

1) The Lāna'I Community Plan inadvertently designated TMK (2)4-9-001:027 as Single Family Residential. According to Ordinance 2140 and Zoning Map 2608, this TMK is included in the existing Kō'ele Project District. This TMK is excluded in the proposed Kō'ele Project District.

REF-16



Source: R.M. Towill

Figure 3

Kō'ele Project District Amendment

Existing Kō'ele Project District

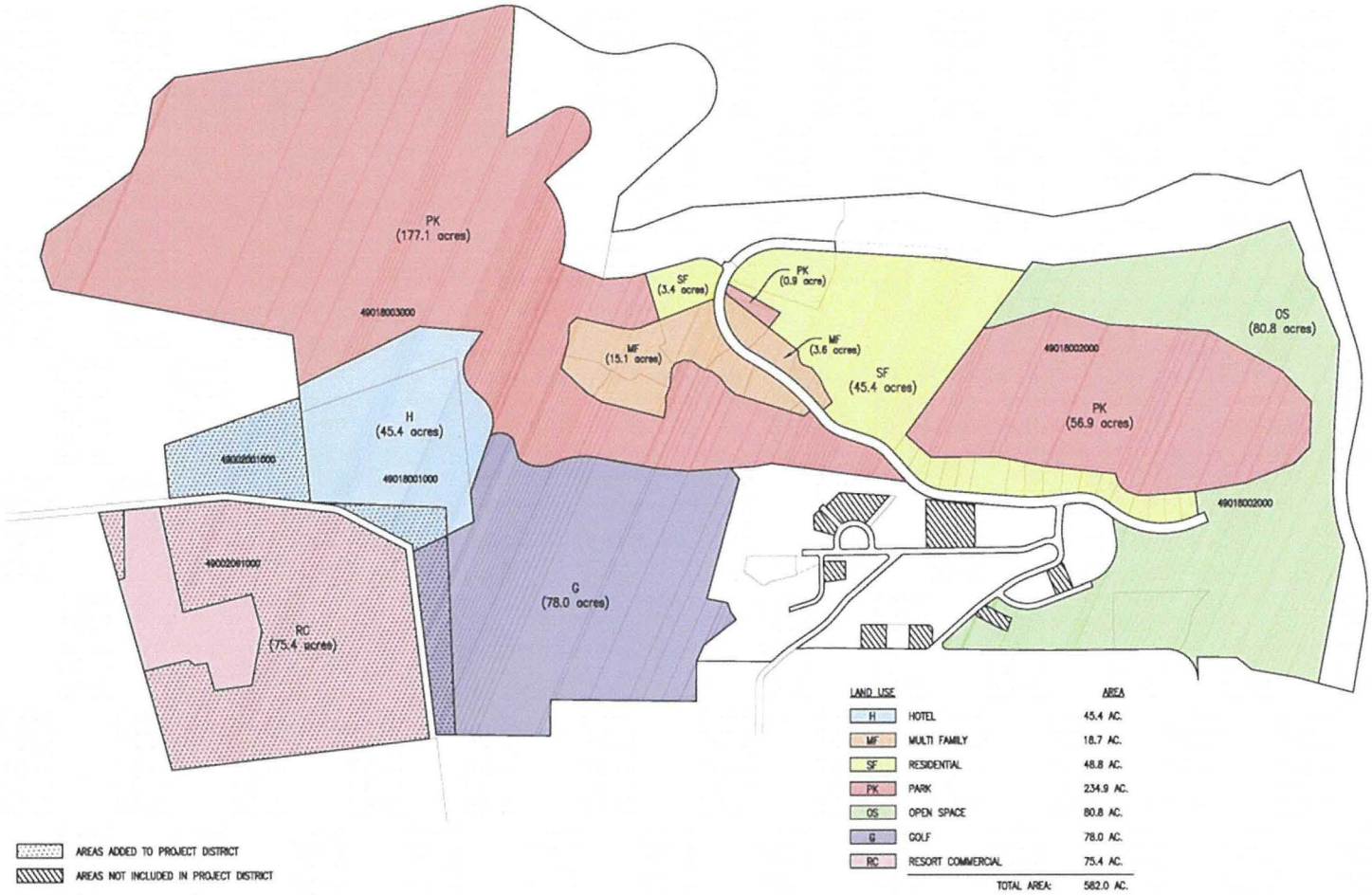
NOT TO SCALE

Prepared for: Lanai Resorts, LLC, a Hawai'i limited liability company, doing business as Pūlama Lāna'i

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Pulama Lanai Koele PD Ph 1 Amendment 2164 Applications Figures Existing Koele Project District

REF-17



Source: R.M. Towill

Figure 4

Kō'ele Project District Amendment

Proposed Kō'ele Project District

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Pulama Lanai\Koele PD Ph I Amendment 2014\Applications\Figures\Revised Figures (3.23.21)\Proposed Koele Project District

REF-18

In addition to amending the boundaries of the Kō'ele Project District, the Applicant also seeks to make revisions to the guiding ordinance for the Kō'ele Project District. Maui County Code (MCC), Chapter 19.71, upon adoption, established the sub-designations, and acreages of each within the Project District as well as standards for development within the Project District in general, in addition to specific standards for development applicable to each sub-designation. The proposed changes to Chapter 19.71 include changes to the total acreages of the sub-designations within the existing Project District as well as changes to provisions of the chapter relative to permitted uses, special accessory uses, and development standards for various sub-designations within the Project District. The proposed revisions to MCC, Chapter 19.71, are provided herein as **Appendix "A-1"**.

It is noted that although the proposed amendments facilitate opportunities for future development within the Kō'ele Project District, the currently proposed action does not involve any construction activities.

It is further noted that the purpose and intent of the Kō'ele Project District remain unchanged; its existing and continued purpose and intent are to provide for a flexible and creative approach to development at Kō'ele that is supportive of the Sensei Lāna'i, a Four Seasons Resort and complementary and supportive of services offered in the adjoining Lāna'i City.

C. REGULATORY CONSIDERATIONS

In order to support the proposed amendments to the Kō'ele Project District, various land use entitlements and review processes are required.

1. State Land Use Commission District Boundary Amendment

The proposed amendment of the boundaries of the Kō'ele Project District involves the addition of approximately 72.44 acres not currently in the existing Project District. These lands are currently within the State Land Use Commission (SLUC) Rural and Agriculture districts and will need to be redistricted to the Urban district. As such, a District Boundary Amendment (DBA) will need to be obtained. Due to the acreage of the proposed action, the SLUC will be the approving authority for the DBA. A DBA petition will be prepared by the Applicant's land use attorney and filed with the SLUC for review and action.

2. Project District Phase 1 Amendment

As noted above, the boundaries of and development within a Project District is guided by an ordinance adopted by the Maui County Council. Project District permitting in the County of Maui is a three-phase process with Phase 1 involving the adoption of the ordinance outlining the boundaries of the Project District, the

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sub-designations and acreages of each, and standards for development within the Project District; Phase 2 which involves a schematic development plan for lands within the Project District; and Phase 3 which involves a detailed review of construction drawings to ensure consistency with a project's Phase 2 approval. As the proposed action seeks to amend Chapter 19.71, MCC relative to the Kō'ele Project District's boundaries, and specific language within the ordinance related to permitted uses, special accessory uses, and development standards, a Project District Phase 1 (PH1) amendment is required. As such, a PH1 application will be prepared and filed with the Department of Planning. As PH1 approvals are granted by the Maui County Council, the Lāna'i Planning Commission (LPC) will review the request and make a recommendation to the Council for final action.

3. Change of Zoning

The Maui County Zoning code, which assigns zoning designations to all lands within the County, is adopted by ordinance of the Maui County Council. The proposed amendment of the boundaries of the Kō'ele Project District involves rezoning lands not currently within the Project District to the Project District designation, and rezoning lands being removed from the Project District to designations other than Project District. As such, a Change of Zoning (CIZ) application will be prepared and filed concurrently with the PH1 application with the Department of Planning. The LPC will review the request and make a recommendation to the Maui County Council for final action.

4. Community Plan Amendment

The Lāna'i Community Plan is one (1) of nine (9) community plans which provide smaller-scale land use goal and objectives for specific regions within the County. The Community Plan Land Use map assigns land uses to lands within that community plan region. The community plans are adopted by ordinance of the Maui County Council. The proposed amendment of the boundaries of the Kō'ele Project District also involves redistricting lands not currently within the Project District to the Lāna'i Community Plan Project District designation, and redistricting lands being removed from the Project District to designations other than Project District. As such, a Community Plan Amendment (CPA) application will be prepared and filed concurrently with the PH1 and CIZ applications with the Department of Planning. The LPC will review the request and make a recommendation to the Maui County Council for final action.

5. Chapter 343, Hawai'i Revised Statutes Environmental Assessment

The CPA action, as an amendment to a County general plan, triggers environmental review requirements pursuant to Chapter 343, Hawai'i Revised Statutes (HRS). Accordingly, this Environmental Assessment (EA) has been

prepared to evaluate the technical characteristics and potential environmental impacts of the proposed undertaking, as well as to advance findings and proposed mitigative measures. The EA will serve as the technical supporting document for the DBA petition and PH1, CIZ, and CPA entitlement applications. The LPC will serve as the approving agency for the EA.

D. PROJECT DEVELOPMENT TIMETABLE AND COST

The proposed action does not involve any construction activities. As such, no development time frame or cost estimates have been established.

As previously discussed, the proposed amendments described herein facilitate opportunities for future development within the Kō'ele Project District. Development time frames and costs for individual projects which may be proposed in the future will be evaluated at such time that Project District Phase 2 and Project District Phase 3 applications are filed.

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

II

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

This chapter has been prepared to describe the existing conditions of the project area as well as the potential impacts and proposed mitigation measures of the proposed action. As previously discussed, although the proposed amendments discussed in Chapter I facilitate opportunities for future development within the Kō'ele Project District, the currently proposed action does not involve any construction activities. Nonetheless, the analysis contained in this Environmental Assessment (EA) is based upon full build-out of the proposed amended Kō'ele Project District.

A. PHYSICAL SETTING

1. Surrounding Land Uses

a. Existing Conditions

Lāna'i is approximately 13 miles wide and 13.25 miles long and is characterized by mist-shrouded mountains, an abundance of Cook Island pines, and coastal areas consisting of secluded white-sand beaches and rugged lava rock cliffs. For nearly a century, the island was used for Hawai'i's largest pineapple plantation. Since then, the island has been transformed into an island vacation destination featuring two (2) resorts and its host community at Lāna'i City.

The Lāna'i Project District 2 (Kō'ele), otherwise referred to as the "Kō'ele Project District" (Project District), covers several hundred acres and various Tax Map Key (TMK) parcels. Developed areas within the Project District include the Sensei Lāna'i, a Four Seasons Resort, the Lāna'i Adventure Park, the former and abandoned (closed permanently) Experience at Kō'ele Golf Course, the Cavendish Golf Course, as well as various residential developments. Beyond the Project District and adjacent Lāna'i City, the land is vacant and undeveloped. The broad expanse of vacant, undeveloped lands includes lands which were formally used for pineapple cultivation and grazing.

b. Potential Impacts and Mitigation Measures

The proposed action involves amending the boundaries of the Kō'ele Project District by adding additional acreage and also removing parcels from the existing Project District. In addition, amendments to Chapter 19.71, Maui County Code (MCC), which established the Kō'ele Project District, its sub-designations, and development standards, are sought. The

proposed action does not involve any construction activities. The acreage proposed to be added will complement existing uses of the Project District while the parcels to be removed will be redesignated to be consistent with their existing use and the surrounding character of Lānaʻi City. As such, impacts to surrounding land uses are not anticipated with implementation of the proposed action.

2. Climate

a. Existing Conditions

Like most areas in Hawaiʻi, the climate on the island of Lanaʻi is relatively uniform year-round. Characteristic of the island's climate, the project site experiences mild and uniform temperatures, moderate humidity, and relatively consistent northeasterly tradewinds. This climatic stability is due to Lānaʻi's tropical latitude, relative to the Pacific anticyclone and storm tracts, and the surrounding ocean currents. Variations in climate among the different regions on Lānaʻi are largely due to local terrain.

According to the 2019 Maui County Data Book, the average high temperature, measured at Lānaʻi Airport, is 75.1 degrees, while the average low is 67.8 degrees (Maui County Data Book, 2019).

b. Potential Impacts and Mitigation Measures

The proposed action is not anticipated to result in significant adverse impacts to climatic conditions in the area.

3. Agricultural Lands

a. Existing Conditions

Plasch Econ Pacific and Munekiyo Hiraga prepared an Impacts on Agriculture report regarding the proposed Kōʻele Project District Amendment project which assesses the effect the proposed action will have, if any, on the agriculture land base and industry on the Island of Lānaʻi, and addressing compliance with State of Hawaiʻi guidelines associated with redistricting land within the State Land Use Commission Agricultural district into another district. See **Appendix "B"**.

As stated in the report, once commonly referred to as the "Pineapple Island", the Dole Lānaʻi Plantation had sustained a cultivated area of some 13,000 acres, reportedly periodically reaching as high as 15,000 to 20,000 acres from its inception in the early 1920's until active operations shut down

in 1992. Portions of the current Kō'ele Project District were once part of the fields.

The Project District area receives a moderate level of sunshine, with average daily insolation of about 410 calories per square centimeter per day. The majority of lands in the Project District exhibit a number of favorable characteristics for farming, including relatively gentle sloping and well drained soils. However, due to lack of available irrigation water, the area is not suitable for intensive field farming. As stated, a portion of the existing Project District and the surrounding areas were historically used for pineapple production, which requires relatively little water.

Three classification systems are commonly used to rate Hawai'i soils with regards to agriculture: (1) Land Capability Grouping, (2) Agricultural Lands of Importance to the State of Hawai'i, and (3) Overall Productivity Rating.

The 1972 Land Capability Grouping by the U.S. Department of Agriculture, Natural Resources Conservation Service rates soils according to eight (8) levels, ranging from the highest classification level "I" to the lowest "VIII". The Project District area generally falls within the Class II and Class III levels. Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices. The subclassification "e" indicates that the limitations are due to erosion. Class III soils have severe limitations that reduce the choice of plants, require special conservation practices, or both. These ratings ignore the lack of irrigation water for the Project District area.

The State Department of Agriculture has established three (3) categories of Agricultural Lands of Importance to the State of Hawai'i (ALISH), based primarily, though not exclusively, on soil characteristics of the underlying land. The three (3) classes of ALISH lands are "Prime", "Unique", and "Other Important" agriculture land, with the remaining non-classified lands termed "Unclassified". When utilized with modern farming methods, "Prime" agricultural land have soil quality, growing season, and moisture supply needed to produce sustained crop yields economically; while "Unique" agricultural lands contain a combination of soil quality, growing season, and moisture supply to produce sustained yields of specific crop. "Other Important" agricultural lands include those important lands that have not been rated as "Prime" or "Unique".

The Kō'ele Project District, as reflected by the ALISH map, is located on lands designated as "Unclassified", "Other", and "Unique" agricultural lands. See **Figure 5**.

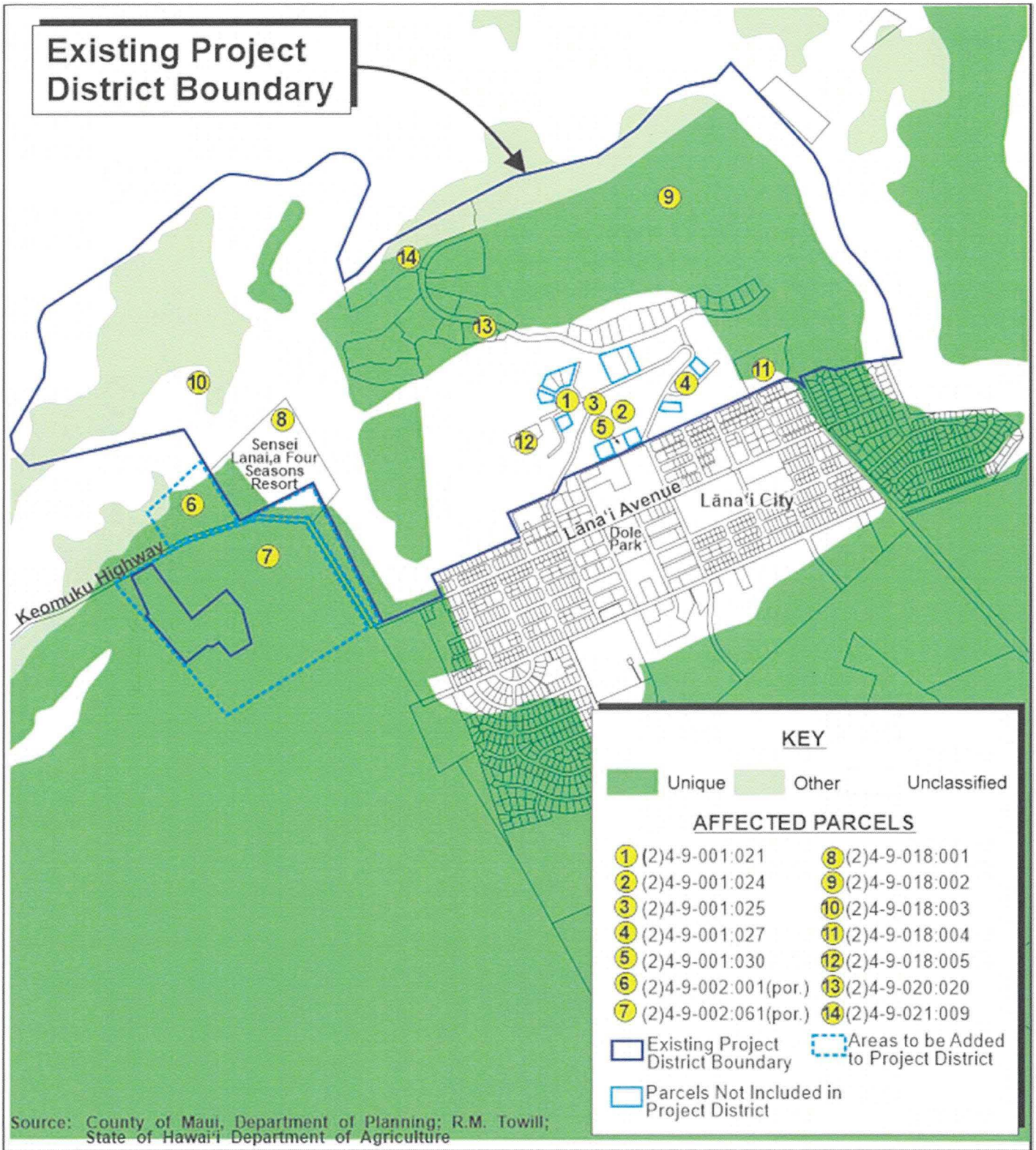


Figure 5 Kō'ele Project District Amendment

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

0 725 Feet
362.5 1450

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Pulama Lanai/Koele PD Ph1 Amendment 2164/Applications/Figures/Revised Figures (3.23.21)/AUGH

REF-26

Additionally, the University of Hawai'i (UH) Land Study Bureau (LSB) developed the Overall Productivity rating, which classified soils according to five (5) levels, with "A" representing the class of highest productivity soils and "E" representing the lowest. The lands underlying the Project District are largely unclassified, with small areas throughout designated as "C", "D", or "E", representing lands that have lower potential for agricultural uses, or are otherwise unclassified. See **Figure 6**.

As stated previously, the lands in the area were once used for farming operations, however, they have not been cultivated for some time. Furthermore, with the establishment of the Kō'ele Project District by Maui County Council Ordinance No. 1581 in 1986, the Kō'ele area was permitted for resort, golf course, and residential uses. This action ruled out potential agricultural uses in the Kō'ele Project District, as residential, recreational, and hotel uses are the focal point of the Kō'ele Project District land uses as specified by MCC Section 19.71.010 pertaining to the Kō'ele Project District's purpose and intent.

Potential Impacts and Mitigation Measures

Much of the Project District is already existing or targeted for future urban-like uses. An additional 72.44 acres will be redistricted to be added to the Project District within the Hotel, Golf, or Resort Commercial sub-designations, but nearly all of these lands will continue to be used for the existing Lāna'i Ranch (Ranch) along with occasional commercial events. The Ranch is an equestrian operation located on Kanepu'u Highway north of Lāna'i City. The Ranch utilizes approximately 215 acres of land, with facilities including a 3,800-square foot (sq. ft.) barn, six (6) run-in shelters (288-sq. ft. each), and three (3) 40-foot storage containers. The Ranch keeps 48 horses and offers various ranch experiences to guests, including group horseback rides, private horseback rides, riding lessons, pony rides, miniature horse cart rides, and carriage rides. In addition to the equestrian experiences, the Ranch has a petting zoo with various goats, donkeys, and miniature horses. Beyond the Lāna'i Ranch, there are no other existing or planned agricultural operations within the Project District. Refer to **Appendix "B"**.

The Project District has some favorable agronomic conditions: soils are good; solar radiation is moderate; and the trucking distances to Lāna'i City

REF-27

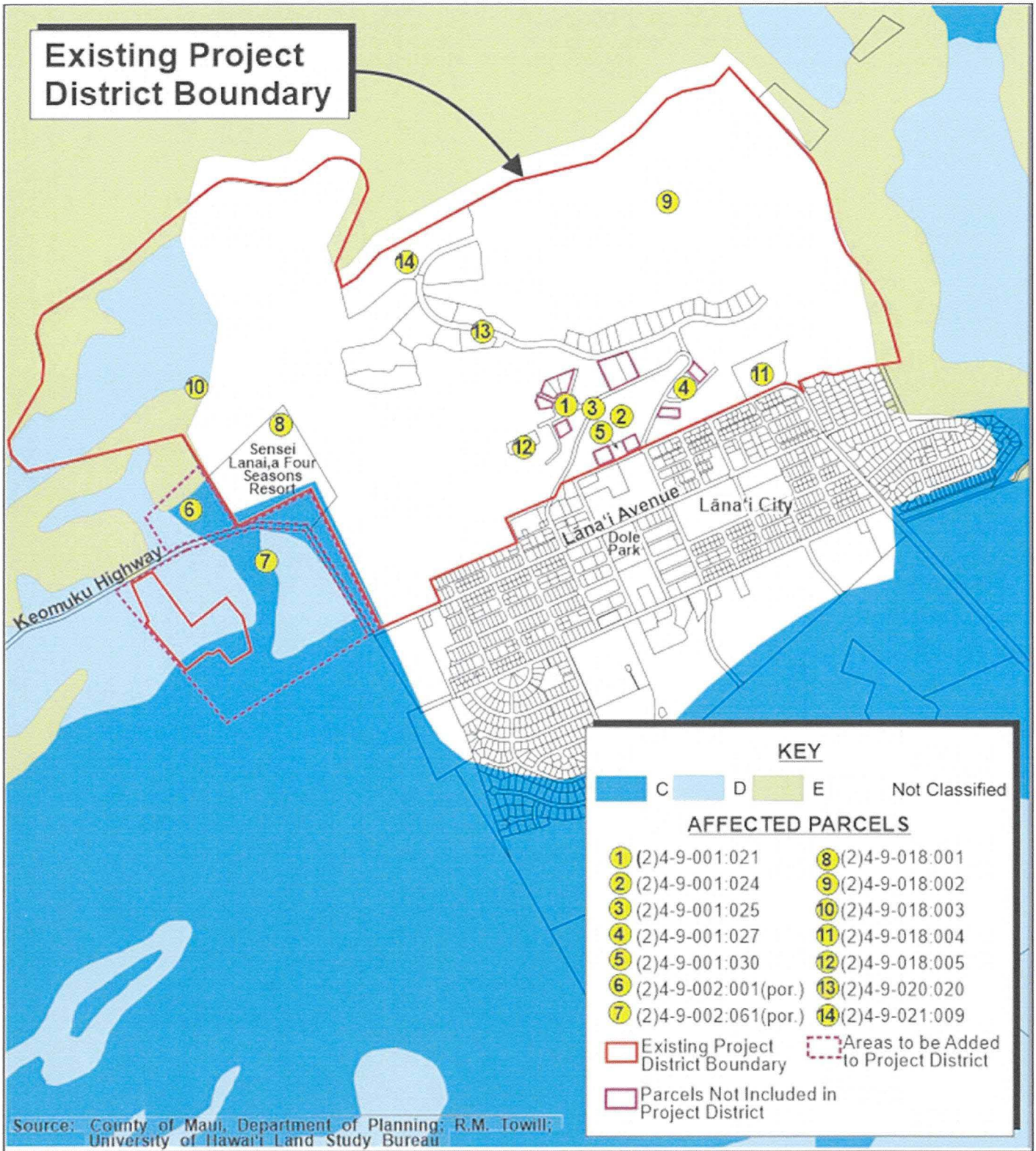


Figure 6 Kō'ele Project District Amendment
Land Study Bureau Map

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Pulama Lanai/Koele PD Ph I Amendment 2164/Applications/Figures/Revised Figures (3.23.21)/LCB

REF-28

and Mānele Resort are short. However, the Project District is unsuitable for field farming to supply crops to Lāna'i markets, or for export to O'ahu or the mainland. The major problems are the lack of irrigation water, the Lāna'i market is very small, and some Lāna'i farmers are at a competitive disadvantage in supplying the O'ahu and mainland markets because of shipping costs. Refer to **Appendix "B"**.

There are approximately 18,000 acres of former plantation lands on Lāna'i which remain available for agricultural use, and over 200,000 acres statewide. The proposed land use changes for former agriculture land added to the Project District is too small to affect the growth of diversified agriculture on Lāna'i or statewide. The project is not anticipated to have a significant impact on agricultural activity since ample land is alternatively available elsewhere on Lāna'i and statewide to accommodate agricultural growth. Refer to **Appendix "B"**.

4. Topography and Soils Characteristics

a. Existing Conditions

Topography is relatively moderate within the project site. The project site is located at the base of Lāna'ihale, where slopes range from 0 to 30 percent and elevation ranges from 1,600 to 2,000 feet above mean sea level (msl).

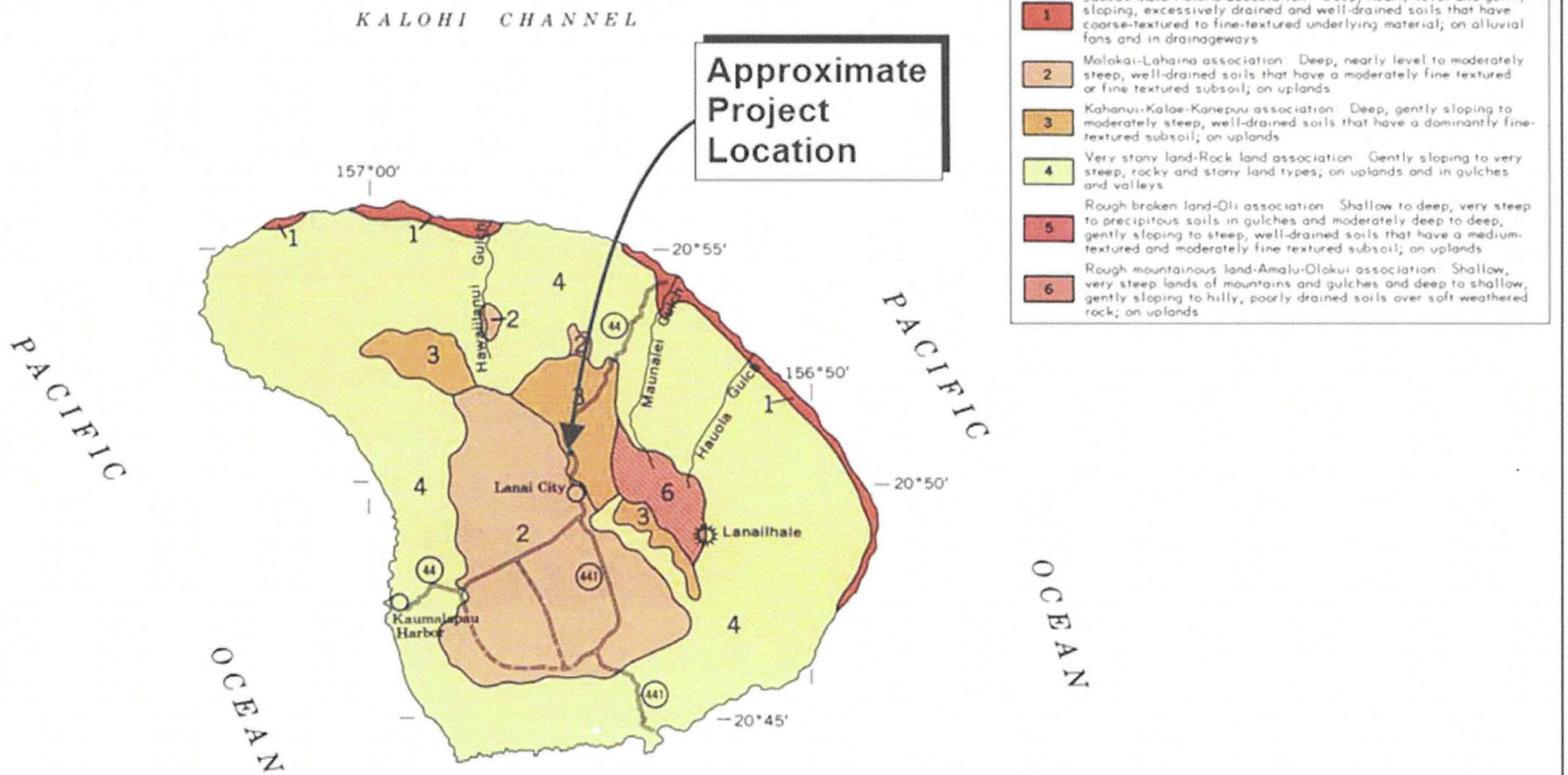
The Project District is located in an area within the Moloka'i-Lahaina and Kahanui-Kalae-Kanepu'u associations. See **Figure 7**. Soils within these associations are characterized as deep, gently sloping to moderately steep and are well drained soils (USDA Soil Conservation Service, 1972).

Table 5 below lists the specific soil classifications found within the Project District. Descriptions of each soil type follow the table.

Table 5. Soil Classifications

KcB, Kalae silty clay, 2 to 7 percent slopes
KcC, Kalae silty clay, 7 to 15 percent slopes
KrB, Kō'ele silty clay loam, 3 to 7 percent slopes
KrC, Kō'ele silty clay loam, 7 to 15 percent slopes
KRL, Kō'ele-Badland complex
LaB, Lahaina silty clay, 3 to 7 percent slopes
LaC, Lahaina silty clay, 7 to 15 percent slopes
WoB, Waihuna clay, 3 to 7 percent slopes

REF-29



Source: County of Maui, Department of Planning

Figure 7

Kō'ele Project District Amendment
Soil Association Map

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REF-30

- **KcB:** The Kalae Series consists of well drained soils on uplands on the islands of Molokaʻi and Lānaʻi. The KcB soils are gently sloping and occupies smooth uplands. The surface layer is dark reddish-brown silty clay about 15 inches thick. The upper part of subsoil, about 26 inches thick, is dark reddish silty clay that has subangular blocky structure and the lower part, about 21 inches thick, is dark-red and reddish-brown silt loam. The soil is strongly acid. Permeability is moderately rapid. Runoff is slow and the erosion hazard is slight. The soils are used for pasture and pineapple.

- **KcC:** The KcC soils are characterized by 7 to 15 percent slopes. Runoff is slow to medium and the erosion hazard is slight to moderate. The soils are used for pasture and pineapple.

- **KrB:** The Kōʻele Series consists of well-drained soils on the islands of Lānaʻi, Maui, and Molokaʻi. These soils formed in alluvium derived from basic igneous material. The KrB soils occur on fans and in drainageways and the surface layer is dark brown silty clay loam about 18 inches thick. The next layer, 30 to more than 40 inches thick, consists of stratified dark-brown alluvium that ranges from silty clay loam to coarse sandy loam in texture. The soils are slightly acid to medium acid, except that the surface layer is generally very strongly acid in areas used for pineapple.

- **KrC:** On the KrC soils, runoff is medium and the erosion hazard is moderate. Workability is slightly difficult because of the slope. Ibis soil is used for pineapple and wildlife habitat.

- **KRL:** The KRL complex occurs mainly in large gulches. It consists of Kōʻele Soils at the bottom of gulches and Badland on the sides of gulches. The Kōʻele soils are similar to the KrB soil, except that the slope is mainly 7 to 20 percent. These soils make up 60 to 80 percent of the acreage. Badland consists of highly weathered rock and makes up 20 to 40 percent of the acreage.

- **LaB:** The Lahaina Series consists of well-drained soils on uplands on the islands of Lānaʻi, Maui, Molokaʻi, and Oʻahu. These soils developed in material weathered from basic igneous rock. They are nearly level to steep. The LaB soils are on smooth uplands. Included in mapping were small areas that are underlain by consolidated sand at a depth below 30 inches. The surface layer is dark-reddish-brown, silty clay about 15 inches thick. The subsoil, about 45 inches thick, is dusky-red and dark reddish brown

REF-31

subangular blocky silty clay and silty clay loam. Permeability is moderate. Runoff is slow and the erosion hazard is slight.

- **LaC:** The LaC soils have a profile similar to LaB, except that most of the surface layer, and in places, part of the subsoil have been removed by erosion. Runoff is medium, and the erosion hazard is severe. This soil is used for sugar cane and pineapple.

- **WoB:** The Waihuna Series consists of well drained and moderately well drained soils on alluvial fans and in depressions on the islands of Lāna'i and Moloka'i. These soils formed in old, fine-textured alluvium. The WoB soils occur on Moloka'i and Lāna'i. Runoff is slow and the erosion hazard is slight. This soil is used for pineapple.

In addition, although the proposed action does not involve any construction activities, a geotechnical study was conducted to provide information about potential geotechnical risks involved and the geotechnical considerations that may need to be addressed for development actions within the Project District. See **Appendix "C"**. The scope of the geotechnical engineering assessment consisted of site reconnaissance, review of the available geological maps, and subsurface information from previous explorations conducted in the vicinity of the Project District.

b. Potential Impacts and Mitigation Measures

Based on the geotechnical survey of the Project District area and the anticipated subsurface conditions, future development within the Project District would be feasible with respect to geotechnical engineering considerations. Several geotechnical considerations as discussed in the report, and which are listed below, may have the potential for impacts on design and construction. Refer to **Appendix "C"**.

- **Site Preparation**

  In general, Geolabs noted that they anticipate that the surface materials consist of fill materials that have been tilled over during the agricultural and/or ranch operations in the past and/or present. In some areas, recent alluvium may be present at the ground surface. At the onset of earthwork, areas within the contract grading limits should be cleared and grubbed thoroughly. Vegetation, debris, deleterious materials, and other unsuitable materials, should be removed and disposed of properly offsite to reduce the potential for contamination of the excavated materials. In general, the subgrades in cut areas and areas designated to receive fills

REF-32

should be scarified to a depth of about 8 inches, moisture-conditioned to above the optimum moisture content, and recompacted to a minimum of 90 percent relative compaction. However, it should be noted that excessive moisture in the fill materials and recent alluvium may create adverse soil conditions. Therefore, the contractor should use caution not to overwater when moisture-conditioning fine-grained soils. Where soft or unstable ground conditions are encountered during construction, over-excavation and replacement with suitable fills may be required.

- **Expansive Soils**

  Geolabs noted that they anticipate that the near-surface clayey soils at the project site generally exhibit a moderate potential for shrinking and swelling when subjected to moisture fluctuations. To reduce the potential for appreciable future distress to these lightly loaded slabs-on-grade resulting from shrinking and swelling of the near-surface clayey soils, they envision the slab subgrade to be properly scarified to a minimum depth of 8 inches, moisture-conditioning to at least 2 percent above the optimum moisture content, and recompacting to a minimum of 90 percent relative compaction, as appropriate. In addition, a minimum of 12 inches of non-expansive, select granular fill material should be provided below the slab cushion. The non-expansive, select granular fill should also extend beyond the perimeter of the slab a minimum of 24 inches (or extend to the edge of the concrete sidewalk/walkway surrounding the slab, if applicable).

- **Excavations**

  Geolabs anticipates that the onsite clayey soils may be excavated with conventional earthmoving equipment. However, it should be noted that cobbles and boulders could be encountered within the alluvial and/or river deposits. Therefore, some difficult excavation conditions may be anticipated in localized areas during construction. It is possible that the excavation for a portion of the utility line trenches may require the use of hoerams or chipping. Therefore, selection of the new foundation system for the development would need to consider its constructability with respect to the potential presence of cobbles and boulders.

REF-33

- **Cut and Fill Slopes**

  Geolabs notes that they anticipate that the cut slopes may generally expose the stiff clayey soils at the project site. Based on this assumption, they envision designing the cut slopes with a slope inclination of 2H:1V or flatter. Permanent fill slopes constructed using the excavated onsite soils or imported fill materials may be designed with a slope inclination of 2H:1V or flatter. Fills placed on slopes steeper than 5H:1V should be keyed and benched into the existing slope to provide stability of the new fill against sliding. The filling operations should start at the lowest point and continue up in level horizontal compacted layers. Fill slopes should be constructed by overfilling and cutting back to the design slope ratio to obtain a well-compacted slope face. In the event over-cutting of a slope occurs, keying and benching requirements should be implemented instead of backfilling the slope to the design grade with sliver fills. The fill slope face should be free of voids, which would allow erosion and migration of fines to occur. In addition, materials greater than six (6) inches in largest dimension should not be exposed at the fill slope face. Construction of earth berms, interceptor ditches, and the use of geotextile fabrics over the fill slope face should be considered to reduce the potential for significant erosion, thus enhancing the long-term stability of the fill slopes. Appropriate slope planting or other permanent erosion control measures to reduce the potential for significant erosion of the exposed slopes (including a permanent irrigation system) should be implemented as soon as possible after the finished slope faces are completed.

- **Other Foundation Considerations**

  Geolabs envisions that some one- to-two story buildings may be required for future development in the Project District. Based on the anticipated subsurface conditions at the project site, Geolabs believes shallow spread and/or continuous strip footings may be used to support the new buildings for the project. As an alternative, foundations for support of the new structures may also consist of thickened-edge slab footings. Geolabs envisions that the building foundations will be supported on clayey fills and/or alluvial materials. Therefore, proper preparation and compaction of the foundation subgrades will be critical during construction. Foundation subgrades should not be exposed to overwatering or inclement weather.

REF-34

The currently proposed action is not anticipated to present adverse impacts on the topography or soils in the area.

5. Flood, Tsunami, and Sea Level Rise Hazards

a. Existing Conditions

The Project District is located mauka (northeast) of Lāna'i City. As shown on the Flood Insurance Rate Map for the area, the Project District is in an undesignated flood zone area. Similarly, the site is located outside of the Tsunami Evacuation Zone, as well as the projected 3.2-foot sea level rise exposure area discussed in the Hawai'i Sea Level Rise Vulnerability and Adaptation Report that was prepared in 2017 by the Hawai'i Climate Change Mitigation and Adaptation Commission.

b. Potential Impacts and Mitigation Measures

The currently proposed action does not present any risks of flooding or tsunami hazards.

6. Streams and Wetlands

a. Existing Conditions

Although no streams or wetlands are located within the Kō'ele Project District, there are a number of drainage ditches that traverse the property. These ditches convey stormwater downstream through the Project District.

b. Potential Impacts and Mitigation Measures

As the currently proposed action does not involve any construction activities, impacts to the existing drainage ditches are not anticipated. Similarly, any future development within the Project District will be designed to not significantly impact the existing drainage ditches.

7. Flora and Fauna

a. Existing Conditions

A flora and fauna study of the Kō'ele Project District area was conducted in April 2019. See **Appendix "D"**. The objectives of the survey were to:

1. Document what plant and animal species occur on the property or may likely occur in the existing habitat.

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2. Document the status and abundance of each species.

3. Determine the presence or likely occurrence of any native flora and fauna, particularly any which are federally listed as Threatened or Endangered. If such does occur, identify what features of the habitat may be essential for these species.

4. Determine if the project area contains any special habitats which, if lost or altered, might result in a significant negative impact on the native flora and fauna in this part of the island.

A walk-through botanical survey was used to cover the new areas proposed to be added to the Project District. All representative habitats were examined including the grassy pastures, shrublands and forest margins. A complete inventory of all plant species was made with special attention focused on native plant species and whether any of these were federally protected Threatened or Endangered species that might require special attention or actions.

The vegetation in the project area consists mostly of open pasture lands with some windbreak trees and small areas of shrubland. A total of 62 plant species were recorded during the survey. Five (5) species were common throughout the project area: Christmas berry (*Schinus terebinthifolius*), lantana (*Lantana camara*), Cook pine (*Araucaria columnaris*), fireweed (*Senecio madagascariensis*) and sand mallow (*Sidastrum micranthum*). Several pasture grasses were evenly distributed, but none of these were individually common. Just one (1) native plant species was seen, the indigenous hala tree (*Pandanus tectorius*). Refer to **Appendix "D"**.

A fauna survey was conducted in conjunction with the flora survey. Sign of just two (2) non-native mammal species was observed in the project area. Several axis deer (*Axis axis*) were seen and abundant signs were found throughout the area in the form of tracks, droppings, and antler rubbings. Horses (*Equus caballus*) were also common in the pastures. A special effort was made to look for evidence indicating the presence of the endangered ʻōpeʻapeʻa or Hawaiian hoary bat by conducting an evening survey at two (2) locations within the project area. No bats were detected. Other non-native mammals likely to frequent this area include rats (*Rattus spp.*), mice (*Mus domesticus*), feral cats (*Felis catus*), and occasionally domestic dogs (*Canis familiaris*). Refer to **Appendix "D"**.

Birdlife was moderate in both species diversity and in total numbers seen. Twelve (12) species were observed during two (2) site visits. Most common were the common myna (*Acridotheres tristis*) and the zebra dove (*Geopelia*

striata). Less common were the house finch (*Carpodacus mexicanus*), gray francolin (*Francolinus pondicerianus*), spotted dove (*Streptopelia chinensis*), northern cardinal (*Cardinalis cardinalis*), Japanese bush warbler (*Cettia diphone*) and the kōlea or Pacific golden-plover (*Pluvialis fulva*). Four (4) other species were rare of occurrence. Two (2) indigenous, native birds were recorded during the survey, the kōlea which was uncommon, and the 'akekeke or ruddy turnstone (*Arenaria interpres*) which was rare. Both of these are migratory species that were molting in preparation for their imminent departure to their arctic breeding grounds. A few other species that might occur in this habitat include the wild turkey (*Meleagris gallopavo*), Erckel's francolin (*Pternistis erckelii*), and nutmeg mannikin (*Lonchura punctulata*). Refer to **Appendix "D"**.

Just one (1) non-native lizard, the common garden skink (*Lampropholis delicata*) was observed in ground leaf litter. Refer to **Appendix "D"**.

One (1) non-native mollusk, the giant African snail (*Achatina fulica*), was rare. Refer to **Appendix "D"**.

Insect life was modest in diversity, but rather sparse in total numbers. Eleven (11) species were recorded in six (6) insect Orders. Just one (1) species was common, the monarch butterfly (*Danaus plexippus*), which was seen throughout the project area. Three (3) other species were uncommon, the honeybee (*Apis mellifera*), dung fly (*Musca sorbens*), and long-tailed blue butterfly (*Lampides boeticus*). Seven (7) other species were of rare occurrence. One (1) insect species was native, the indigenous globe skimmer dragonfly (*Pantala flavescens*), which is common throughout Hawai'i. Refer to **Appendix "D"**.

b. <u>Potential Impacts and Mitigation Measures</u>

The vegetation throughout the project area is dominated by non-native pasture and weed species, none of which are of any conservation interest or concern. No Threatened or Endangered plant species were found during the survey, and no special native plant habitats were found either. As a result, the study determined that developmental projects in the area would not have a significant negative impact on the botanical resources in this part of Lāna'i. No specific recommendations regarding plants were offered. Refer to **Appendix "D"**.

The fauna species identified within the project area are mostly non-native organisms that have been purposefully or accidentally introduced to Hawai'i since western contact. Two (2) bird species and one (1) insect

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species, however, were indigenous in Hawai'i and are addressed here. Refer to **Appendix "D"**.

- **Kōlea or Pacific golden-plover and 'akekeke or ruddy turnstone**

  These two (2) birds are migratory species that over-winter in Hawai'i between September and May, but then fly to the arctic where they breed and raise their young through the summer months. Both species show up here in large numbers every year. Neither species is Threatened or Endangered so they do not carry these heightened protections and are not of conservation concern at present.

- **Globe skimmer dragonfly**

  The globe skimmer is widespread and common in Hawai'i in a variety of habitats. It is also known throughout the tropics and subtropics nearly worldwide. While indigenous in Hawai'i, it carries no federal protections and is of no special conservation concern.

  In addition, mitigation measures to avoid or reduce harm to other species were discussed in the survey:

- **Hawaiian Bats**

  No endangered Hawaiian bats were detected in the project area at two (2) sampling points during the evening survey. These bats are rare on Lāna'i, but they are highly mobile and wide-ranging, and could appear occasionally. The U.S. Fish and Wildlife Service (USFWS) has guidelines to ensure that these bats are not harmed during their breeding and pupping season should they be detected. In accordance with current USFWS guidance for mitigation of impacts to Hawaiian hoary bats, the project should avoid or minimize the removal of trees over 15 feet in height and prohibit clearing of these trees from June 1 to September 15 to help ensure that non-volant Hawaiian hoary bat pups are not harmed.

- **'Ua'u and 'A'o**

  The Endangered 'ua'u or Hawaiian petrel (*Pterodroma sandwichensis*) and the Threatened 'a'o or Newell's shearwater (*Puffinus newelli*), while not nesting in the project area, do fly over the Project District area during dusk to access their burrows high in the mountains and again at dawn to head out to sea. Young birds

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taking their first fledging flights are inexperienced fliers. They often are disoriented by bright lights and crash into light structures where they become vulnerable to injury and predators. All outdoor lighting should be shielded so that the light is not visible from above. This is a requirement of the Maui County building code. Further guidance may be provided by the USFWS.

Taking into consideration the above comments and recommendations, the study concluded that the proposed action is not expected to have any significant negative impacts on native fauna in this part of Lānaʻi.

8. Archaeological Resources

a. Existing Conditions

Honua Consulting conducted a literature review and field inspection for the proposed Kōʻele Project District amendment located at Kōʻele in Kamoku and Paomaʻi Ahupuaʻa, Lahaina District, Lānaʻi Island. See **Appendix "E"**. The literature review and field inspection focuses on two (2) adjacent parcels of land to be rezoned and added to the existing Project District, including a 57.2-acre property (referred to as Parcel 1) and a 9.5-acre property (referred to as Parcel 2). Also included in their report is a literature review that provides a cultural resources inventory for the entire proposed Kōʻele Project District. The purpose of this literature review, field inspection, and cultural resources inventory was to determine the land use history of the area and to identify any potential artifacts, surface architecture, or cultural deposits present on the ground surface of Parcels 1 and 2, and to provide an inventory of cultural resources present in the proposed Kōʻele Project District.

The current field inspection of Parcel 1 yielded two (2) potential historic properties and four (4) secondarily deposited traditional Hawaiian artifacts were collected from three (3) separate locations. The first potential historic property was a truncated firepit remnant containing native charcoalized plants (ʻilima and naio). The site was documented and designated as State Inventory of Historic Places (SIHP) #50-40-98-1988 (Feature 1). In accordance with Hawaiʻi Administrative Rules (HAR) 13-284-6, the firepit was assessed as having integrity of location and significance under Criterion D (have yielded data important to Hawaiian history). Two (2) sections of a plantation-era pineapple road with an associated ditch (Feature 2) were also documented (second potential historic property). The road and ditch remnant are typical features of the pineapple fields of the island, yet this section is heavily eroded, in-filled in sections, and has

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modern modifications. Therefore, the road and ditch were assessed as not having integrity or significance and were not assigned a site number. Artifacts collected during the survey were found within formerly plowed pasture and are therefore considered secondarily deposited. However, it is very likely the artifacts are associated with traditional activities and use of the area, as exampled by the presence of the remnant fire pit (SIHP #-1988). Refer to **Appendix "E"**.

During the surface survey of Parcel 2, three (3) potential historic properties were documented, including a historic semi-circular rock wall planter (Feature 3), a historic to modern scatter of rounded basalt cobble imu stones (Feature 4), and a low plantation-era mortar and cobble foundation designated as SIHP #50-40-98-1989 (Feature 5). Features 3 and 4 were assessed as not retaining integrity or significance. SIHP # -1989 (Feature 5) appears to be largely buried by soil, therefore, it is unknown whether the foundation is intact within its original location or if it may yield valuable data. Refer to **Appendix "E"**.

The surface survey within Parcel 2 also documented the presence of two (2) previously identified historic ranch-era buildings, Structures C and D, of the Kō'ele Historic District. The two (2) houses were originally documented during the 1974 Statewide Inventory of Historic Places as components of the Kō'ele Historic District, SIHP # -1004, which consisted of four (4) ranch-era buildings preserved on the property. Refer to **Appendix "E"**.

It is noted that the literature review and field inspection report has been submitted to the SHPD for review and comment as part of the EA process.

b. <u>Potential Impacts and Mitigation Measures</u>

Due to the presence of a traditional Hawaiian intact firepit remnant, traditional Hawaiian artifacts, and the presence of historic ranching and plantation-era infrastructure, it is likely that future construction activities may disturb additional traditional and/or historic sub-surface deposits and artifacts.

Potential deposits that could be encountered include, but are not limited to, additional firepit remnants, traditional human burials, animal burials, historic trash pits, and/or buried ranching and plantation-era infrastructure.

Although the currently proposed action does not involve construction activities, the following mitigation measures are recommended for potential future construction activities on Parcels 1 and 2:

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- An archaeological monitoring program shall be adhered to in order to document any additional surface and/or sub-surface deposits and artifacts that may exist within Parcels 1 and 2;
- Within Parcel 2, Structures C and D of the Kō'ele Historic District (SIHP # -1004) should be assessed by a qualified architectural historian; and
- Within Parcel 2, SIHP # -1989 (Feature 5) (historic concrete and stone slab) should be further documented and assessed for integrity and significance during archaeological monitoring.

Pūlama Lāna'i will comply with all applicable Federal, State and County laws and rules regarding the treatment of archaeological, cultural and historic sites.

As a result of the existing extensive ground work undertaken for development of the Project District and existing developments, no traditional cultural features are known to remain on the landscape. Some historic features, including trash pits and/or outhouse pits, occur below surface.

As previously stated, although the currently proposed action does not involve construction activities, it is nonetheless recommended that monitors trained in identifying subsurface features be onsite if ground work is undertaken for any future development activities.

It is noted that the firepit feature (Feature 1), historic road remnant and drainage ditch (Feature 2), historic planter (Feature 3), and the historic to modern stockpile of imu stones (Feature 4) have been analyzed and reported, no further work is recommended for these features.

The proposed amendments to the Kō'ele Project District will not affect the newly or previously recorded sites located within the project area and the analysis supports a project effect determination of "*no historic properties affected*". A literature review of the entire proposed Kō'ele Project Distict was conducted, and as no approvals for built structures or activities that would include ground disturbance in the Kō'ele Project District are being sought at this time, additional archaeological work in the Project District was not recommended at this time. Refer to **Appendix "E"**.

It is noted that the literature review and field inspection report has been submitted to the SHPD for review and comment as part of the EA process.

9. Cultural Resources

a. Existing Conditions

A cultural-historical study was prepared by Kepā Maly which focuses on native traditions and historical accounts that describe the ahupua'a (native land division) of Kamoku, focusing on the 'ili (land area within an ahupua'a) of Kō'ele, where the Project District is located. See **Appendix "F"**. The study provides the Hawaiian cultural context of Lāna'i's history—the landscape, traditions of settlement and residency, patterns of land use, valued fisheries, and traditional-customary practices—as documented in archival records and by island elders and other kama'āina. The narratives also incorporate traditions of neighboring ahupua'a to provide readers with the larger view of native life and history in this region of Lāna'i. The study includes documentation on valued beliefs and practices, and serves as a foundation for development of respectful management practices at Kō'ele, and offer rich details for sharing the history of place with those who live at or visit the area.

The ahupua'a of Kamoku, comprising 8,291 acres of land, is one of thirteen (13) native land divisions on the island of Lāna'i, and is situated on the kona (leeward) side of the island. There is a rich history and ample physical evidence of native Hawaiian residency in the ahupua'a of Kamoku, but by the late 1840s, when King Kamehameha III granted fee-simple property right to his people, only four (4) natives recorded claims for personal property rights in the ahupua'a. Refer to **Appendix "F"**.

In 1975, Maly accompanied Kenneth Emory on a week-long trip around Lāna'i. In 2001, formal recorded interviews with elder kama'āina of Lāna'i were begun, and visits to wahi pana (storied places) continued. No new interviews were conducted as a part of the present study. Rich oral historical memories have been recorded with elder kama'āina, born as early as the 1890s. Through the interviews, we learn that facets of that knowledge and customary practices still exist in the community. Refer to **Appendix "F"**.

b. Potential Impacts and Mitigation Measures

As with archaeology, it is unlikely that the proposed action will have an impact on cultural resources. No development actions are proposed at this time.

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10. Air Quality

a. Existing Conditions

There are no non-attainment areas for air quality in the State of Hawai'i, and air quality monitoring data is, thus, very limited. The ambient air quality of the area is typically clean and subject to the prevailing onshore winds. There are no major sources of air pollution in the immediate vicinity, such as agricultural burning, manufacturing plants and incinerators.

b. Potential Impacts and Mitigation Measures

Although the currently proposed action does not involve construction activities, it is noted that short-term impacts from fugitive dust are expected to occur during any potential future construction. To a lesser extent, exhaust emissions from stationary and mobile construction equipment, from the disruption of traffic, and from workers' vehicles, may also affect air quality during potential future construction activities.

Post construction, motor vehicles coming to and from the Project District may result in a long-term increase in air pollution emissions in the project area.

Given the reduction in scale of land area, densities and unit counts, there will be a reduction in traffic and other air quality impact issues once the amendments are made to the Kō'ele Project District.

Potential future improvements associated with the Kō'ele Project District are not expected to cause a significant air quality impact, including anticipated greenhouse gas emissions, above those contemplated with the approval of the existing Project District. As such, no mitigation measures beyond compliance with applicable regulations, requirements, and standards, are required.

11. Noise

a. Existing Conditions

Noise within Lāna'i City's regional vicinity is primarily derived from: 1) the natural environment (wind, rain, etc); 2) traffic from neighboring roadways; 3) community sounds related to people, animals/pets, etc.; and 4) nearby aircraft in flight to/from the Lāna'i Airport.

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b. Potential Impacts and Mitigation Measures

As previously discussed, the currently proposed action does not involve construction activities. However, it is noted that there is usually unavoidable noise impacts associated with operation of heavy construction machinery, paving equipment and material transport vehicles during construction activities which would be present during future construction activities that may take place. Proper mitigating measures to minimize construction-related noise impacts and comply with all Federal and State noise control regulations will be employed.

Increased noise activity due to construction would be limited to daytime hours and persist only during construction. Noise from construction activities would be short term and will comply with Department of Health (DOH) noise regulations found in HAR, Chapter 11-46, Community Noise Control. When construction noise exceeds, or is expected to exceed the DOH's allowable limits, a permit must be obtained from the DOH. Any future development would undergo separate analysis to evaluate potential noise impact related to the future action.

12. Scenic and Open Space Resources

a. Existing Conditions

The Kō'ele Project District is located immediately above Lāna'i City. Most of the area's topography consists of flat to gently sloping open, patchy forest and scrub lands. The area has been extensively developed previously with a hotel, golf courses, residential and related uses. Adjoining is Lāna'i City and the variety of residential, commercial, industrial, and public uses.

b. Potential Impacts and Mitigation Measures

The area of the Project District is not part of a scenic corridor, and the proposed action, as it does not involve construction activities, will not affect scenic vistas and view planes. The proposed action does not involve significant alteration of the existing topographic character of the site.

13. Beach and Mountain Access

a. Existing Conditions

Given the Project District's inland location, it is in proximity of the island's sole peak, Lāna'ihale. A very small portion of the Munro Trail is located in

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the vicinity of the Project District. The Project District does not offer any beach access.

b. Potential Impacts and Mitigation Measures

As no construction activities are being proposed, the action is not anticipated to present any adverse impacts on beach and mountain access.

14. Hazardous Materials

a. Existing Conditions

A Phase I Environmental Site Assessment (ESA) was conducted for those lands proposed to be added to the Kō'ele Project District. See **Appendix "G"**. The purpose of the assessment is to identify Recognized Environmental Conditions (RECs) at the site, including Controlled Recognized Environmental Conditions (CRECs), Historical Recognized Environmental Condition (HRECs), and de minimis conditions as defined by the American Society for Testing and Materials E 1527-13 standard. The scope of the Phase I ESA included the following tasks:

- Site and vicinity reconnaissance
- Site and vicinity description and physical setting
- Historical source review and description of historic Site conditions
- Interviews with owners, operators, and/or occupants of the Site, and/or local officials
- Review of environmental databases and regulatory agency records
- Review of previous environmental reports/documentation, as applicable
- Review of environmental liens, if provided or authorized to obtain by the User
- Preparation of a report summarizing findings, opinions, and conclusions

At the time of the preparation of the ESA, approximately 18 acres of the study area were operated by multiple contractors as a construction lay-down site associated with the renovations to the former Lodge at Kō'ele and other development projects on Lāna'i. Approximately 57.2 acres of the study area are currently operated by Lāna'i Ranch with pasture area, stables, horses and other livestock. Adjacent to the Lāna'i Ranch is a shipping container staging area.

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During the site reconnaissance, portions of the site were overgrown and access was not provided to the residential structures, all of the construction trailers, or all of the shipping containers used to store construction materials on the site. The ESA noted that these limiting conditions are not expected to impact the results of the Phase I ESA because the overgrown areas appear to be limited to vegetation. The residential structures are used for residential purposes and the construction trailers and shipping containers are expected to be similar to the ones that were accessed. Refer to **Appendix "G"**.

b. **Potential Impacts and Mitigation Measures**

The ESA revealed no evidence of recognized environmental conditions (RECs) and/or controlled recognized environmental conditions (CRECs) in connection with the site, except for the following:

REC No. 1

During Site reconnaissance a large area of staining was observed on the ground around the painting booth. Site personnel indicated that the staining was a result of overspray from wood staining activities using PPG ProLuxe 1 Primary Coat RE Wood Finish Transparent Satin. This would constitute a REC, as this is a petroleum-based product that has been released to the environment.

De Minimis Conditions

This assessment has revealed the following de minimis conditions in connection with the Site:

- *Less than one square foot of staining was observed on the ground in the BMK tent in the construction laydown portion of the Site. No evidence of a leaking container or source was identified. Due to the very limited nature, this would be considered de minimus.*

The following additional findings were identified during the course of the Phase I ESA that have not been determined to be RECs:

Finding No. 1

The previous use of portions of the Site as part of pineapple plantation activities indicates possible use of pesticides and other chemicals. Disturbance of soils could lead to potential exposures to potential pesticides and other chemicals and should be considered during the redevelopment process.

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Finding No. 2

An AST containing propane was observed near one of the residential structures on the Site. The AST is located on the exterior of the residence. No releases have been reported from the AST and no staining was noted at the time of inspection. As no releases to the environment are known or suspected, this is not considered to be a REC.

Pūlama Lāna'i will comply with all applicable Federal, State and County laws and rules regarding the treatment of RECs. In consideration of the above, the level of impact due to the findings of the ESA are anticipated to be less than significant.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Regional Setting

The island of Lāna'i is the second smallest of the populated Hawaiian Islands, with a land area of about 141.3 square miles. Of this total area, lands within the State "Agricultural" District occupy 72.9 square miles, while lands within the "Conservation" District encompass 59.7 square miles. "Urban" and "Rural" designated lands comprise 5.0 and 3.7 square miles, respectively.

Historically, Castle & Cooke, Inc. acquired more than 98 percent of the island and had established a 16,000-acre pineapple plantation surrounding its company town, Lāna'i City by the 1920s. For most of the 20th century, Lāna'i remained a plantation community. In the early 1990s, the declining profitability from pineapple cultivation resulted in a transition from an agricultural to visitor industry-based economy. In 2012, Lāna'i Resorts, LLC, a Hawai'i limited liability company doing business as Pūlama Lāna'i, purchased the Castle & Cooke, Inc. holdings on Lāna'i.

The island of Lāna'i is accessible by limited commercial inter-island flights, barge and ferry services, as well as private boats and aircraft. Lāna'i City is the island's town center and its residential and commercial core. Lāna'i Airport, located 3.2 miles southwest of the Project District, is the island's only airport linking Lāna'i to other neighbor islands. Kaumālapa'u Harbor is a State-owned small barge harbor located on the southwest coast of Lana'i. It is the island's only commercial seaport. Fuel and commodities for the island's residents come through this harbor. The Mānele Small Boat Harbor, also a State-owned harbor, accommodates various recreational and commercial boating activities, and a daily ferry shuttle service to and from Lahaina, Maui.

Lāna'i's attraction to visitors is attributable to its comfortable year-round climate and its world renowned, first class resorts, which includes the Four Seasons

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Resorts Lānaʻi at Mānele and Sensei Lānaʻi, a Four Seasons Resort. Hotel Lānaʻi in Lānaʻi City also offers accommodations for visitors to the island.

2. Population

a. Existing Conditions

The resident population of Lānaʻi has grown steadily within the past few decades. This gain is evident during the period from 1990 to 1995 as the island's emerging visitor industry attracted new employees for its resort operations.

In 1990, the resident population of Lānaʻi was at 2,426, while in 2000, the population stood at 3,193, an increase of 31.6 percent (Maui County Data Book, 2019).

The global financial crisis in 2008-2009 and resulting slowdown in the economy had a detrimental effect on population growth in the state and counties of Hawaiʻi. This is evidenced by a 1.8 percent decrease in Lānaʻi's population between 2000 and 2010 to 3,135. In the long term, however, population growth is expected to increase. The resident population of Lānaʻi is forecasted to increase to 4,020 in 2030 (Lānaʻi Community Plan, 2016).

b. Potential Impacts and Mitigation Measures

The proposed action does not involve construction activities and, as such, is not anticipated to impact the island's population. In addition, it is also noted that the proposed amendments seek to decrease the overall amount of lands within the Project District's residential sub-designations.

3. Economy

a. Existing Conditions

With its shift to a visitor industry-based economy, the island of Lānaʻi has emerged as one of the foremost luxury resort destination areas in the world. This accomplishment is evidenced by the success of the island's resorts.

In addition to the resorts, local businesses and visitor-oriented service providers contribute to the success of the island's economy. These include outdoor recreational activities, such as fishing, diving, hiking, hunting, bicycling, kayaking, sport shooting, snorkeling, whale watching, and sightseeing.

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Hawai'i's economy through 2019 was strong, with record-setting visitor arrivals and low unemployment. Although historical unemployment rate trends for Lāna'i supports this and shows improvement due in large part to the reopening of the Sensei Lāna'i, a Four Seasons Resort in November 2019, the COVID-19 pandemic will have far reaching impacts on the economy in Hawai'i and across the nation and world. Stay-at-home regulations and travel quarantines aimed to curb the spread of COVID-19 virus in Hawai'i have caused many businesses to shut down or drastically reduce operations. Unemployment claims have soared. While unemployment rates remain high, the economy is slowly recovering. As of September 2021, the unemployment rate on Lāna'i was at 4.7 percent, compared to 20.0 percent the year prior (Department of Labor and Industrial Relations, 2021).

b. Potential Impacts and Mitigation Measures

The proposed action does not involve any construction activities and, as such, there is no short-term impact on the economy.

It is noted that the lands proposed to be added to the Project District present future opportunities for potential construction-related spending and expanded resort and resort amenity-related employment opportunities. Specifically, under a full build-out scenario for the proposed amended Project District, approximately 450 direct jobs and 180 indirect jobs would be created, approximately 570 of which would be on Lāna'i. Refer to **Appendix "H"**.

4. Housing

a. Existing Conditions

According to a Socio-Economic Impact Report prepared for the proposed action, the average household size on Lāna'i was 2.57 people per household between the years 2013 and 2017, a slight decrease from 2.71 people per household in 2010. Between 2013 and 2017, Lāna'i had an estimated 1,561 housing units, of which, approximately 20.2 percent were vacant. See **Appendix "H"**.

b. Potential Impacts and Mitigation Measures

As discussed previously, the proposed action does not involve any construction activities. The proposed amendments seek to decrease the amount of lands within the Project District's residential sub-designations while also adding lands for Hotel and Resort Commercial uses. Following

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the proposed amendments, there will be a limited amount of residential sub-designated lands left for future development in the Project District.

C. PUBLIC SERVICES

1. Police and Fire Protection

a. Existing Conditions

Police and security services for island residents are provided by the Maui Police Department (MPD). The Lānaʻi Police Station is situated in Lānaʻi City.

Fire prevention, protection, and suppression services for the island of Lānaʻi are provided by the Maui County Department of Fire and Public Safety. The Lānaʻi Fire Station is also located in Lānaʻi City.

b. Potential Impacts and Mitigation Measures

The proposed action will not extend the service limits for emergency services. Police and fire protection services are not anticipated to be adversely impacted by the proposed action. Pūlama Lānaʻi proposes to coordinate with the County, local police, and fire services to mitigate any potential adverse impacts to these services.

2. Medical Services

a. Existing Conditions

The Lānaʻi Community Hospital is the major medical facility on the island. The 14-bed facility provides acute and long-term medical care, as well as 24-hour emergency medical service.

Also in Lānaʻi City is the Lānaʻi Health Center and Straub Clinic which provide outpatient medical care for the island's residents, as well as Rainbow Pharmacy, which provides for the island's pharmaceutical needs.

b. Potential Impacts and Mitigation Measures

The proposed action does not involve any construction activities and, as such, construction-related impacts to medical services are not anticipated.

From a long-term perspective, the proposed action is not a population generator and is not anticipated to adversely impact medical services in the community.

REF-50

3. Solid Waste

a. Existing Conditions

Single-family solid waste disposal on Lānaʻi is provided by the Maui County Department of Environmental Management (DEM), while commercial disposal service is provided by a private disposal service. The DEM's Lānaʻi Landfill is the primary disposal site for Lānaʻi.

Pūlama Lāna'i has established new recycled waste facilities and services, such as HI-5 recycling and centralized disposal of junk vehicles, white goods, and other recyclables which are shipped off island to permitted waste disposal sites on Oʻahu. These programs and services serve to divert streams of material disposed at the landfill.

b. Potential Impacts and Mitigation Measures

The proposed action is not anticipated to have a significant impact on solid waste disposal services, nor on the Lānaʻi Landifill.

4. Recreational Resources

a. Existing Conditions

Public parks and recreational facilities are administered and maintained by the Maui County Department of Parks and Recreation (DPR). DPR parks and facilities in Lānaʻi City include: the Lānaʻi Community Center, the Lānaʻi Gym and Tennis Courts, and the Lana'i Little League Field, Fraser Avenue Park, and Kaumalapa'u Highway/Fraser Avenue Park.

There are also a number of privately-owned and maintained recreational facilities that are available for public use. Situated in Lānaʻi City, Dole Park is a privately-owned park utilized by the public. Additional privately-owned parks utilized by the public include Waialua Park and Hulopoʻe Beach Park. Olopua Woods Park and Waialua Park are located in Lānaʻi City, while Hulopoʻe Beach Park is located near the Mānele Small Boat Harbor. Other beaches on Lānaʻi include: Kaiolohia (Shipwreck Beach), Lapa Beach, Polihua Beach, and Sharks Bay.

The Lānaʻi Recreation Center is a privately-owned and maintained recreational complex which is utilized by the public. The Center encompasses a heated swimming pool, basketball court, exercise track, fitness course, softball fields, recreational building, and playground.

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Other privately operated recreational facilities on Lāna'i include one (1) 18-hole championship golf course and a 9-hole golf course. The Challenge at Mānele adjoins The Four Seasons Resort Lāna'i at Mānele. The 9-hole Cavendish Golf Course is the other privately operated facility located within the Kō'ele Project District which provides recreational opportunities for Lāna'i residents at no cost.

b. Potential Impacts and Mitigation Measures

The proposed action is not considered a population generator. The proposed action is not intended to adversely impact the existing recreational facilities on Lāna'i. On the contrary, the proposed amendments seek to increase the amount of Project District lands within the Open Space and Park sub-designation, thereby providing opportunities for enhancement of existing and provision of additional recreational resources on Lāna'i.

5. Schools

a. Existing Conditions

The island of Lāna'i is served by the State of Hawai'i, Department of Education's (DOE's) public school system.

Located in Lāna'i City, Lāna'i High and Elementary School (LHES) provides elementary and secondary educational facilities and services for children from kindergarten through the twelfth grade.

LHES is the largest of six (6) kindergarten through grade 12 public schools in the DOE system. It is the only school that serves educational needs on the island of Lāna'i.

b. Potential Impacts and Mitigation Measures

As previously mentioned, the proposed action is not considered a population generator and will not place added demands on educational facilities or services on Lāna'i.

REF-52

D. INFRASTRUCTURE

1. Roadways

a. Existing Conditions

Austin, Tsutsumi & Associates, Inc. conducted a Traffic Assessment (TA) to document the updates and impacts from the proposed Kō'ele Project District in comparison to the original Kō'ele Project District. See **Appendix "I"**. In addition, an Addendum to the TA was prepared in November 2021 to address comments received on the Draft EA. See **Appendix "I-1"**. The original Kō'ele Project District spans approximately 632.5 acres of land immediately northeast and adjacent to Lāna'i City. However, the Proposed Kō'ele Project District will reduce the overall Project District by 8 percent in acreage.

Within Lāna'i City, the roadways are generally oriented within a rectangular grid network and serve low volumes of traffic. The roadways are generally narrow and are shared by both vehicular and pedestrian traffic due to the rural nature of the area. The following roadways serve as the major thoroughfares for traffic:

- Kaumālapa'u Highway is generally an east-west, two-way, two-lane, undivided roadway. The roadway begins to the west at Kaumālapa'u Harbor and travels to the east where it serves Lāna'i Airport before terminating within Lāna'i City at its intersection with Lāna'i Avenue and Queens Street. The posted speed limit along Kaumālapa'u Highway is 20 miles per hour (mph) within Lāna'i City and increases to 45 mph to the west of the city.

- Mānele Road is generally a north-south, two-way, two-lane, undivided State roadway. The roadway begins to the north at its intersection with Kaumālapa'u Highway at the edge of Lāna'i City and travels to the south where it terminates at Hulupo'e Bay. The posted speed limit along Mānele Road is 35 mph in the vicinity of Lāna'i City.

- Fraser Avenue is generally a north-south, two-way, two-lane, undivided roadway. The roadway begins to the south at its intersection with Kaumālapa'u Highway and travels to the north before terminating within the Kanepuu Apartments complex. Fraser Avenue provides access to Lāna'i Elementary and High School, churches, Dole Park and connections to restaurants and retail. The posted speed limit along the roadway is 20 mph.

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- Lānaʻi Avenue is generally a north-south, two-way, two-lane, undivided roadway. The roadway begins to the south at its intersection with Akolu Place and travels to the north before terminating at its intersection with Keomuku Highway and the Iwiole Hale Apartments driveway. Lānaʻi Avenue runs parallel to Fraser Avenue and provides connections to residential and commercial areas. The posted speed limit along the roadway is 20 mph.

- 8th Street is generally an east-west, two-way, two-lane, undivided roadway. The roadway begins to the west at its intersection with Fraser Avenue and travels to the east before terminating at its intersection with Lānaʻi Avenue. 8th Street borders Dole Park and serves the main commercial area within Lānaʻi City. Parking is provided along the northern side of the roadway. The posted speed limit along the roadway is 20 mph.

With regards to multi-modal activity, sidewalks are provided along portions of Fraser Avenue, Lānaʻi Avenue, Kaumālapaʻu Highway, Ilima Avenue, 5ith Street, 7th Street, 8th Street, and Keomuku Highway within Lānaʻi City. In addition, Kaumālapaʻu Highway from Mānele Road to Kaumālapaʻu Harbor is currently designated as a shared roadway per the State Department of Transportation's (SDOT) Bike Plan Hawaii: Bikeway Map. There is currently no public transportation on Lānaʻi.

The impacts of the Original Kōʻele Project District on the Lānaʻi City roadway network were included in the Lānaʻi City Traffic Circulation Plan Traffic Impact Analysis Report (TIAR), dated October 4, 1991, hereinafter referred to as the "Original TIAR." The Original TIAR, studied the following four (4) intersections:

- Kaumālapaʻu Highway/Fraser Avenue
- Kaumālapaʻu Highway/Lānaʻi Avenue
- 8th Street/Lānaʻi Avenue
- 8th Street/Fraser Avenue

The above intersections were studied as they were identified as major intersections that are currently anticipated to serve the highest volumes through Lānaʻi City. All four (4) intersections are currently unsignalized with two-way stop controls.

The Original TIAR includes traffic generated by various developments proposed on the island. Trip generation for the Original Kōʻele Project District in the Original TIAR was limited to 275 single-family residential units

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and 100 multi-family units as well as the 250-room Kō'ele Lodge (assumed as a 148-room expansion at the time of the report). The Original TIAR did not include trip generation for the golf course land use as the course was open and operational at the time of data collection.

The Original TIAR evaluated intersection movements based on a Level of Service (LOS). LOS is a qualitative measure used to describe the conditions of traffic flow at intersections, with values ranging from free-flow conditions at LOS A to congested conditions at LOS F. LOS D or better is generally considered acceptable for major movements.

Accounting for all the proposed developments on Lāna'i, the Original TIAR anticipated all studied intersections would operate with little to no delay and all movements at LOS B or better during the morning and afternoon peak hours of traffic. Even with the proposed developments, the existing roadway network was anticipated to handle the increase in traffic from new developments due to the low existing traffic volumes. Refer to **Appendix "I"**.

Nonetheless, the following intersections were evaluated as part of the TA Addendum to determine the potential impacts to State roadways within the vicinity of the proposed amended Kō'ele Project District:

- Kaumālapa'u Highway/Mānele Road
- Kaumālapa'u Highway/Fraser Avenue
- Kaumālapa'u Highway/Lāna'i Avenue

Traffic count data at the above intersections was estimated based on data provided in the Traffic Impact Analysis Report prepared for the Hokuao 201-H Housing Project and the Lāna'i City Traffic Circulation Plan. Traffic volumes from the studies were adjusted to existing conditions based on 2019 segment data collected by the SDOT along Kaumālapa'u Highway, Mānele Road, Fraser Avenue and Lāna'i Avenue.

Based on the data, the morning peak hour of traffic occurs from 7:00 a.m. to 8:00 a.m. and the afternoon peak hour of traffic occurs from 2:00 p.m. to 3:00 p.m. Existing traffic volumes along the study roadways are low during both peak hours of traffic due to the rural nature of Lāna'i and limited resident population. At the study intersections, existing volumes were no more than 350 vehicles during either peak hour and experienced minimal conflict. Refer to **Appendix "I-1"**.

b. Potential Impacts and Mitigation Measures

For the purposes of the Traffic Addendum, full development of the Proposed Kō'ele Project District was assumed to occur over a 20-year horizon. Population growth and related traffic growth has generally been limited on Lāna`i as a result of limited housing and employment opportunities on the island. A growth rate was not applied to existing traffic as any growth on the island is expected to be tied to new housing inventory and employment.

In order to account for future growth on the island, as new opportunities are made available, traffic generated by planned developments by Pūlama Lāna'i, the State and the County were added to the study intersections. These developments included the Hōkūao 201H Housing Project, Department of Hawaiian Home Lands (DHHL) Lāna'i Residence Lots Phase II, County of Maui Affordable Housing, and Miki Basin Industrial Park. The planned developments are expected to generate 286 trips during the morning peak hour of traffic and 406 trips during the afternoon peak hour of traffic.

The Institute of Traffic Engineers Trip Generation Manual, 10th Edition was used to determine the number of vehicular trips generated by the proposed Kō'ele Project District land uses with the exception of the Resort Commercial area, as the Resort Commercial area is expected to be primarily used by resort guests and, therefore, is not expected to generate trips outside of those attributed to the proposed Kō'ele Project District.

Although no immediate construction is currently planned within the proposed Kō'ele Project District boundaries, based on the proposed land use density (overall project district reduction in acreage for uses that would generate traffic impacts), the proposed Kō'ele Project District may generate up to 50 trips during the morning peak hour of traffic, and 91 trips during the afternoon peak hour. The proposed Kō'ele Project District is anticipated to contribute 5 to 10 percent of future volumes at the study intersections.

Under future conditions, up to 650 vehicles are projected to travel through the study intersections during either peak hour of traffic and are anticipated to continue to experience minimal conflicts.

Given the unique character of Lāna'i, adjustments can be applied to future development trip generation to obtain volumes more consistent with existing conditions on the island. Under the adjusted future conditions, up

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to 500 vehicles are projected to travel through the study intersections during either peak hour of traffic and are anticipated to continue to experience minimal conflicts.

In light of the foregoing, an updated TIAR is not anticipated to be required for the proposed Kō'ele Project District given that the study intersections will continue to operate similar to existing conditions upon full development of not just the Kō'ele Project District, but of the island of Lāna'i. Refer to **Appendix "I-1"**.

2. Water

a. Existing Conditions

Water System

R.M. Towill Corporation prepared a Preliminary Engineering Report (PER) that included a summary of water impacts due to the proposed Kō'ele Project District Amendment. Refer to **Appendix "J"**. The impacts to water demand due to the proposed Kō'ele Project District can be determined by comparing the calculated water demands for both the existing and proposed Kō'ele Project District at full build-out conditions. With regard to the proposed Kō'ele Project District water demands, in lieu of maximum density calculations, a proposed amended development program was provided by Pūlama Lāna'i which limits unit counts and developed areas.

The water system for Lāna'i is owned and operated by the Lanai Water Company and is divided into nine (9) aquifer systems for the island. The Kō'ele Project District falls within the Leeward Aquifer.

Water transmission mains generally consist of 8-inch and 12-inch pipes. The primary supply of potable water for Lāna'i City is from the 750,000 gallon Koele Tank and 2.0 million gallon (MG) Lāna'i City Tank. The Koele Tank is supplied with water from Wells 3 and 8 and the Lāna'i City Tank is supplied by Well 6.

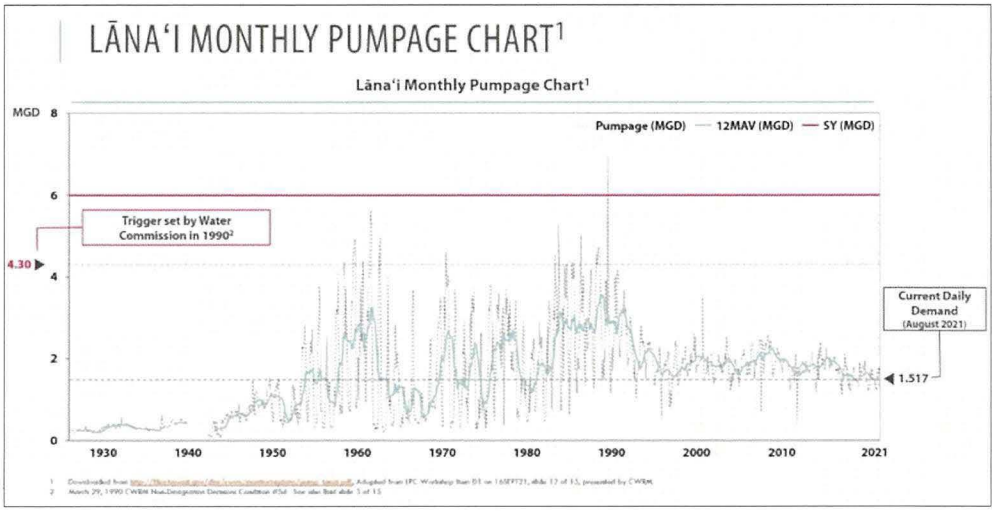
Water Availability

There are two (2) aquifers on Lāna'i, the Leeward Aquifer system and Windward Aquifer system, each with a sustainable yield of 3.0 million gallons per day (MGD). Together, the total sustainable yield for the island of Lāna'i is 6.0 MGD.

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Lāna'i Water Company provides Periodic Water Reports (PWR) to the County of Maui, Department of Water Supply and State of Hawai'i, Commission on Water Resource Management (CWRM). The PWR can be accessed each month from the Lāna'i Water Company's website.[1] The PWR contains data sets of gallons of water pumped, water use on the island, water well levels, and water temperature and chlorides. The CWRM publishes on their website a twelve (12) month moving average monthly pumpage chart relative to the island's 6.0 MGD sustainable yield.[2] In the context of the island's sustainable yield of 6.0 MGD, the CWRM established a management guideline trigger of 4.3 MGD to initiate proceedings to designate Lāna'i as a groundwater management area (Lāna'i Water Use and Development Plan, 2011). Lāna'i Water Company has a data set containing water readings from 1926 through today. The daily water demand on Lāna'i, last updated for August 2021, is 1.517 MGD.[3] This daily water demand is significantly lower than the 4.3 MGD trigger set by the CWRM in 1990 and the 6.0 MGD sustainable yield for the island of Lāna'i. **Table 6** below is reproduced from the CWRM website for Lāna'i, and annotated with information stated herein.

Table 6. Lāna'i Monthly Pumpage Chart



[1] See hyperlink https://lanaiwatercompany.com/water-reports/
[2] See hyperlink https://files.hawaii.gov/dlnr/cwrm/monitoringdata/pump_lanai.pdf
[3] See hyperlink https://files.hawaii.gov/dlnr/cwrm/monitoringdata/pump_lanai.pdf

REF-58

b. Potential Impacts and Mitigation Measures

Water System

Overall, the proposed Kō'ele Project District will cause a reduction in water demand, compared to the existing Kō'ele Project District, as a result of a reduction in acres of entitled Residential and Multi-Family entitled land. See **Table 7** and refer to **Appendix "J"**.

Table 7. Water Demand Summary

Land Use	Existing Project District Average Daily Demand (GPD)	Proposed Project District Average Daily Demand (GPD)[a]
Hotel	185,000	182,000
Multi-Family Residential	54,000	31,800
Single-Family Residential	153,000	34,200
Park	19,550	1,500
Open Space	0	0
Golf Course[b]	20,750	20,000
Public	1,700	N/A
Stables and Tennis Courts	2,500	N/A
Resort Commercial	N/A	22,760[c]
TOTAL	**436,500**	**292,260**

[a] Proposed demands are based on Pūlama Lāna'i's program which limits unit counts and developed area.

[b] Clubhouse and Cavendish only. The former Experience at Kō'ele's irrigation was provided by effluent.

[c] Includes Stables and Tennis Courts demand which is superseded by Resort Commercial land use.

Source: R.M. Towill, 2021.

Although the Park acreage increases from 11.5 acres to 234.9 acres, the estimated water demand decreases to 1,500 GPD, as irrigation is anticipated to be primarily provided by effluent, not potable water, to the extent available. The effluent water proposed to irrigate the Park subdistrict was previously used for the Golf subdistrict where the Experience at Kō'ele Golf Course was formerly located. The 1,500 GPD estimated for the proposed Kō'ele PD water demand for Park is driven by future comfort stations. Reclaimed water will also be used for irrigation of Hotel lands, to the extent available.

REF-59

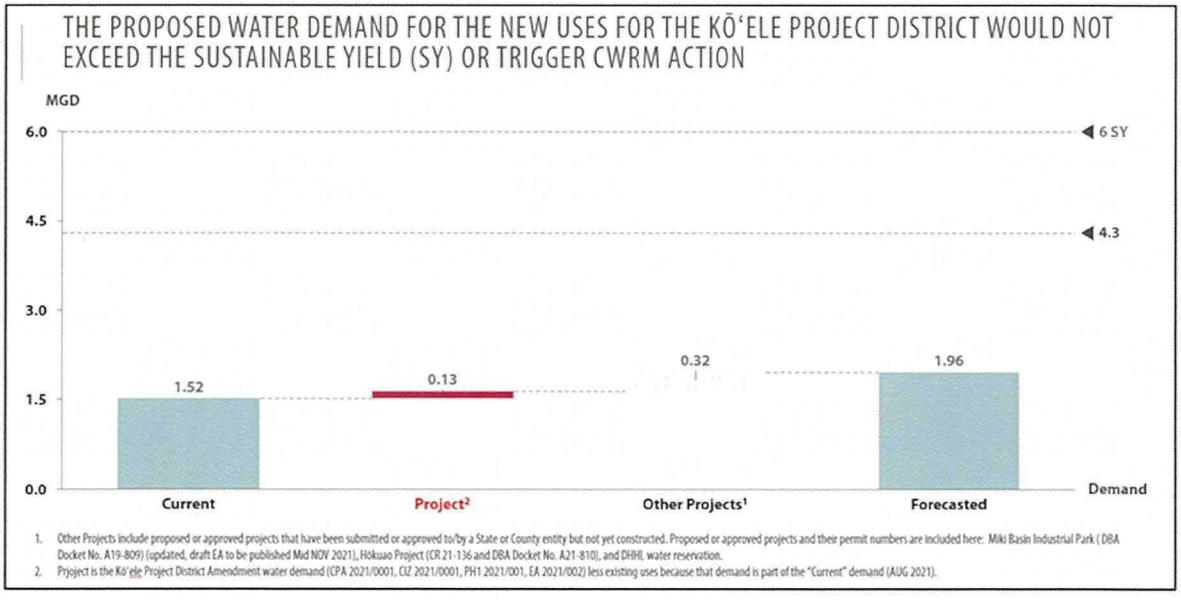
It should be noted that although approximately 49 acres of Single-Family sub-designated lands is proposed to be removed from the Kō'ele Project District (in the area between Kaunaoa Drive and Queens Street), there are 25 existing single-family dwellings that will continue to have water demand. The total existing water demand for said residences is estimated to be 15,000 GPD.

Water Availability

The water demand for the proposed project is also analyzed in the context of the 6.0 MGD sustainable yield for the island as a whole. **Table 8** below was created to provide a perspective of the incremental demand for the full build out of the Kō'ele Project District's water demand on the island as well as other proposed or approved projects on the island. On the far left, the current water demand on Lāna'i is represented as a light aqua bar (approximately 1.52 MGD), the next additional incremental demand in the red bar is the full build out for the proposed Kō'ele Project District (approximately 0.13 MGD) less the existing water demand (captured in the current water demand), followed by the gray bar for other proposed or approved projects (approximately 0.32 MGD). The total forecasted water demand for Lāna'i (summation of the values) is 1.96 MGD, which is less than the 4.3 MGD trigger set by CWRM and less than the sustainable yield of 6.0 MGD for Lāna'i.

Based on the foregoing, significant adverse impacts to water resources are not anticipated as a result of the proposed project.

Table 8. Forecasted Lāna'i Island Water Demand



REF-60

3. Wastewater

a. Existing Conditions

Lāna'i's municipal wastewater collection system is situated in and around Lāna'i City. Wastewater generated by Kō'ele Project District is collected by 8-inch and 6-inch pipes and conveyed southwest towards the Lāna'i City Wastewater Treatment Plant. R.M. Towill Corporation's PER also included a summary of wastewater impacts due to the proposed Kō'ele Project District Amendment. Refer to **Appendix "J"**. The impacts to wastewater flow due to the proposed Kō'ele Project District can be determined by comparing the calculated wastewater flows for both the existing and proposed zoning districts at full buildout conditions. Proposed wastewater demands are based on Pūlama Lāna'i's program which limits unit counts and developed areas.

b. Potential Impacts and Mitigation Measures

Overall, the proposed Kō'ele Project District will cause a reduction in proposed wastewater flows, compared to the existing Kō'ele Project District, as a result of a reduction in developable land. See **Table 9**. It should be noted that, although approximately 49 acres of single-family sub-designated lands is proposed to be removed from the Kō'ele Project District (in the area between Kaunaoa Drive and Queens Street), there are 25 existing dwellings that will continue to have wastewater flows. This flow is estimated to be 8,750 gpd. Refer to **Appendix "J"**.

Table 9. Wastewater Flow Summary

Land Use	Existing Project District Average Daily Demand (gpd)	Proposed Project District Average Daily Demand (gpd)[a]
Hotel	87,500	85,400
Multi-Family Residence	22,950	15,415
Single-Family Residence	89,250	19,950
Park (Comfort Stations)	[b]0	1,500
Open Space	0	0
Golf Course	1,750	[c]500
Public	[b]0	N/A
Stables & Tennis Courts	125	N/A
Resort/Commercial	N/A	[d]11,100
TOTAL	**201,575**	**133,865**

[a] Proposed demands are based on Pūlama Lāna'i program, which limits unit counts and developed area.
[b] No wastewater demand.
[c] Cavendish only
[d] Includes Stables & Tennis Courts demand which is superseded by Resort/Commercial land use.

Source: R.M. Towill, 2021.

REF-61

4. Drainage

a. Existing Conditions

The Kō'ele Project District area is located on the leeward side of the mountains in the central area of Lāna'i. It is situated mauka of Lāna'i City at the foothills of the mountain range and varies in elevation from approximately 1,600 to 2,000 feet msl. The topography is moderate below the breakline of the foothills. The unimproved mauka areas of the Kō'ele Project District are covered mainly with forest and tall trees, heavy brush, and tall grass.

The Project District is located along the north rim of the Pālāwai Basin. This basin is a large plateau area in the central portion of Lāna'i, approximately 4.5 miles in diameter. Runoff from the watershed inundates the lowest parts of the basin for prolonged periods during the rainy season.

Overall, runoff from the Kō'ele Project District is generally split between three (3) drainage tributaries. Runoff from the southern portion of the Kō'ele Project District is conveyed by the Kapano Gulch south to two (2) abandoned reservoirs. The runoff continues south to the Pālāwai Basin through a system of abandoned irrigation ditches. Runoff from the central and northwest portion of the Kō'ele Project District is conveyed by the Kaiholena/Iwiole/Paliamano Gulch west towards the shoreline and the Pacific Ocean. Runoff from the northeast portion of the Kō'ele Project District is conveyed by the Nalo Gulch northeast towards the shoreline of the island and the Pacific Ocean. Refer to **Appendix "J"**.

The existing drainage improvements consists of swales, basins and drainlines in the golf course and along the roadways, with culverts ranging in size from 18 to 96 inches. The former Experience at Kō'ele Golf Course was designed to handle a majority of the drainage for the Kō'ele Project District. Smaller flows from offsite areas and for onsite development parcels are diverted via pipes and green drainageways to the golf course, where they are conveyed, along with larger surface flows, by swales and contained in lakes/basins. Refer to **Appendix "J"**.

b. Potential Impacts and Mitigation Measures

Drain Areas 1 and 2 encompass the southern portion of the Kō'ele Project District, in which runoff is conveyed south to the Kapano Gulch and the Palawai Basin. Due to the decrease in allowable density south by the proposed amendment, at full build-out, the Proposed Kō'ele Project District

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results in a 5 percent decrease in the 100-year, 24-hour peak flow and a 4 percent decrease in runoff volume to the Palawai Basin.

Drain Areas 3 and 4 cover the central and northwest portion of the Kō'ele Project District, in which runoff is conveyed west to the Kaiholena/Iwiole/Paliamano Gulch and the ocean. The Proposed Kō'ele Project District results in a 0.3 percent decrease in the 100-year, 24-hour peak flow and a 0.1 percent increase in runoff volume to the ocean.

The Proposed Kō'ele Project District amended land uses in Drain Area 4 results in a negligible increase in 100-year, 24-hour peak flow and runoff volume. However, this is not anticipated to have any adverse impacts to the unimproved pasture land downstream. It is expected that any potential future improvements in this district will include measures to mitigate increases in runoff as well as provide stormwater quality treatment in accordance with County Standards.

Drain Area 5 covers the northeast portion of the Kō'ele Project District, in which runoff is conveyed northeast to the Nalo Gulch and the ocean. The Proposed Kō'ele Project District results in no change to storm runoff values.

Overall, the Proposed Kō'ele Project District has a positive impact to the Lāna'i City and downstream environments due to the reduction in runoff as a result of an overall reduction in lands entitled for development. Refer to **Appendix "J"**.

5. Electricity and Telephone Systems

a. Existing Conditions

Electrical, telephone, and cable television services to the Kō'ele area are provided by Hawaiian Electric Company (HECO), Hawaiian Telcom, and Spectrum, respectively. Overhead lines run along the road rights-of-way.

b. Potential Impacts and Mitigation Measures

As no construction activities are currently being proposed, the proposed action is not anticipated to have significant impact upon existing electrical, telephone, or cable television services.

E. CUMULATIVE AND SECONDARY IMPACTS

Pursuant to the Hawai'i Administrative Rules, Chapter 200, Section 11-200.1-2, entitled Environmental Impact Statement Rules, a cumulative impact means:

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

"Secondary impacts" or "indirect impacts" are defined as:

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

Cumulative and secondary impacts can be viewed as actions of others that are taken because of the presence of the project. Secondary impacts from highway projects, for example, can occur because they can induce development by removing one (1) of the impediments to growth.

In general, the proposed amendments to the Kō'ele Project District will add a limited increment to the current level of cumulative impact, but will be less than what is permitted with the existing Project District. As noted previously, impacts are estimated to be less than significant; in addition, the proposed action would not tip the balance from a less than significant impact to a significant level of impact on a cumulative basis due to the reduced density proposed for the Project District.

No adverse impacts to the domestic water and wastewater capacities and facilities are anticipated. Onsite runoff will be accommodated by existing drainage patterns. The proposed action is not expected to significantly impact other public services such as fire, health care, and emergency medical services. No adverse impacts upon recreational services are anticipated. Similarly, no traffic impacts are anticipated.

The proposed project does not appear to have the potential to involve any significant secondary impacts. While there are anticipated changes in several environmental and social categories, as noted above, these uses are consistent with surrounding uses in the area. These changes are, therefore, considered to be less than significant.

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RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

III

III. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

A. STATE LAND USE DISTRICTS

Chapter 205, Hawai'i Revised Statutes (HRS), relating to the Land Use Commission (LUC), establishes the four (4) major land use districts in which all lands in the State are placed. These districts are designated "Urban", "Rural", "Agricultural", and "Conservation". The existing Kō'ele Project District is located on lands designated "Urban". See **Figure 8**. It is noted that the approximately 72.44 acres proposed to be added to the Project District are located on lands designated as "Rural" and "Agricultural".

In order to establish the proposed uses consistent with the existing Project District, a State Land Use District Boundary Amendment (DBA) from the "Rural" and "Agricultural" districts to the "Urban" district will be required from the LUC for those 72.44 acres being added to the Project District, in accordance with criteria set forth in the Hawai'i Administrative Rules (HAR). An analysis of these criteria is provided below.

Land Use Commission Rules, Chapter 15-15, HAR

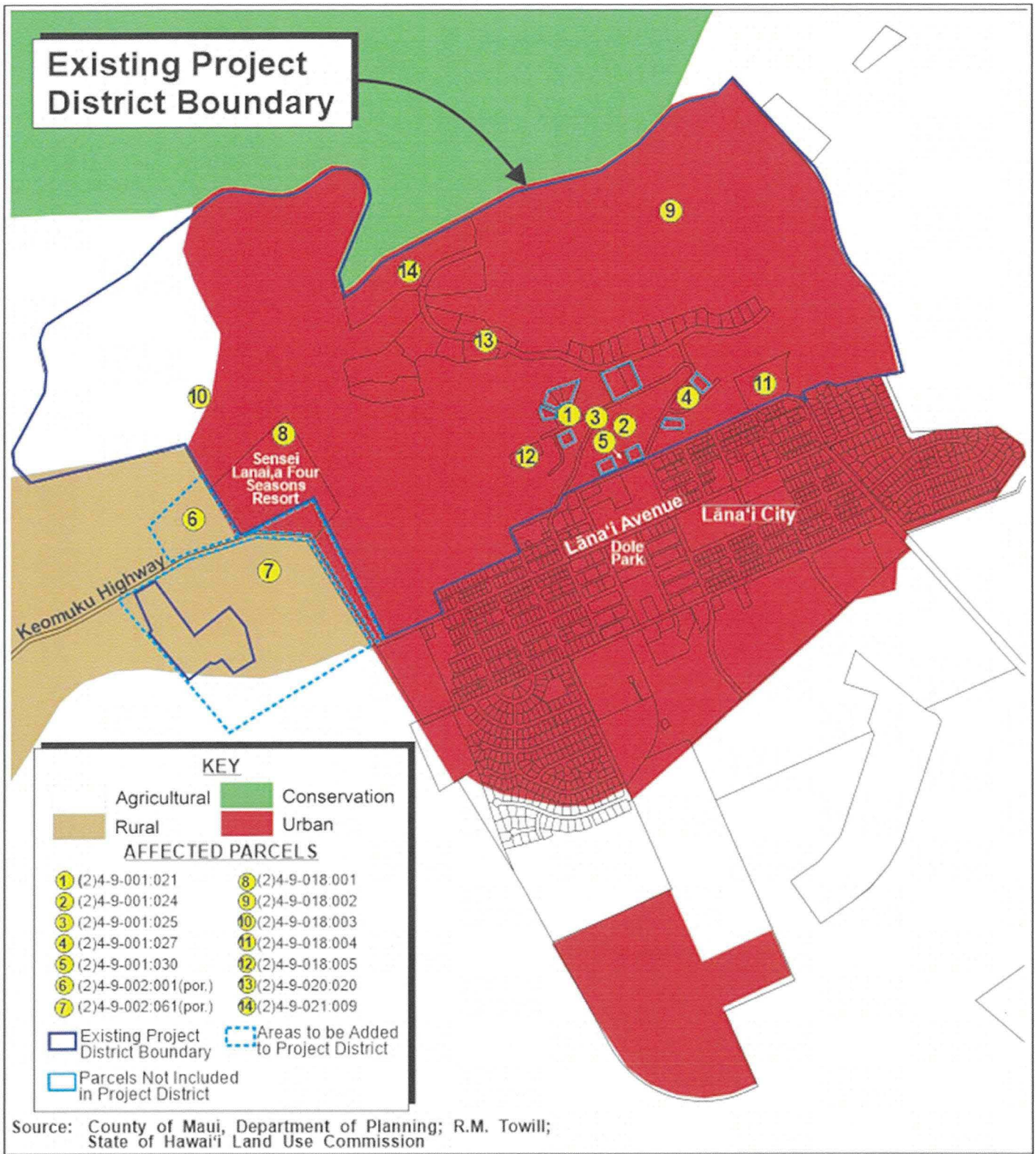
Reclassification of the subject lands must meet the following standards of the "Urban" district as set forth in the Land Use Commission Rules, Chapter 15-15-18, HAR:

> *1. It shall include lands characterized by "city-like" concentration of people, structure, streets, urban level of services and other related land uses.*

Response: The subject action involves a reclassification of district boundaries to add additional lands to the existing Kō'ele Project District. The proposed reclassification of vacant, undeveloped lands will complement the existing, adjacent uses within the Kō'ele Project District and will support the Project District's intended purpose of fostering resort and resort-related uses surrounding the Sensei Lāna'i, a Four Seasons Resort.

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

REF-66



Source: County of Maui, Department of Planning; R.M. Towill; State of Hawai'i Land Use Commission

Figure 8 Kō'ele Project District Amendment

State Land Use District Map

0 725 Feet
362.5 1450

Prepared for: Lanai Resorts LLC, a Hawaii Limited Liability Company doing business as Pūlama Lāna'i

MUNEKIYO HIRAGA

Pulama Lanai/Koele PD Ph I Amendment 2164/Applications/Figures/Revised Figures (3.23.21)/DLUD

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Response: (A.) The lands proposed for reclassification would be located adjacent to the existing Kō'ele Project District and would complement existing uses. (B.) The lands proposed for reclassification are not the subject of currently proposed development actions. However, at such time that these lands would be developed it is anticipated that they would be able to be serviced by existing infrastructure systems currently serving the Kō'ele Project District, and would not require the provision of other public services. (C.) The lands proposed for reclassification have been identified as a logical area for inclusion in the existing Kō'ele Project District due to its proximity to the Project District and existing infrastructure systems.

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

Response: The elevation of the project area is approximately 1,600 to 2,000 feet above mean sea level (amsl) at the foothills of Lāna'ihale. The topography is moderate below the breakline of the foothills. Existing drainage tributaries convey water from the site through existing drainage ditches and gulches to downstream properties. In addition, due to the Project District's mauka location, it is located outside of flood hazards zones, the tsunami evacuation area, and the projected sea level rise exposure area. Refer to **Appendix "J"**.

> *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.*

Response: As mentioned previously, the lands proposed for expansion are located adjacent to the existing Kō'ele Project District and will complement existing uses located therein.

> *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.*

Response: The lands proposed for reclassification are located adjacent to the existing Kō'ele Project District and as such, have been identified as a logical area for inclusion in the Project District.

> *6. It may include lands which do not conform to the standards in paragraph (1) to (5):*
>
> *A. When surrounded by or adjacent to existing urban developmentt; and*
>
> *B. Only when those lands represent a minor portion of this district*

REF-68

Response: The proposed reclassification area includes lands which conform to the standards in paragraphs (1) to (5). The lands which are proposed for reclassification represent a small portion of the remaining available agricultral lands on Lāna'i and in the State.

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

Response: The land proposed to be reclassified and added to the Kō'ele Project District are intended to meet future resort and resort-related land use requirements, which is the intended purpose of the Kō'ele Project District. The lands will be integrated with the existing infrastructure and public services on Lāna'i. As such, the urbanization of the project area would not contribute towards scattered development, but would complement the existing adjacent Project District.

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

Response: The topography of the area is moderate, and while slopes range from 0 to 30 percent, the lands are adjacent to the existing urban uses of the Kō'ele Project District. Refer to **Appendix "J"**. At such time that these lands may be developed, they will be developed in accordance with all Federal, State, and County regulations, and will not impact the public health, welfare, or safety, nor the public's interest in the aesthetic quality of the area.

B. HAWAI'I STATE PLAN

Chapter 226, HRS, also known as the Hawai'i State Plan, is a long-range comprehensive plan which serves as a guide for the future long-term development of the State by identifying goals, objectives, policies, and priorities, as well as implementation mechanisms. The Plan consists of three (3) parts. Part I includes the Overall Theme, Goals, Objectives, and Policies; Part II includes Planning, Coordination, and Implementation; and Part III establishes Priority Guidelines. Part II of the State Plan covers its administrative structure and implementation process. An analysis of the project's applicability to Part I and Part III of the Hawai'i State Plan is provided in **Appendix "K"**.

The overall theme of the Hawai'i State Plan is governed by the following general principles.

1. Individual and family self-sufficiency

2. Social and economic mobility

3. Community or social well-being

In consonance with the foregoing principles, the Hawai'i State Plan identifies three (3) clarifying goals:

1. A strong, viable economy, characterized by stability, diversity, and growth that enables the fulfillment of the needs and expectations of Hawai'i's present and future generations.

2. A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.

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.

This section of the environmental assessment examines the applicability of the proposed action as it relates to the objectives, policies, and priority guidelines of the Hawai'i State Plan, as set forth in HRS Sections 226-5 through 226-27.

A summary of the project's relationship to the Hawai'i State Plan, as detailed in **Appendix "K"** is provided below. The methodology for the analysis involves examining the project's applicability to the Hawai'i State Plan's goals, objectives, and policies. "Applicability" refers to a project's need, purpose and effects, and how these advance or promote a particular set of goals, objectives, and priority guidelines. In assessing the relationship between a proposed action and the Hawai'i State Plan, an action may be categorized in one of the following groups:

1. **Directly applicable**: the action and its potential effects directly advances or promotes the objective, policy or priority guideline.

   Example: A county project to develop a new water source and related transmission facilities would be directly applicable to the objectives and policies for Facility Systems-Water (HRS 226-16) which states *"(5) Support water supply services to areas experiencing critical water problems".*

2. **Indirectly applicable**: the action and its potential effects indirectly supports or advances the objective, policy or priority guideline.

   Example: The county water source project cited above supports other related objectives and policies for the economy (HRS 226-6, General), which, by example, states: *(9) Strive to achieve a level of construction activity responsive to, and*

consistent with, state growth objectives. In this case, the principle purpose of the project was not to create new construction activities, but nonetheless, supports this policy by creating temporary construction activity during the implementation of the project. In this instance, the proposed action may be deemed to be indirectly applicable to the objective and policy of the Hawai'i State Plan.

3. **Not applicable**: the action and its potential effects have no direct or indirect relationship to the objectives and policies of the Hawai'i State Plan.

   Example: That same county water source improvement project referenced above, may not have direct or indirect linkage to objectives and policies for the economy-Federal Expenditures (HRS 226-9) which states: *(1) Encourage the sustained flow of federal expenditures in Hawaii that generates long-term government civilian employment*. From the standpoint of the agency proposing the water system improvement, and assuming no Federal Funding for the project, there is an unlikely intent that the proposed water source project would be connected to or reliant upon the foregoing policy. Hence, from the standpoint judiciously applied policy analysis, the proposed action would be considered not applicable to the policy.

In general, a proposed action's applicability to the objectives, policies and priority guidelines of the Hawai'i State Plan is judged on the basis of the action's direct or indirect relationship to the respective objectives, policies, and priority directions. It is recognized that the categorization of "applicability" is subject to interpretation and should be appropriately considered in the context of local and regional conditions.

The assessment presented below summarizes the objective(s) for each policy/planning category of the Hawai'i State Plan, followed by a response which consolidates the assessments provided in **Appendix "K"**. The responses examines whether the proposed action is directly applicable, indirectly applicable or not applicable to the respective Hawai'i State Plan objectives, policies and priority guidelines.

HRS 226-5 Objective and policies for population

> *The Hawaii State Plan's objective for population is to guide population growth to be consistent with the achievement of physical, economic, and social objectives of HRS 226.*

Response: Implementation of the permitted uses in the amended Project District will support the State economy and enhance the social stability and well-being for the people of Lāna'i.

HRS 226-6 Objectives and policies for the economy--in general

In summary, planning for the State's economy in general shall be directed to increased and diversified employment, income and job choice opportunities, and a growing and diversified economic base.

Response: Implementation of the permitted uses in the amended Project District will support the State economy and enhance the social stability and well-being for the people of Lāna'i.

HRS 226-7 Objectives and Policies for the economy—agriculture

> *The objectives for agriculture seek to sustain the viability of sugar and pineapple industries, ensure growth and development of diversified agriculture, and ensure that the agriculture industry continues as an essential component of the State's well-being.*

Response: The proposed action will not directly or indirectly impact the economic objectives and policies related to agriculture.

HRS 226-8 Objective and policies for the economy—visitor industry

> *The visitor industry objective recognizes that the visitor industry constitutes a major component of Hawaii's steady economic growth.*

Response: The proposed action indirectly supports the economic objectives and policies related to the visitor industry as implementation of the proposed action presents opportunities for future development of resort-related uses and amenities, thus increased employment opportunities for residents.

HRS 226-9 Objective and policies for the economy—federal expenditures

> *This objective seeks a stable federal investment base as an integral component of Hawaii's economy.*

Response: The proposed action will not directly or indirectly impact the economic objectives and policies related to federal expenditures.

HRS 226-10 Objective and policies for the economy—potential growth and innovative activities

> *The objective for potential growth and innovative activities is directed towards the development and expansion of the economy to increase and diversify Hawaii's economic base.*

Response: The proposed action will not directly or indirectly impact the economic objectives and policies related to growth and innovative activities.

HRS 226-10.5 Objectives and policies for the economy—information industry

> *The objective for the information industry recognizes that broadband and wireless communication capability and infrastructure are foundations for an innovative economy which will position Hawaii as a leader in this field in the Pacific region.*

Response: The proposed action will not directly or indirectly impact the economic objectives and policies related to the information industries.

HRS 226-11 Objectives and policies for the physical environment-land-based, shoreline, and marine resources

> *The objectives for land-based, shoreline, and marine resources seeks the prudent use of land-based, shoreline, and marine resources, and the effective protection of Hawaii's unique and fragile environmental resources.*

Response: As previously discussed, the proposed action does not involve any construction activities. As such, the proposed action will not have any direct or indirect impact upon the objectives and policies related to land based, shoreline, and marine resources. However, planning and design for any potential future development within the Project District will take into account the surrounding environs to ensure that natural resources are not significantly impacted.

HRS 226-12 Objective and policies for the physical environment - scenic, natural beauty, and historic resources

> *With regard to scenic, natural beauty and historic resources, it is the State's objective to enhance scenic assets, natural beauty and multi-cultural/historical resources.*

Response: As previously discussed, the proposed action does not involve any construction activities. As such, the proposed action will not have any direct or indirect impact upon the objectives and policies related to scenic, natural beauty, and historic resources. Nonetheless, planning and design for any potential future development within the Project District will take into account the surrounding environs to ensure that scenic, natural beauty, and historic resources are not significantly impacted.

HRS 226-13 Objectives and policies for the physical environment--land, air, and water quality

> *The objectives for land, air, and water quality is directed at the maintenance and pursuit of improved quality of Hawaii's land, air and water resources, and greater public awareness and appreciation of Hawaii's environmental resources.*

Response: As previously discussed, the proposed action does not involve any construction activities. As such, the proposed action will not have any direct or indirect impact upon the objectives and policies related to land, air, and water quality. However, any potential future development activities within the Project District will be planned and designed such that they do not result in significant adverse impacts to land, air, or water quality. It is also noted that the Project District is located inland, and not within a flood hazard zone, the tsunami inundation zone, or an area with sea level rise hazards.

HRS 226-14 Objective and policies for facility systems—in general

> *Having water, transportation, waste disposal, and energy and telecommunications systems that support Statewide social, economic, and physical objectives is the focus of this planning category.*

Response: As previously discussed, the proposed action does not involve any construction activities. As such, the proposed action will not have any direct or indirect impact upon the objectives and policies related to facility systems in general. It is noted that any potential future development within the Project District is anticipated to be serviced by existing infrastructure systems.

HRS 226-15 Objectives and policies for facility systems--solid and liquid wastes

> *The objectives for solid and liquid waste addresses the maintenance of basic public health and sanitation standards relating to the treatment and disposal of solid and liquid wastes, and the provision of adequate sewerage facilities in keeping with housing, employment, mobility and related needs.*

Response: As previously discussed, the proposed action does not involve any construction activities. As such, the proposed action will not have any direct or indirect impact upon the objectives and policies related to solid and liquid waste facility systems.

HRS 226-16 Objective and policies for facility systems—water

> *The objective for water is to adequately accommodate domestic, agricultural, commercial, industrial, recreational and related needs within resource capabilities.*

Response: As previously discussed, the proposed action does not involve any construction activities. As such, the proposed action will not have any direct or indirect impact upon the objectives and policies related to water facility systems.

HRS 226-17 Objectives and policies for facility systems—transportation

> *An integrated multi-modal transportation system that meets statewide needs and promotes the efficient, economic, safe and convenient movement of people and goods, and which will accommodate planned growth is the objective for facility systems—transportation.*

Response: As previously discussed, the proposed action does not involve any construction activities. As such, the proposed action will not have any direct or indirect impact upon the objectives and policies related to transportation facility systems.

HRS 226-18 Objectives and policies for facility systems—energy

> *The objective for energy is multi-pronged, seeking dependable, efficient, and economic statewide energy systems; increased energy security and self-sufficiency; greater diversification of energy generation; reduction, avoidance or sequestration of greenhouse gas emissions, and prioritizing utility customers from a social and financial interest standpoint.*

Response: As previously discussed, the proposed action does not involve any construction activities. As such, the proposed action will not have any direct or indirect impact upon the objectives and policies related to energy facility systems.

HRS 226-18.5 Objectives and policies for facility systems—telecommunications

> *A dependable, efficient and economical statewide telecommunications system along with adequate, reasonably priced, and dependable telecommunications services to accommodate demand are the objectives for telecommunications.*

Response: As previously discussed, the proposed action does not involve any construction activities. As such, the proposed action will not have any direct or indirect impact upon the objectives and policies related to telecommunication facility systems.

HRS 226-19 Objectives and policies for socio-cultural advancement--housing

> *The objectives for housing encompass greater opportunities for Hawaii's people to secure reasonably priced, safe, sanitary and livable homes; the orderly development of residential areas sensitive to community needs and other land uses; and the development and provision of affordable rental housing.*

Response: The proposed action seeks to reduce the lands designated for residential uses within the project district. As such, the proposed action will not have any direct or indirect impact upon the objectives and policies related to housing.

HRS 226-20 Objectives and policies for socio-cultural advancement—health

> *Fulfillment of basic individual health needs, maintenance of sanitary and environmentally healthful community conditions; and elimination of health disparities by identifying and addressing the social determinants of health are the objectives for health.*

Response: The proposed action will not have any direct or indirect impact upon the objectives and policies related to health.

HRS 226-21 Objective and policies for socio-cultural advancement—education

The provision of a variety of educational opportunities that enable individuals to fulfill their needs, responsibilities and aspirations is the objective for education.

Response: The proposed action will not have any direct or indirect impact upon the objectives and policies related to education.

HRS 226-22 Objective and policies for socio-cultural advancement--social services

The objective for social services is improved public and private social services and activities that enables individuals, families and groups to become more self-reliant and confident to improve their well-being.

Response: The proposed action will not have any direct or indirect impact upon the objectives and policies related to social services.

HRS 226-23 Objective and policies for socio-cultural advancement—leisure

The objective for leisure is the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.

Response: The proposed action results in a net increase in lands designated Park and Open Space within the Project District. As such, the proposed action has an indirect impact upon the objectives and policies related to leisure activities and resource as this increase in Park and Open Space sub-designated lands present opportunities for additional recreational resources to be developed.

HRS 226-24 Objective and policies for socio-cultural advancement--individual rights and personal well-being

The individual rights and personal well-being objective seeks to increase opportunities and protection of individual rights to enable achievement of socio-economic needs and aspirations.

Response: The proposed action will not have any direct or indirect impact upon the objectives and policies related to individual rights and personal well-being.

HRS 226-25 Objective and policies for socio-cultural advancement--culture

Enhancement of cultural identities, traditions, values, customs, and arts of Hawaii's people reflects the objective for culture.

Response: The proposed action will not have any direct or indirect impact upon the objectives and policies related to culture.

HRS 226-26 Objectives and policies for socio-cultural advancement--public safety

> *The objectives for public safety seek to provide assurance of public safety and adequate protection of life and property for all people; optimum organizational readiness and capability in emergency management during civil disruptions, wars, natural disasters, and other major disturbance; and promotion of a sense of community responsibility for the welfare and safety of Hawaii's people.*

Response: The proposed action will not have any direct or indirect impact upon the objectives and policies related to public safety.

HRS 226-27 Objectives and policies for socio-cultural advancement--government

> *The objective for government encompasses efficient, effective and responsive government services and fiscal integrity, and responsibility, and efficiency in state and county governments.*

Response: The proposed action will not have any direct or indirect impact upon the objectives and policies related to government.

Priority Guidelines

"Priority guidelines" means those guidelines which shall take precedence when addressing areas of statewide concern. This section addresses applicability criteria to the priority guidelines set forth in HRS 226-103.

Priority guidelines of the Hawai'i State Plan covers the economy, population growth and land resources, crime and criminal justice, affordable housing, quality education, sustainability, and climate change adaptation. Applicability assessment for each of the foregoing issue areas are presented below:

1. **Economic Priority Guidelines**

   Response: The proposed action is intended to reduce the scale of the land area and density and make amendments to the development standards permitted within the existing Kō'ele Project District. The proposed amendments offer opportunities for future resort-related development and associated job opportunities.

2. **Population Growth and Land Resources Priority Guidelines**

   Response: The proposed action will not have any direct or indirect impact upon the priority guidelines related to population growth and land resources.

3. **Crime and Criminal Justice Priority Guidelines**

Response: The proposed action will not have any direct or indirect impact upon the priority guidelines related to crime and criminal justice.

4. **Affordable Housing Priority Guidelines**

Response: The proposed action will not have any direct or indirect impacrict upon the objectives and policies related to affordable housing.

5. **Quality Education Priority Guidelines**

Response: The proposed action will not have any direct or indirect impact upon the priority guidelines related to quality education.

6. **Sustainability Priority Guidelines**

Response: The proposed action will not have any direct or indirect impact upon the priority guidelines related to sustainability.

7. **Climate Change Adaptation Priority Guidelines**

Response: The proposed action will not have any direct or indirect impact upon the priority guidelines related to climate change adaptation.

C. STATE FUNCTIONAL PLANS

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

- Identify major Statewide priority concerns
- Define current strategies for each functional area
- Identify major relationships among functional areas
- Provide direction and strategies for departmental policies, programs, and priorities
- Provide a guide for the allocation of resources

- Coordinate State and County roles and responsibilities in the implementation of the Hawai145i State Plan

Thirteen (13) Functional Plans have been prepared by State agencies. **Table 10** provides an assessment of the relationship between the proposed action and each of the 13 Functional Plans.

Table 10. Relationship Between the Proposed Kō'ele Project District Amendment and the State Functional Plans

	State Functional Plan	State Coordinating Agency	Purpose	Analysis
1	Agriculture Functional Plan (1991)	Department of Agriculture	Continued viability of agriculture throughout the State	As previously discussed, approximately 72.44-acres of lands will be added to the Project District, including some lands currently designated as agriculture lands. However, as there are approximately 18,000-acres of former plantation lands on Lāna'i which remain available for agricultural use, and over 200,000-acres available statewide, the proposed action is not deemed significant given the overall availability of agriculture lands. The proposed action will not contravene the goals and objectives of this functional plan.
2	Conservation Lands State Functional Plan (1991)	Department of Land and Natural Resources	Addresses issues of population and economic growth and its strain on current natural resources; broadening public use of natural resources while protecting lands and shorelines from overuse; additionally, promotes the aquaculture industry	The proposed action will not contravene the goals and objectives of this functional plan. The proposed action does not impact State conservation lands.
3	Education State Functional Plan (1989)	Department of Education	Improvements to Hawai'i's educational curriculum, quality of educational staff, and access to adequate facilities	The proposed action will not contravene the goals and objectives of this functional plan.
4	Employment State Functional Plan (1990)	Department of Labor and Industrial Relations	Improve the qualifications, productivity, and effectiveness of the State's workforce through better education and training of workers as well as efficient planning of	The proposed action will not contravene the goals and objectives of this functional plan. However, the proposed action does present opportunities for

	State Functional Plan	State Coordinating Agency	Purpose	Analysis
			economic development, employment opportunities, and training activities	future resort-related jobs in the Project District.
5	Energy State Functional Plan (1991)	Department of Business, Economic Development and Tourism	Lessen the reliance on petroleum and other fossil fuels in favor of alternative sources of energy so as to keep up with the State's increasing energy demands while also becoming a more sustainable island state; achieving dependable, efficient, and economical statewide energy systems	The proposed action will not contravene the goals and objectives of this functional plan.
6	Health State Functional Plan (1989)	Department of Health	Improve health care system by providing for those who don't have access to private health care providers; increasing preventative health measures; addressing 'quality of care' elements in private and public sectors to cut increasing costs	The proposed action will not contravene the goals and objectives of this functional plan.
7	Higher Education Functional Plan (1984)	University of Hawai'i	Prepare Hawai'i's citizens for the demands of an increasingly complex world through providing technical and intellectual tools	The proposed action will not contravene the goals and objectives of this functional plan.
8	Historic Preservation State Functional Plan (1991)	Department of Land and Natural Resources	Preservation of historic properties, records, artifacts and oral histories; provide public with information/education on the ethnic and cultural heritages and history of Hawai'i	The proposed action will not contravene the goals and objectives of this functional plan.
9	Affordable Housing State Functional Plan (2017)	Hawai'i Housing Finance and Development Corporation	Based largely on joint public/private efforts to finance, build, and maintain an adequate supply of affordable housing. It will be a working tool to guide the State, the counties, as well as the private sector in meeting the overall goal that every Hawai'i resident will have the opportunity to live in a safe, decent and affordable home.	The proposed action will not contravene the goals and objectives of this functional plan.
10	Human Services State Functional Plan (1989)	Department of Human Services	Refining support systems for families and individuals by improving elderly care, increasing preventative measures to combat child/spousal abuse and neglect; providing means for 'self-sufficiency'	The proposed action will not contravene the goals and objectives of this functional plan.

	State Functional Plan	State Coordinating Agency	Purpose	Analysis
11	Recreation State Functional Plan (1991)	Department of Land and Natural Resources	Manage the use of recreational resources via addressing issues: (1) ocean and shoreline recreation, (2) mauka, urban, and other recreation opportunities, (3) public access to shoreline and upland recreation areas, (4) resource conservation and management, (5) management of recreation programs/facilities/areas, and (6) wetlands protection and management	The proposed action will not contravene the goals and objectives of this functional plan. It is noted that the proposed amendments seek to increase the amount of lands within the Park and Open Space sub-designations, thereby increasing opportunities for provision of recreational resources.
12	Tourism State Functional Plan (1991)	Department of Business, Economic Development and Tourism	Balance tourism/economic growth with environmental and community concerns; development that is cognizant of the limited land and water resources of the islands; maintaining friendly relations between tourists and community members; development of a productive workforce and enhancement of career and employment opportunities in the visitor industry	The proposed action will not contravene the goals and objectives of this functional plan. However, the proposed action does present opportunities for future enhancement of resort-related uses within the Project District.
13	Transportation State Functional Plan (1991)	Department of Transportation	Development of a safer, more efficient transportation system that also is consistent with planned physical and economic growth of the state; construction of facility and infrastructure improvements; develop a transportation system balanced with new alternatives; pursue land use initiatives which help reduce travel demand	The proposed action will not contravene the goals and objectives of this functional plan.

REF-81

D. COUNTYWIDE POLICY PLAN

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

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

Chapter 2.80B of the Maui County Code, relating to the General Plan and Community Plans, implements the foregoing Charter provision through enabling legislation which calls for a Countywide Policy Plan and a Maui Island Plan.

1. Countywide Policy Plan

The Countywide Policy Plan was adopted in March 2010 and is a comprehensive policy document for the islands of Maui County to the year 2030. The plan replaces the General Plan of the County of Maui 1990 Update and provides the policy framework for the development of the Maui Island Plan as well as for updating the nine (9) detailed Community Plans. The Countywide Policy Plan provides broad goals, objectives, policies, and implementing actions that portray the desired direction of the County's future. Goals are intended to describe a desirable condition of the County by the year 2030 and are intentionally general. Objectives tend to be more specific and may be regarded as milestones to achieve the larger goals. Policies are not intended as regulations, but instead provide a general guideline for County decision makers, departments, and collaborating organizations toward the attainment of goals and objectives. Implementing actions are specific tasks, procedures, programs, or techniques that carry out policy. Discussion of the proposed project's applicability to the relevant goals, objectives, policies, and implementing actions of the Countywide Policy Plan is provided in **Appendix "L"**.

As with the Hawai'i State Plan, the methodology for assessing a project's relationship to the Countywide Policy Plan involves examining the project's applicability to the Plan's goals, objectives, and policies. "Applicability" refers to a project's need, purpose and effects, and how they advance or promote a particular set of goals, objectives, and policies. In assessing the relationship between a

proposed action and the Countywide Policy Plan, an action may be categorized in one of the following groups:

1. **Directly applicable:** the action and its potential effects directly advances, promotes or affects the relevant goal, objective, or policy.

   Example: Using the same example as that provided for the Hawai'i State Plan, that of a County project to develop a new water source and related transmission facilities, such an action would be directly applicable to improving physical infrastructure. The relevant objective states: *"Improve water systems to assure access to sustainable, clean, reliable, and affordable sources of water"* (Objective I.1). A policy within this objective category states: *Ensure that adequate supplies of water are available prior to approval of subdivision or construction documents* (Policy I.1.a).

   In this instance, the proposed action is considered to be directly applicable to the cited objective and policy.

2. **Indirectly applicable:** the action and its potential effects indirectly supports, advances or affects the objective, policy or priority guideline.

   Example: The county water source project cited above supports the objective to: *"Improve land use management and implement a directed-growth strategy"* (Objective J.1). A related policy encompassed by this objective states: *"Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic, shoreline, and cultural resources"* (Policy J.1.h). In this case, the principle purpose of the project is not to create source specifically intended to improve land use management. Nonetheless, the proposed action indirectly supports the Countywide Policy Plan's directives relating to appropriate locations for new development.

3. **Not applicable:** the action and its potential effects have no direct or indirect relationship to the objectives and policies of the Countywide Policy Plan.

   Example: The county water source improvement project referenced above, may not have direct or indirect linkage to Objective D.1, which states: *"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"*. Hence, from a policy analysis and linkage standpoint, the proposed action would be considered not applicable to this set of objectives and policies.

It is recognized that policy analysis is subject to interpretation and is best considered in the context of the proposed action's local and regional conditions.

The assessment presented below restates the goal for each policy/planning category followed by a response which consolidates and summarizes the assessments provided in **Appendix "L"**. The responses examine whether the proposed action is directly applicable, indirectly applicable or not applicable to the respective Countywide Policy Plan objectives, policies and implementing actions.

(A) PROTECT THE NATURAL ENVIRONMENT

Goal:

Maui County's natural environment and distinctive open spaces will be preserved, managed, and cared for in perpetuity.

Response: Pūlama Lāna'i is proposing a reduction in scale of the land area and density, and amendments to the development standards permitted in the existing Kō'ele Project District. As previously discussed, the proposed action does not involve any construction activities. Nonetheless, planning and design for any future development within the Project District will take into account the surrounding environs to ensure that scenic vistas are not impacted.

Furthermore, any potential future development activities within the Project District will be planned and designed such that they do not result in significant impacts to water quality. In addition, it is noted that the proposed amended Project District increases the amount of lands designated as Park and Open Space.

In addition, as the proposed action does present opportunities to support future development within the Project District, any future development will be evaluated to assess the potential for environmental and socio-economic impacts and will advance proposed mitigation measures.

(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.

REF-84

Response: Although no construction activities are currently proposed, an archaeological and related cultural assessment was undertaken to assess the potential for impacts related to any future development action within the Project District. A program of data recovery and monitoring was recommended in order to avoid or reduce potential impacts to known significant areas.

(C) IMPROVE EDUCATION

Goal:

Residents will have access to lifelong formal and informal educational options enabling them to realize their ambitions.

Response: The proposed action will not have any direct or indirect impact upon the objective and policies related to education.

(D) STRENGTHEN SOCIAL AND HEALTHCARE SERVICES

Goal:

Health and social services in Maui County will fully and comprehensively serve all segments of the population.

Response: The proposed action will not have any direct or indirect impact upon the objective and policies related to social and healthcare services.

(E) EXPAND HOUSING OPPORTUNITIES FOR RESIDENTS

Goal:

Quality, island-appropriate housing will be available to all residents.

Response: The proposed action will not have any direct or indirect impact upon the objective and policies related to housing.

(F) STRENGTHEN THE LOCAL ECONOMY

Goal:

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

Response: Implementation of the amended Project District will support the economy and enhance the social stability and well-being for the people of Lāna'i by providing opportunities for future resort-related jobs.

The proposed action indirectly supports the economic objectives and policies related to the visitor industry as implementation of the proposed action presents opportunities for future development of resort-related uses and amenities.

(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.

Response: The proposed action results in a net increase in lands designated Park and Open Space within the Project District. As such, the proposed action has an indirect impact upon the objective and policies related to parks and recreational opportunities as this increase in Park and Open Space sub-designated lands present opportunities for additional recreational resources to be developed.

(H) DIVERSIFY TRANSPORTATION OPTIONS

Goal:

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

Response: The proposed action will not have any direct or indirect impact upon the objectives and policies related to transportation.

(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.

Response: It is noted that any potential future development within the Project District is anticipated to be serviced by existing infrastructure systems.

Although no construction activities are currently being proposed, the Project District continues to be located in proximity to existing infrastructure systems such that any future development would not require the provision of new or extension of existing systems. In this regard, the proposed action is indirectly supportive of the above objective and policies.

(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.

Response: The proposed action complements Lāna'i City's character and the existing uses within the Kō'ele Project District. Any future development would make use of existing infrastructure systems.

The proposed action complements Lāna'i City's character and the existing uses within the Kō'ele Project District. As noted previously, the proposed action results in a net increase in lands designated Park and Open Space within the Project District.

As discussed previously, although no construction activities are currently proposed, the proposed action does present opportunities to support future development within the Project District. Any future development will be evaluated to assess the potential for environmental and socio-economic impacts and will discuss the action's conformance to State and County land use regulations and controls.

(K) STRIVE FOR GOOD GOVERNANCE

Goal:

Government services will be transparent, effective, efficient, and responsive to the needs of residents.

Response: The proposed action will not have any direct or indirect impact upon the objective and policies related to good governance.

REF-87

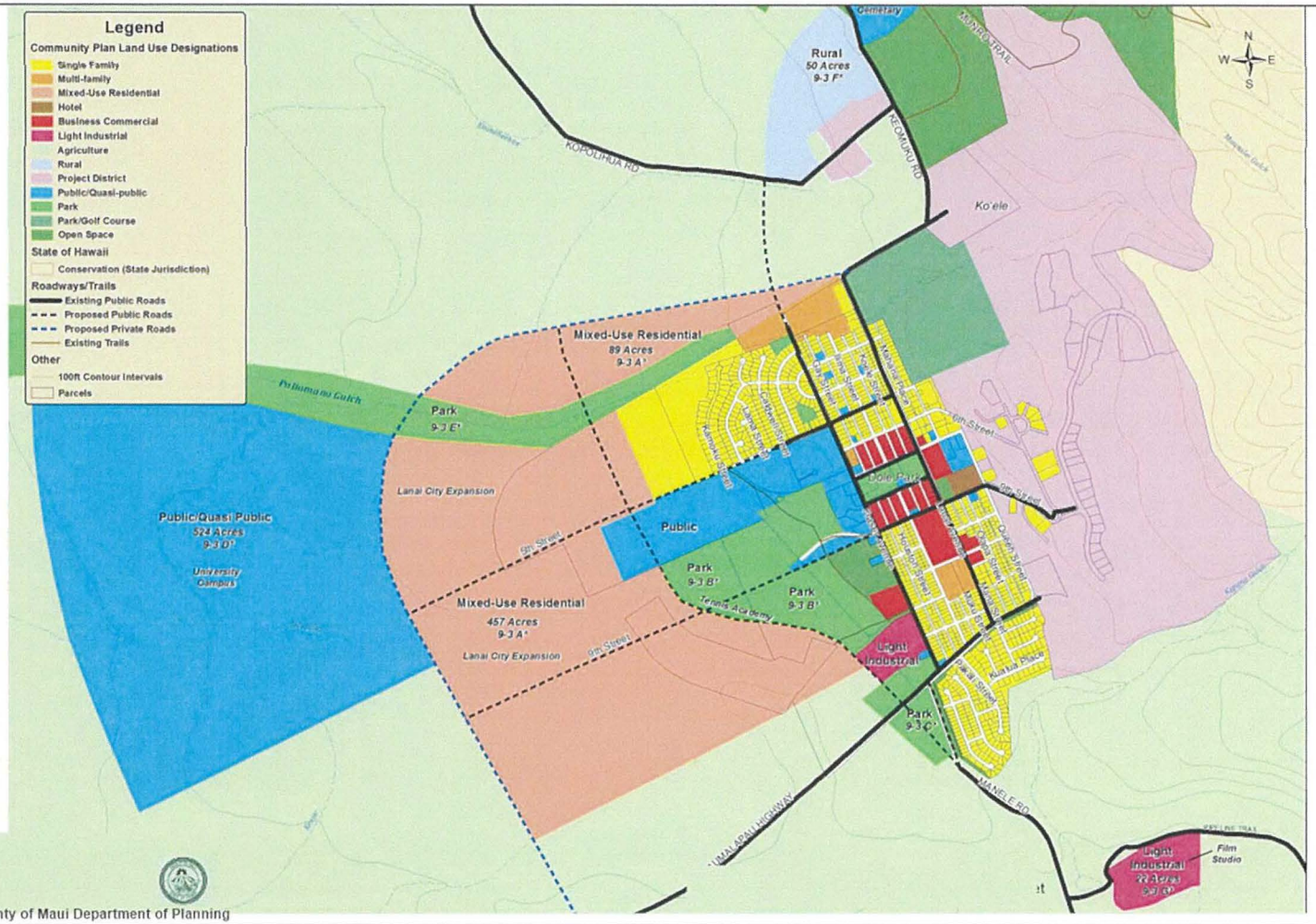
E. LĀNA'I COMMUNITY PLAN

The project site is located in the Lāna'i Community Plan region which is one (1) of nine (9) Community Plan regions established in the County of Maui. Planning for each region is guided by the respective Community Plans, which are designated to implement the Maui County General Plan. Each Community Plan contains recommendations and standards which guide the sequencing, patterns, and characteristics of future development in the region.

The Lāna'i Community Plan was adopted by the County of Maui through Ordinance No. 2738 which took effect on July 26, 2016.

Land use guidelines are set forth by the Lāna'i Community Plan Land Use Map. See **Figure 9**. The existing Kō'ele Project District is designated as "Project District" by the Community Plan. The areas proposed to be added to the Project District are designated as portions of "Open Space", "Agricultural", "Rural" and/or "Project District". As such, a Community Plan Amendment (CPA) will need to be obtained for those portions not in "Project District" to be redesigated as "Project District" on the Lāna'i Community Plan Map, as well as for those lands being removed from the Project District to be redesignated to districts other than "Project District". As such, a CPA application will be prepared and filed with the Department of Planning. The Lāna'i Planning Commission (LPC) will review the request and make a recommendation for final approval by the Maui County Council.

REF-88



Source: Lāna'i Community Plan, County of Maui Department of Planning

Figure 9

Kō'ele Project District Amendment
Lāna'i Community Plan

NOT TO SCALE

Prepared for: Lanai Resorts, LLC, a Hawai'i limited liability company, doing business as Pūlama Lāna'i

MUNEKIYO HIRAGA

REF-89

Table 11 below is a list of parcels affected by the CPA request.

Table 11. Parcels Affected by Community Plan Amendment Request

TMK	Existing Community Plan Designation	Proposed Community Plan Designation
(2)4-9-001:021	Project District	Single-Family Residential
(2)4-9-001:024	Project District	Single-Family Residential
(2)4-9-001:025(por.)	Project District	Single-Family Residential
(2)4-9-001:027[1]	Single-Family Residential	Single-Family Residential
(2)4-9-001:030	Project District	Single-Family Residential
(2)4-9-002:001(por.)	Open Space	Project District
(2)4-9-002:061(por.)	Agricultural/Project District/Rural	Project District
(2)4-9-018:001[2]	Project District	Project District
(2)4-9-018:002(por.)	Project District/Park/Golf Course	Project District/Open Space
(2)4-9-018:003(por.)	Project District	Project District/Open Space
(2)4-9-018:004[3]	Project District	Project District
(2)4-9-018:005	Project District	Single-Family Residential
(2)4-9-020:020(por.)[4]	Project District	Project District/(Road)
(2)4-9-021:009	Project District	Open Space

Notes:
1. The Lāna'i Community Plan inadvertently designated TMK (2)4-9-001:027 as Single-Family Residential. According to Ordinance 2140 and Zoning Map 2608, this TMK is included in the existing Kō'ele Project District. This TMK is excluded in the proposed Kō'ele Project District
2. The total acreage of TMK (2)4-9-018:001 within the proposed Kō'ele Project District is being changed.
3. The total acreage of TMK (2)4-9-018:004 within the proposed Kō'ele Project District is being changed.
4. The total acreage of TMK (2)4-9-020:020 within the proposed Kō'ele Project District is being changed.

The proposed action is consistent with the following objectives and policies of the Lāna'i Community Plan:

ECONOMIC DEVELOPMENT

Goal: *A stable sustainable, and diverse economy that is consistent and compatible with Lāna'i's rural island lifestyle.*

Objective and Policy

5. Support the growth of kama'aina tourism, cultural tourism, eco-tourism, agri-tourism, sports tourism, hunting tourism, and other alternative tourism ventures.

Response: As previously discussed, the proposed action entails the redesignation of lands within the existing Project District, the addition of new lands to the Project District,

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as well as the removal of lands from the Project District. Although the proposed action does not involve construction activities at this time, the proposed amended Project District boundaries and increase in acreage of the Hotel and Resort Commercial sub-designations do offer opportunities for future resort-related development and associated job opportunities. Any future development of this nature would further the objective and policy of this goal by supporting the tourism industry on Lānaʻi on lands designated for such uses.

PUBLIC FACILITIES AND SERVICES – PARKS AND RECREATION

Goal: *A comprehensive system of parks, recreational facilities, and programs that meet resident and visitor needs.*

Policy

3. Where appropriate, collaborate with Pūlama Lānaʻi on the provision of parks, facilities, and programs.

Response: The proposed action would redesignate a significant amount of lands to the Park and Open Space subdesignations within the Project District. This action will further the goal and policy of the Lānaʻi Community Plan related to enhancing and expanding recreational facilities for the residents and visitors of Lānaʻi. For example, the former designated golf course lands are being repurposed for a sculpture garden.

F. PROJECT DISTRICT DEVELOPMENT

As discussed previously, the proposed action seeks to amend the boundaries of the Lānaʻi Project District 2 (Kōʻele) District in order to significantly reduce the already low density by decreasing the amount of Residential and Multi-family (Project District sub-designations) acres, significantly increasing the amount of Open Space and Park (Project District sub-designations) acres, and by reducing the Golf Course acreage (Project District sub-designation). Sub-designations are the specific land uses assigned to properties within Project District as part of the ordinance of the Maui County Code (MCC) which guides development within the specific Project District. In addition, additional acreage is proposed to be added to the existing Hotel sub-designation as well as a new sub-designation, Resort Commercial, which is proposed to be added for future resort-related commercial activities to support the Sensei Lānaʻi, Four Seasons Resort. The proposed change will ultimately reduce the total acreage in the Kōʻele Project District by 8 percent.

In addition to amending the boundaries of the Kōʻele Project District, the Applicant also seeks to make revisions to the guiding ordinance for the Kōʻele Project District. MCC, Chapter 19.71 outlines the boundaries of the Project District, the sub-designations and acreages of each which were established upon adoption of the ordinance, and standards for development within the Project District in general as well as specific standards for development applicable to each sub-designation specifically. The proposed changes to

Chapter 19.71 include changes to the Project District sub-designations, whereby portions of land within the existing Project District designation would be removed and other areas would be added to the Project District. Maps of the existing and proposed Project District are provided in **Appendix "A"**. Additionally, the Applicant is proposing to revise language within MCC, Chapter 19.71 relative to permitted uses, special accessory uses, as well as the development standards for various sub-designations within the Project District. The proposed revisions to Chapter 19.71, MCC are provided herein as **Appendix "A-1"**.

It is further noted that the purpose and intent of the Project District remain unchanged; its existing and continued purpose and intent are to provide for a flexible and creative approach to development at Kō'ele that is complementary and supportive of services offered in the adjoining Lāna'i City. Nonetheless, the proposed amendments to the Kō'ele Project District must be done through a Project District Phase 1 (PH1) amendment. As such, a PH1 application will be prepared and filed with the Department of Planning. The LPC will review the request and make a recommendation to the Maui County Council for final action.

Table 12 below is a list of parcels affected by the PH1 request.

Table 12. Parcels Affected by Project District Phase 1 Amendment Request

TMK	Existing Project District Sub-Designation	Proposed Project District Sub-Designation
(2)4-9-001:021	Residential	Remove From Project District
(2)4-9-001:024	Residential	Remove From Project District
(2)4-9-001:025(por.)	Residential	Remove From Project District
(2)4-9-001:027[1]	Residential	Remove From Project District
(2)4-9-001:030	Residential	Remove From Project District
(2)4-9-002:001(por.)	Not in Project District	Hotel
(2)4-9-002:061(por.)	Not in Project District/Stables and Tennis Courts	Resort Commercial
(2)4-9-018:001	Hotel/Golf	Hotel
(2)4-9-018:002(por.)	Golf/Residential/Multi-Family/Open Space/Park	Park/Open Space/Residential
(2)4-9-018:003(por.)	Golf/Residential/Public	Park/Golf/Hotel/Residential
(2)4-9-018:004	Residential/Park	Open Space
(2)4-9-018:005	Residential	Remove From Project District
(2)4-9-020:020	Multi-Family/Residential/Golf	Multi-Family
(2)4-9-021:009	Residential/Multi-Family	Remove From Project District

Notes:
1. The Lāna'i Community Plan inadvertently designated TMK (2)4-9-001:027 as Single-Family Residential. According to Ordinance 2140 and Zoning Map 2608, this TMK is included in the existing Kō'ele Project District. This TMK is excluded in the proposed Kō'ele Project District.

REF-92

G. MAUI COUNTY ZONING

Consistent with the Project District designation, the lands within the existing Project District are zoned "Lānaʻi Project District 2 (Kōʻele)" by the Maui County Zoning Ordinance. Those lands proposed to be added to the Project District are currently zoned "Interim" and "Agriculture" and must be rezoned. See **Figure 10**. As such, a Change of Zoning (CIZ) application will be prepared and filed with the Department of Planning. Similar to the CPA and PH1 applications, the LPC will review the request for a CIZ and make a recommendation to the Maui County Council for final action. **Table 13** below is a list of parcels affected by the CIZ request.

Table 13. Parcels Affected by Change in Zoning Request

TMK	Existing Zoning Designation	Proposed Zoning Designation
(2)4-9-001:021	PD-L/2(Kōʻele)	R-3, Residential
(2)4-9-001:024	PD-L/2(Kōʻele)	R-3, Residential
(2)4-9-001:025(por.)	PD-L/2(Kōʻele)	R-3, Residential
(2)4-9-001:027[1]	R-3, Residential	R-3, Residential
(2)4-9-001:030	PD-L/2(Kōʻele)	R-3, Residential
(2)4-9-002:001(por.)	Interim	PD-L/2(Kōʻele)
(2)4-9-002:061(por.)	AG, Agriculture/PD-L/2(Kōʻele)	PD-L/2(Kōʻele)
(2)4-9-018:001	PD-L/2(Kōʻele)/Interim	PD-L/2(Kōʻele)
(2)4-9-018:002(por.)	PD-L/2(Kōʻele)/AG, Agriculture	PD-L/2(Kōʻele)/Open Space
(2)4-9-018:003(por.)	PD-L/2(Kōʻele)/Interim	PD-L/2(Kōʻele)/Open Space
(2)4-9-018:004[2]	PD-L/2(Kōʻele)	PD-L/2(Kōʻele)
(2)4-9-018:005	PD-L/2(Kōʻele)	R-3, Residential
(2)4-9-020:020(por.)[3]	PD-L/2(Kōʻele)/(Road)	PD-L/2(Kōʻele)/(Road)
(2)4-9-021:009	PD-L/2(Kōʻele)	Open Space

Table 11 Notes:
1. The Lānaʻi Community Plan inadvertently designated TMK (2)4-9-001:027 as Single Family Residential. According to Ordinance 2140 and Zoning Map 2608, this TMK is included in the existing Kōʻele Project District. This TMK is excluded in the proposed Kōʻele Project District.
2. The total acreage for TMK (2)4-9-018:004 within the proposed Koeʻe Project District is being changed.
3. The total acreage for TMK (2)4-9-020:020 within the proposed Koeʻe Project District is being changed.

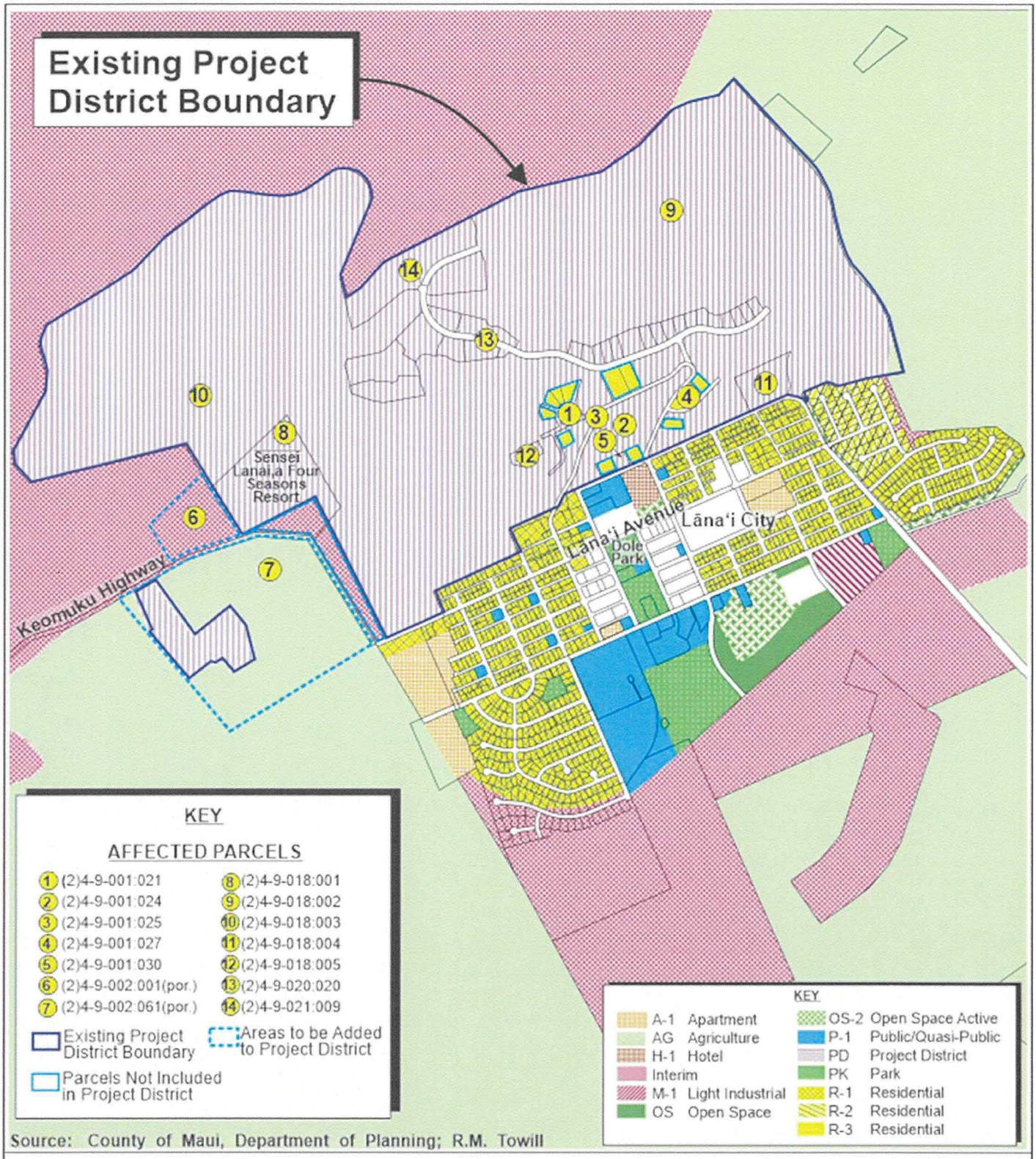
In accordance with Chapter 19.510.040, MCC, the County Council may grant a CIZ if all of the following criteria are met:

a. The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county;

Response: The proposed request meets the intent of the Maui County General Plan and supports the existing Kōʻele Project District designation within the Lānaʻi Community Plan.

b. The proposed request is consistent with the applicable community plan land use map of the county;

REF-93



Source: County of Maui, Department of Planning; R.M. Towill

Figure 10 Kō'ele Project District Amendment

Maui County Zoning Map

0 725 Feet
362.5 1450

Prepared for: Lanai Resorts LLC, a Hawaii Limited Liability Company doing business as Pūlama Lāna'i

MUNEKIYO HIRAGA

Pulama Lanai/Koele PD Ph I Amendment 2164/Applications/Figures/Revised Figures (3.23.21)/DLUD

REF-94

Response: As discussed above, those lands proposed to be added to the Project District will be the subject of a CPA application filed with the Department of Planning. Lands being removed from the Project District will also be subject to a CPA. The subject CIZ request will ensure conformity to the Lāna'i Community Plan designation for the affected lands.

c. The proposed request meets the intent and purpose of the district being requested;

Response: The proposed request to rezone lands into the Kō'ele Project District will support and enhance this district and the already zoned lands on Lāna'i. Lands being removed will be redesignated to zoning districts consistent with surrounding uses.

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;

Response: As no physical construction activities are currently being proposed, the proposed action will not adversely impact public infrastructure and services. It is noted that following implementation of the proposed action, the resulting amended Kō'ele Project District will be smaller in size, and less dense. Should future construction activities be undertaken at a later time, the impact on public facilities and services will be less in scale than those anticipated with full build-out of the current Project District. Nonetheless, any future developments will be assessed for impacts to public facilities and services in accordance with the Project District permitting regulations.

e. The application, if granted, would not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area; and

Response: Similar to the above response, the proposed action is not anticipated to adversely impact the socio-economic and environmental character of the area as no physical construction is currently being proposed. Nonetheless, any future developments will be assessed for impacts to the socio-economic and environmental character of the area in accordance with the Project District permitting regulations.

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.

Response: The proposed CIZ request does not involve the establishment of an agricultural district.

H. LĀNA'I WATER USE AND DEVELOPMENT PLAN

The Lāna'i Water Use and Development Plan (WUDP) was prepared pursuant to the requirements of Hawai'i Revised Statutes (HRS) Section 174(C)-31, Hawai'i Administrative Rules (HAR) Section 13-7-170, and Maui County Code Section 2.88A. The WUDP is required to be consistent with State and County land use planning documents and inventories, existing water sources and uses, discusses existing and future land uses and related water needs, sets forth a program by which water needs will be met, allocates water to land uses, and discusses resource impacts of proposed plans. The WUDP was drafted through public involvement, consideration of multiple forecasts, consideration of a 20-year time frame for planning analysis, and includes specific suggestions for implementation.

According to the Lāna'i WUDP, Lāna'i has a sustainable yield of 6 million gallons per day (MGD). Fresh water is found only in high level dike confined compartments in the Central Sector of the island. The Central Sector is divided into two (2) aquifer systems, the Windward and the Leeward, each with a 3 MGD sustainable yield. The Kō'ele Project District is located within the Leeward aquifer system.

The Lāna'i WUDP contains a simple build-out analysis of the Kō'ele Project Districts according to per acre standards, discussed on page 4-68. The 2006 build-out analysis was used as the baseline versus the 2009 build-out analyses, as stated in the WUDP on page 4-31. The excerpt regarding this input was stated as such:

> *An additional proposal was received on July 28, 2009 from Castle & Cooke Resorts. Although some analysis of this proposal is presented in this chapter, the Committee voted not to embark on a full consideration of the proposal at that late date in the process.*

Build-out estimates are examined in two (2) ways, both by per acre standards and by per unit standards. In deriving built and pending consumption according to per acre standards, the usual standards analysis was modified. Since there were no clear developed versus non-developed acreages, nor reliable maps from which to derive them, the Lāna'i WUDP assumed that the percent of acreage developed within each land use designation of the Project District was equivalent to the percent of units developed.

As stated in the Lāna'i WUDP, according to the modified per acre analysis and standard per unit analysis, the Lāna'i WUDP, projects that at full build-out, the Kō'ele Project District would consume 0.52 MGD of fresh water only (not including effluent, reclaimed, etc. water). In the Lāna'i WUDP, various analyses were completed to account for a range of wastewater availability and use scenarios. According to the Lāna'i WUDP, the total anticipated water use at full build out for the Kō'ele Project District would range from 0.74 MGD to 1.77 MGD, which included both fresh and reclaimed water.

REF-96

As discussed in Chapter II, the proposed amended Kō'ele Project District is anticipated to require 0.29 MGD of fresh water at full build-out, which is 44 percent less than the 0.52 MGD of fresh water estimated for the Lāna'I WUDP for the Kō'ele Project District at full build-out.

I. HAWAI'I COASTAL ZONE MANAGEMENT PROGRAM

Pursuant to Chapter 205A, HRS, and the Rules and Regulations of the Lāna'i Planning Commission, actions proposed within the Special Management Area (SMA) are evaluated with respect to SMA objectives, policies and guidelines. However, the Kō'ele Project District is not located within the County of Maui's SMA. Nevertheless, because the entire State of Hawai'i is located within the Coastal Zone Management (CZM) designated area, an assessment of the action's relationship to applicable CZM considerations is addressed in this section.

The Hawai'i Coastal Zone Management Program (HCZMP), as formalized in Chapter 205A-2, HRS, establishes objectives and policies for the preservation, protection, and restoration of natural resources of Hawai'i's coastal zone. The applicability of coastal zone management considerations applies to all lands in the State of Hawai'i and, as such, has been reviewed and assessed as follows.

1. Recreational Resources

Objective:

Provide coastal recreational opportunities accessible to the public.

Policies:

a. *Improve coordination and funding of coastal recreational planning and management; and*

b. *Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:*

   i. *Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;*

   ii. *Requiring restoration of coastal resources that have significant recreational and ecosystem value including, but not limited to coral reefs, surfing sites, fishponds, sand beaches, and coastal dunes when these resources will be unavoidably damaged by development; or requiring monetary compensation to the State for recreation when restoration is not feasible or desirable;*

   iii. *Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines*

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with recreational value;

iv. *Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;*

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;*

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;*

vii. *Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and*

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

Response: Pūlama Lāna'i is proposing a reduction in scale of the land area and allowable density within the existing Kō'ele Project District. The proposed amended Project District will be consistent with the existing uses in the Project District.

Being that the Project District is located inland, the proposed action will not impact coastal recreational resources, nor will it affect public shoreline access and activities.

2. **Historic Resources**

Objective:

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

Policies:

a. *Identify and analyze significant archaeological resources;*

b. *Maximize information retention through preservation of remains and artifacts or salvage operations; and*

REF-98

c. *Support state goals for protection, restoration, interpretation, and display of historic resources.*

Response: As archaeological features were identified within the Project District area, although the proposed action does not involve construction activities, a program of archaeological monitoring was recommended for any future development. As such, in conjunction with any future potential ground-altering work, a qualified monitor will be present to monitor all subsurface, construction activities. The monitor will have the authority to halt excavation in the event archaeological features or cultural deposits are identified during monitoring.

Should this occur, the SHPD will be immediately consulted to determine an acceptable course of action. If human remains are located, work will cease in the vicinity of the find and the find protected from further disturbance and the authorities will be contacted.

3. **Scenic and Open Space Resources**

Objective:

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

Policies:

a. *Identify valued scenic resources in the coastal zone management area;*

b. *Ensure that new developments are compatible with their visual environment by designing and locating those developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;*

c. *Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and*

d. *Encourage those developments that are not coastal dependent to locate in inland areas.*

Response: The Project District is not part of a scenic corridor and the action will not affect scenic vistas and view planes. The proposed action will not involve significant alteration of the existing topographic character of the site and will not affect public views to and along the shoreline.

As noted, the amount of permitted development within the proposed amended Project District will be less than that what is presently permitted.

REF-99

4. Coastal Ecosystems

Objective:

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

Policies:

a. *Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;*

b. *Improve the technical basis for natural resource management;*

c. *Preserve valuable coastal ecosystems of significant biological or economic importance, including reefs, beaches, and dunes;*

d. *Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and*

e. *Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.*

Response: There are no rare, threatened or endangered plants or animal species within the Project District or surrounding areas nor is there critical habitat. The Endangered 'ua'u or Hawaiian petrel (*Pterodroma sandwichensis*) and the Threatened 'a'o or Newell's shearwater (*Puffinus newelli*), while not nesting in the project area, do fly over it during dusk to access their burrows high in the mountains and again at dawn to head out to sea. Young birds taking their first fledging flights are inexperienced fliers. They often are disoriented by bright lights and crash into light structures where they become vulnerable to injury and predators. All outdoor lighting will be shielded so that the light is not visible from above. Refer to **Appendix "D"**. As such, no adverse impacts are anticipated on significant habitats.

As the Project District is located inland, the proposed project is not expected to have an adverse effect upon the region's coastal ecosystem.

REF-100

5. **Economic Uses**

Objective:

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

Policies:

a. *Concentrate coastal dependent development in appropriate areas;*

b. *Ensure that coastal dependent development and coastal related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts in the coastal zone management area; and*

c. *Direct the location and expansion of coastal development to areas designated and used for that development and permit reasonable long-term growth at those areas, and permit coastal development outside of designated areas when:*

   i. *Use of designated locations is not feasible;*

   ii. *Adverse environmental effects and risks from coastal hazards are minimized; and*

   iii. *The development is important to the State's economy.*

Response: The existing Project District was designated for urban type uses. Implementation of the proposed action will result in a net decrease in size of the Project District. As the Project District is located inland, the proposed action will not impact coastal related economic uses.

6. **Coastal Hazards**

Objective:

Reduce hazard to life and property from coastal hazards.

Policies:

a. *Develop and communicate adequate information about the risks of coastal hazards;*

b. *Control development, including planning and zoning control, in areas subject to coastal hazards;*

c. *Ensure that developments comply with requirements of the National Flood Insurance Program; and*

REF-101

d. Prevent coastal flooding from inland projects.

Response: The property is located in Zone "X", an area of minimal flooding and does not lie in an area which is subject to tsunami inundation or sea level rise hazards.

7. Managing Development

Objective:

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

Policies:

a. Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;

b. Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and

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

Response: The proposed amended Project District will allow for uses similar and complementary to the surrounding uses and the broader Lānaʻi City community.

As the Project District is located inland, the proposed action will not involve coastal development actions.

8. Public Participation

Objective:

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

Policies:

a. Promote public involvement in coastal zone management processes;

b. Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal

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issues, developments, and government activities; and

c. *Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.*

Response: Opportunities for public awareness, education, and participation in coastal management are provided through these entitlement processes, past and future planned community meetings on Lānaʻi, as well as through the environmental assessment process.

This environmental assessment and the subsequent permitting processes are part of the opportunity for ongoing public participation.

9. Beach and Coastal Dune Protection

Objective:

A. *Protect beaches and coastal dunes for:*

(i) Public use and recreation;

(ii) The benefit of coastal ecosystems; and

(iii) Use as natural buffers against coastal hazards; and

B. *Coordinate and fund beach management and protection.*

Policies:

a. *Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;*

b. *Prohibit construction of private shoreline hardening structures, including seawalls and reventments, at sites having sand beaches and at sites where shoreline hardening structures interfere with existing recreational and waterline activities;*

c. *Minimize the construction of public shoreline hardening structures, including seawalls and revetments at sites having sand beaches and at sites where shoreline hardening structures interfere with existing recreational and waterline activities;*

d. *Minimize grading of and damage to coastal dunes;*

e. *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*

f. *Prohibit private property owners from creating a public nuisance by*

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allowing the private property owner's unmaintained vegetation to interfere or encroach upon a beach transit corridor.

Response: The Kō'ele Project District area is located on the leeward side of the mountains in the central area of Lāna'i. It is situated mauka of Lāna'i City at the foothills of the mountain range and varies in elevation from approximately 1,600 to 2,000 feet mean sea level. As such, no adverse impacts to public beach use and recreation are expected to occur.

10. Marine and Coastal Resources

Objective:

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

Policies:

a. *Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;*

b. *Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;*

c. *Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;*

d. *Promote research, study, and understanding of ocean and coastal processes, impacts of climate change and sea level rise, marine life, and other ocean resources to acquire and inventory information necessary to understand how coastal development activities relate to and impact ocean and coastal resources; and*

e. *Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.*

Response: The proposed project does not involve the direct use or development of marine resources.

From this perspective, the proposed action is not expected to have a significant impact on coastal or marine resources.

REF-104

ALTERNATIVES TO THE PROPOSED ACTION

IV

IV. ALTERNATIVES TO THE PROPOSED ACTION

The following is a discussion of the various alternatives to the proposed action that have been considered by the Applicant as part of the planning process.

A. PREFERRED ALTERNATIVE

The preferred alternative represents the Applicant's desire to reduce the density of the Kō'ele Project District and to amend Chapter 19.71 of the Maui County Code (MCC), which is the guiding ordinance for the Kō'ele Project District, as discussed in Chapter I. The preferred alternative also seeks to establish additional land uses centered around supporting the Sensei Lāna'i, a Four Seasons Resort. In addition, although the preferred alternative removes the potential for additional single-family residential development in the Project District, it is noted that large-scale single-family developments are planned for other areas around Lāna'i City. In this regard, the preferred alternative not only seeks to reduce the density of the Kō'ele Project District, it is also being proposed to complement the larger scale of planned growth and development for Lāna'i.

B. NO ACTION ALTERNATIVE

Under the "no action" alternative, no action would be taken and the Kō'ele Project District would be left in its current state. This alternative essentially puts proposed uses in a holding pattern, and Pūlama Lāna'i may only proceed with development of the various land uses with the land areas and densities called for in the existing Project District.

C. LAND USE MIX ALTERNATIVE

The Applicant has also explored alternative land use mixes which would also result in a reduced density within the Kō'ele Project District, similar to the Preferred Alternative. However, the currently proposed amended Project District and its mix of sub-designations as discussed in Chapter I represent the mix that would optimally complement existing uses within the Project District, as well as the surrounding area all the while reducing the density and environmental impacts. In addition, the proposed amendments to Chapter 19.71, MCC best support the proposed amended Project District boundaries and sub-designations.

REF-106

SUMMARY OF ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED AND IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

V

V. SUMMARY OF ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED AND IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

Although the currently proposed action does not involve any construction activities, there is the potential for unavoidable impacts related to any future construction activities that may occur within the Kō'ele Project District as discussed in Chapter II. These may include noise impacts occurring from the use of construction-related equipment and temporary air quality impacts associated with dust generated from excavation and grading activities. However, any impacts will be short term in duration. Appropriate mitigation measures, including the use of Best Management Practices (BMPs), will be implemented to minimize these construction related impacts.

Any development which may occur will indefinitely alter the existing landscape to accommodate proposed improvements. Being that there are existing developments within the Kō'ele Project District, and anticipating that future developments will be of the same scale and intensity, and in recognizing that the proposed amended Kō'ele Project District will allow for a lesser overall density than the existing Project District allows, there are no significant, long-term adverse environmental effects anticipated.

In addition, any development activities will involve the commitment of financial resources from the Applicant.

Applicable State and County requirements will be adhered to in the design and construction of any future development.

REF-108

LIST OF PERMITS AND APPROVALS

VI

VI. LIST OF PERMITS AND APPROVALS

The following permits and approvals are anticipated to be required prior to implementation of the proposed action:

A. STATE OF HAWAI'I

1. Chapter 343, Hawai'i Revised Statutes Environmental Assessment
2. State Land Use Commission District Boundary Amendment

B. COUNTY OF MAUI

1. Project District Phase 1 Amendment
2. Change of Zoning
3. Community Plan Amendment

SIGNIFICANCE CRITERIA ASSESSMENT

VII

VII. SIGNIFICANCE CRITERIA ASSESSMENT

The "Significance Criteria", defined in Chapter 11-200.1-13 of the Hawai'i Administrative Rules (HAR), were reviewed and analyzed to determine whether the proposed action will have a significant effect on the environment. As defined under Chapter 343, Hawai'i Revised Statutes (HRS) "significant effect" means the sum of 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. The analysis required to determine whether a proposed action may have a significant effect requires that every aspect of the proposed action, expected primary and secondary consequences, and the cumulative as well as the short-term and long-term effects are evaluated in accordance with the Significance Criteria of Section 11-200.1-13, HAR. The following criteria and analyses are provided.

1. **Irrevocably commit a natural, cultural, or historic resource.**

   The proposed amendments to the existing Kō'ele Project District will not cause any irrevocable loss of natural or cultural resources.

   An archaeological review, with accompanying historical and cultural review, was conducted for the Project District area. The Applicant will comply with all applicable Federal, State, and County laws and rules regarding the treatment of archaeological and historic sites. Proposed mitigation measures include data recovery as well as monitoring during any future construction activities. Refer to **Appendix "E"** and **Appendix "F"**. If in the unlikely event that any human remains or other significant subsurface deposits are encountered, all work in the immediate area will stop and the State Historic Preservation Division will be promptly notified.

   In consideration of the above, the proposed action will not cause any irrevocable loss of natural or cultural resources.

   In regards to the parcels being removed from the Project District, no change of uses are anticipated as they are existing homes and, therefore, no impacts are anticipated.

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

   The proposed amendments to the existing Kō'ele Project District will not curtail the range of beneficial uses of the environment.

   The range of beneficial uses of the property's environment is guided by the property's underlying land use designations. The proposed amendments to the Kō'ele Project

District, while aimed at reducing density, seek to support future development which would be consistent with existing uses in the Project District today.

In regards to the parcels being removed from the Project District, no change of uses are anticipated as they contain existing homes and, therefore, no impacts are anticipated.

3. **Conflict with the State's environmental policies or long-term environmental goals established by law.**

The stated purpose of Chapter 344, HRS, is to establish a State policy that will encourage productive and enjoyable harmony between people and their environment, promote efforts that will prevent or eliminate damage to the environment and biosphere and stimulate the health and welfare of humanity, and enrich the understanding of the ecological systems and natural resources important to the people of Hawai'i. The proposed action is in compliance with the policies, goals and guidelines of Chapter 344, HRS. In regards to the parcels being removed from the Project District, no change of uses anticipated as they have existing homes and, therefore, no impacts are anticipated.

4. **Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State.**

The proposed amendments to the existing Kō'ele Project District will not negatively affect the economy or social welfare of the community and/or state.

The proposed uses in the amended Project District are similar to the surrounding uses and the presently permitted uses. The proposed amendments to the existing Kō'ele Project District will also have positive impacts on the economic welfare of the community and the State through support of the visitor industry and potential future job creation.

In regards to the parcels being removed from the Project District, no change of uses are anticipated as they contain existing homes and, therefore, no impacts are anticipated.

5. **Have a substantial adverse effect on public health.**

The proposed amendments to the existing Kō'ele Project District will not substantially affect public health.

The proposed uses in the amended Project District are similar to the surrounding uses and the presently permitted uses and will not increase the potential for environmental impacts as the overall allowable density will be reduced.

In regards to the parcels being removed from the Project District, no change of uses are anticipated as they have existing homes and, therefore, no impacts are anticipated.

6. **Involve adverse secondary impacts, such as population changes or effect on public facilities.**

The proposed amendments to the existing Kō'ele Project District will not involve a substantial degradation of environmental quality.

The proposed uses in the amended Project District are similar to the surrounding uses and the presently permitted uses. While the currently proposed action does not involve construction activities, the proposed amendments do present the opportunity for future development within the Project District. However, as previously stated, with implementation of the proposed action, the overall density of the Kō'ele Project District would be decreased from what is currently approved. As such, there will not be any significant secondary impacts or requirements for provision of or expansion of public facilities and services.

As previously noted, the parcels being removed from the Project District contain existing homes and no change of use is proposed. Therefore, no impacts are anticipated.

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

The proposed amendments to the existing Kō'ele Project District will not involve a substantial degradation of environmental quality.

The proposed uses in the amended Project District are similar to the surrounding uses and the presently permitted uses. While the currently proposed action does not involve construction activities, the proposed amendment does present the opportunity for future development within the Project District. However, as previously stated, with implementation of the proposed action, the overall density of the Kō'ele Project District would be decreased from what is currently approved. As such, the impacts of any future developments would also be decreased from what was contemplated with approval of the original Project District.

In consideration of the above, amendments to the existing Kō'ele Project District will not have a significant impact on environmental quality.

For the parcels proposed for removal from the Project District, no change of uses are anticipated as they contain existing homes and, therefore, no impacts are anticipated.

8. **Be individually limited, but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions.**

The proposed amendments to the existing Kō'ele Project District will not cumulatively have a considerable effect upon the environment or involve a commitment for larger actions.

REF-114

The proposed uses in the amended Project District are similar to the surrounding uses and the presently permitted uses. As previously stated, although the currently proposed action does not involve construction activities, the proposed amendment does present the opportunity for future development within the Project District. However, any potential future development would be within the confines of the Project District's approved density and development regulations, and would be at a lesser scale than what is currently allowed.

In consideration of the above, amendments to the existing Kō'ele Project District will not have a cumulatively considerable effect upon the environment or involve a commitment for larger actions.

In regards to the parcels being removed from the Project District, no change of uses are anticipated as they have existing homes and, therefore, no impacts are anticipated.

9. **Have a substantial adverse effect on a rare, threatened or endangered species, or its habitat.**

The proposed amendments to the existing Kō'ele Project District will not substantially affect rare, threatened or endangered species or habitat.

There are no rare, threatened or endangered plants or animal species within the Project District and its immediate surroundings, nor are there known critical habitats. A flora and fauna study was prepared for the proposed action and advances mitigation measures for the avoidance of or decrease in potential impacts on biological resources in the area in the event of future potential construction activities. Refer to **Appendix "D"**.

With the implementation of the proposed mitigation measures during any future construction, the proposed amended Kō'ele Project District will not have a significant impact on rare, threatened or endangered species or its habitat.

For the parcels proposed for removal from the Project District, no change of uses are anticipated as they contain existing homes. Therefore, no impacts are anticipated.

10. **Have a substantial adverse effect on air or water quality or ambient noise levels.**

The proposed amendments to the existing Kō'ele Project District will not detrimentally affect air or water quality or ambient noise levels.

As previously stated, although the currently proposed action does not involve construction activities, the proposed amendment does present the opportunity for future development within the Project District. While air quality may be impacted to a certain extent during the course of any future construction activities, such as exhaust emissions from onsite construction equipment, the impact will be short term. Best Management Practices (BMPs) that include performing construction-related activities in strict compliance with all applicable air regulations will mitigate any temporary impacts. Contractors will be required

REF-115

to comply with HAR, Chapter 11-60.1, "Air Pollution Control." BMPs will also be employed to control sediment and runoff. Similarly, construction BMPs will be employed for all future construction activities which may occur in order to not significantly impact ambient noise conditions.

In consideration of the above, amendments to the existing Kō'ele Project District will not have a significant impact on air, water quality, or ambient noise levels.

In regards to the parcels being removed from the Project District, no change of uses are anticipated as they contain existing homes. As such, no impacts are anticipated.

11. **Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.**

The Project District is located mauka, outside of flood hazards areas, the tsunami evacuation zone, and the projected sea level rise exposure area.

In consideration of the above, amendments to the existing Kō'ele Project District will not have a significant impact on environmentally sensitive areas.

In regards to the parcels proposed for removal from the Project District, no change of uses are anticipated as they are existing homes and, therefore, no impacts are anticipated.

12. **Have a substantial adverse effect on scenic vistas and viewplanes, day or night, identified in county or state plans or studies.**

The proposed amendments to the existing Kō'ele Project District will not substantially affect scenic vistas and view planes.

The currently proposed action does not involve any construction activities, and, as such, will not involve significant alteration of the existing topographic character of the site and will not affect public views. It is further noted that the Project District is not part of a scenic corridor.

In consideration of the above, amendments to the existing Kō'ele Project District will not have a significant impact on scenic vistas and view planes.

The parcels proposed for removal from the Project District are not anticipated to have impacts on scenic vistas or viewplanes as they contain existing homes.

REF-116

13. **Require substantial energy consumption or emit substantial greenhouse gasses.**

The proposed amendments to the existing Kō'ele Project District does not involve any construction activities. As such, the proposed action will not require substantial energy consumption or emit substantial greenhouse gasses.

In regards to the parcels being removed from the Project District, no change of uses are anticipated. The parcels contain existing homes and, therefore, no impacts to energy consumption or greenhouse gases are anticipated.

The proposed action is not anticipated to have a significant adverse impact on the surrounding physical, cultural and socio-economic environments. Based on the preceding analysis in this EA document, and in accordance with the significance criteria set forth in 11-200.1-13, HAR, the proposed project has been determined to qualify for a finding of no significant impact (FONSI).

REF-117

PARTIES CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT; LETTERS RECEIVED AND RESPONSES TO SUBSTANTIVE COMMENTS

VIII

VIII. PARTIES CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT; LETTERS RECEIVED AND RESPONSES TO SUBSTANTIVE COMMENTS

The following agencies were consulted during preparation of the Draft Environmental Assessment (EA). Agency comments and responses to substantive comments are included herein. It is noted that early consultation was undertaken by the project's previous consultant, Mr. Peter Young, of Hoʻokuleana, LLC.

1. Department of Interior
U.S. Fish and Wildlife Service
300 Ala Moana Blvd., Rm. 3-122
Honolulu, HI 96818

2. Keith Kawaoka, Acting Director
State of Hawai'i
Department of Health
Office of Environmental Quality Control
235 S. Beretania Street, Suite 702
Honolulu, HI 96813

3. Jade Butay, Director
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, HI 96813

4. Sylvia Hussey, Chief Executive Officer
State of Hawai'i
Office of Hawaiian Affairs
560 N. Nimitz Highway, Suite 200
Honolulu, HI 96817

5. State of Hawai'i
Department of Health
Environmental Health Administration
P.O. Box 3378
Honolulu, HI 96801

6. State of Hawai'i
Department of Business, Economic Development & Tourism
Office of Planning
235 S. Beretania Street, 6th Floor
Honolulu, HI 96813

7. Christina Kishimoto, Superintendent
State of Hawai'i
Department of Education
P.O. Box 2360
Honolulu, HI 96804

8. Suzanne Case, Chairperson
State of Hawai'i
Department of Land and Natural Resources
P. O. Box 621
Honolulu, HI 96809

9. Dan Orodenker, Executive Officer
State of Hawai'i
State Land Use Commission
P.O. Box 2359
Honolulu, HI 96804

10. Eric Nakagawa, Director
County of Maui
Department of Environmental Management
2050 Main Street, Suite 2B
Wailuku, HI 96793

REF-119

11. David Thyne, Chief
County of Maui
Department of Fire and Public Safety
200 Dairy Road
Kahului, HI 96732

12. Lori Tsuhako, Director
County of Maui
Department of Housing and Human Concerns
2200 Main Street, Suite 546
Wailuku, HI 96793

13. Karla Peters, Director
County of Maui
Department of Parks and Recreation
700 Halia Nakoa Street, Unit 2F
Wailuku, HI 96793

14. Tivoli Faaumu,
County of Maui
Maui Police Department
55 Mahalani Street
Wailuku, HI 96793

15. Michele Chouteau McLean, Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, HI 96793

16. Rowena Dagdag-Andaya, Director
County of Maui
Department of Public Works
200 South High Street
Wailuku, HI 96793

17. Jeffrey Pearson, Director
County of Maui
Department of Water Supply
200 South High Street, 5th Floor
Wailuku, HI 96793

MICHAEL P. VICTORINO
Mayor

KARLA H. PETERS
Director

JOHN L. BUCK III
Deputy Director

DEPARTMENT OF PARKS AND RECREATION

700 Hal'a Nakoa Street, Unit 2, Wailuku, Hawai'i 96793
Main Line (808) 270-7230 / Facsimile (808) 270-7952

November 13, 2019

Mr. Peter T. Young, President
Ho`okuleana LLC
1539 Kanapu`u Drive
Kailua, Hawai`i 96734

Dear Mr. Young:

SUBJECT: PRE-ASSESSMENT CONSULTATION FOR DRAFT ENVIRONMENTAL ASSESSMENT – KOELE PROJECT DISTRICT AMENDMENT; LANAI CITY LANAI, HAWAII

Thank you for providing the Department an opportunity to respond to your pre-assessment consultation for the subject Environmental Assessment (EA) preparation. We have no comment at this time and look forward to the review of the Draft EA.

Should you have any questions or concerns, please feel free to call me or Robert Halvorson, Chief of Parks Planning and Development, at 808-270-7931.

Sincerely,

KARLA H. PETERS
Director of Parks & Recreation

c: Robert Halvorson, Chief of Planning and Development

KHP:RH:kb

From: Anderson, Bruce S., PhD <Bruce.S.Anderson@doh.hawaii.gov>
Sent: Friday, November 1, 2019 10:49 AM
To: Peter T. Young
Cc: Pruder, Sina L; Irvin, Lola H.; Tomiyasu, Danette W.
Subject: FW: Pre-assessment Consultation and Scoping for Draft Environmental Assessment - Koʔele Project District Amendment; Laʔnaʔi City, Laʔnaʔi, Hawaiʔi

Hi Peter,

Wastewater treatment and disposal is always an issue for the DOH. I presume that Sina's comments are accurate (see below). As you know, we are trying to incrementally replace cesspools with treatment systems in Hawaii. The project would be well-received if a wastewater treatment/reuse system is proposed for all the new units. Even better would be a plan to replace some or all of the existing cesspools in Lanai City with a collector/reuse system (in addition to the new units). Other conservation features (recycling opportunities for solid waste, etc.) would, of course, be desirable.

Lanai has the highest rates of dental carries in Hawaii and Hawaii has the highest rate in any State. In the late 1990's, we proposed a water fluoridation system, which would go a long way to address this problem. Murdock was supportive but, unfortunately, the dentist there at the time didn't support it and the project was never implemented. This might be an opportunity to propose this, again-- if you really want to make Lanai a healthier community.

Aloha,

Bruce

Bruce S. Anderson, Ph.D.
Director of Health
State of Hawaii Department of Health
1250 Punchbowl Street
Honolulu, Hawaii 96813
Phone: (808) 586-4410
Email: bruce.s.anderson@doh.hawaii.gov

From: Pruder, Sina L <sina.pruder@doh.hawaii.gov>
Sent: Friday, November 1, 2019 9:50 AM
To: Anderson, Bruce S., PhD <Bruce.S.Anderson@doh.hawaii.gov>; Kawaoka, Keith E

REF-121

<keith.kawaoka@doh.hawaii.gov>
Subject: RE: Pre-assessment Consultation and Scoping for Draft Environmental Assessment - Koʔʻele
Project District Amendment; Laʔnaʔi City, Laʔnaʔi, Hawaiʔi

This project will probably connect to the County of Maui's wastewater treatment plant that consists of
lined wastewater stabilization ponds. The effluent from the County's pond system is routed to an
adjacent advanced treatment facility owned by Pulama Lanai that treats the effluent to R-1 quality.

From: Anderson, Bruce S., PhD <Bruce.S.Anderson@doh.hawaii.gov>
Sent: Friday, November 1, 2019 9:31 AM
To: Kawaoka, Keith E <keith.kawaoka@doh.hawaii.gov>
Cc: Pruder, Sina L <sina.pruder@doh.hawaii.gov>
Subject: FW: Pre-assessment Consultation and Scoping for Draft Environmental Assessment - Koʔʻele
Project District Amendment; Laʔnaʔi City, Laʔnaʔi, Hawaiʔi

Require wastewater reuse system?

From: Peter T Young <PeterYoung@Hookuleana.com>
Sent: Friday, November 1, 2019 5:27 AM
To: Peter T Young <PeterYoung@Hookuleana.com>
Subject: Pre-assessment Consultation and Scoping for Draft Environmental Assessment - Koʔʻele Project
District Amendment; Laʔnaʔi City, Laʔnaʔi, Hawaiʔi

We are preparing an Environmental Assessment for the proposed amendments to the existing Koʔʻele
Project District. The Kʔʻele Project District, described as a ''low-density, primarily residential and
recreational development with hotel facilities in an upland rural setting," was established by County of
Maui Ordinance 1580 in September 1986.

Since passage, some of the anticipated development has occurred: The Lodge at Koʔʻele and golf course
were built, as well as single- and multi-family residences. However, just as economic conditions
influenced the formation of the initial Kʔʻele Project District (the Island's pineapple production was
waning and alternatives for new job opportunities and a different and stronger, more diverse, and
stable economy was needed with tourism), so, too, is there evidence of evolution within the visitor
industry that necessitates changes in the Kʔʻele Project District.

The goal is to re-imagine Kʔʻele as a best-in-class wellness destination unlike any other in Hawaiʻi or the
world. Kʔʻele has undergone a $75 million upgrade and "refresh," which involved reducing the number
of rooms from 102 to 96. Wellness tourism is a type of travel experience that encourages individuals to
improve or maintain their health while on vacation.

In this process, Puʔlama Laʔnaʻi is seeking changes in the Koʔʻele Project District. The overall land area is
proposed to be reduced from 618-acres to 564-acres. Densities and maximum allowable units for
various uses are also proposed to be reduced. A new category of use, Resort Commercial, is proposed to
be added.

Outcomes of some of the proposed changes include (comparing Existing with the Proposed):

Single Family Residential
- Land area for Single Family Residential is reduced from 214-acres to 9.8-acres
- Maximum Density for Single Family Residential reduced from 2.5-units/ac to 2-units/ac
- Maximum Units Allowed for Single Family is reduced from 535-units to 20-units

Multifamily Residential
- Land area for Multifamily Residential is reduced from 26.0-acres to 18.7-acres
- Maximum Density for Multifamily Residential is reduced from 6-units/ac to 3-units/ac
- Maximum Units Allowed for Multifamily is reduced from 156-units to 56-units

Hotel
- Land area for Hotel use increases from 21.1-acres to 39.1-acres
- However, Maximum Density for Hotel use is reduced from 12-units/ac to 3.5-units/ac
- Thus, Maximum Units Allowed for Hotel is reduced from 253-units to 137-units

We are in the pre-assessment scoping phase and are seeking your input on issues that would identify
potential impacts associated with the proposed project. In conjunction with this, we are requesting any
written information and/or comments with respect to your areas of concern within 30-days. Please send
written comments to (e-mail of comments is preferred, in lieu of postal delivery):

Peter T Young PeterYoung@Hookuleana.com

REF-122

If you have any questions, please contact me. Thank you for your assistance.

Thanks,
Peter.

Peter T. Young, President

1539 Kanapu`u Drive
Kailua, Hawai`i 96734

(808) 226-3567 (Cell Phone)

PeterYoung@Hookuleana.com
www.Hookuleana.com

Do well by doing good.

? Save paper, save money - you may not need to print this e-mail.

From: Peter T Young <PeterYoung@Hookuleana.com>
Sent: Wednesday, November 27, 2019 8:12 PM
To: 'DOH.WWB'
Cc: 'Tomomitsu, Mark S'; 'Tejano, Roland C.'; 'Morikami, Lori'
Subject: RE: Pre-Assessment Consultation and Scoping for Draft Environmental Assessment for the Koele Project District Amendment

Thank you for your recent comments on the proposed amendment to the Koele Project District.

The proposed amendment will decrease the land area and density for residential units.

Presently, 18 single-family units have been built and the permissible total is 20-units, so only 2 units may be added.

Likewise, a total of 56-units in the multifamily designated areas will be allowed. Presently, 33-units have already been built; so, a total of 23-units may be added.

That means only 25-residential units (single and multi-family) may be added.

All existing units are connected to the Lanai City Wastewater Treatment Plant and future units will also be connected to that plant.

Does this address your concerns? Does the fact that only 25-new residential units will be added affect your comments?

Peter.

Peter T. Young, President

1539 Kanapu`u Drive
Kailua, Hawai`i 96734

(808) 226-3567 (Cell Phone)

PeterYoung@Hookuleana.com
www.Hookuleana.com

Do well by doing good.

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From: DOH.WWB <DOH.wwb@doh.hawaii.gov>
Sent: Wednesday, November 27, 2019 2:46 PM
To: PeterYoung@Hookuleana.com
Cc: Tomomitsu, Mark S <mark.tomomitsu@doh.hawaii.gov>; Tejano, Roland C. <Roland.Tejano@doh.hawaii.gov>; Morikami, Lori <lori.morikami@doh.hawaii.gov>
Subject: Pre-Assessment Consultation and Scoping for Draft Environmental Assessment for the Koele Project District Amendment

REF-123

Aloha,

In effort to reduce paper use and increase efficiency, we are sending letters via email in a pdf format instead of sending paper correspondences via postal mail. Please find our letter attached to this email.

If you have trouble opening the document, you may need to download the latest version of Adobe Acrobat Reader DC.

https://get.adobe.com/reader/

Thank you for your understanding and cooperation with our initiative to reduce paper use.

Department of Health, Wastewater Branch
2827 Waimano Home Road
Hale Ola Building, Room 207
Pearl City, Hawaii 96782
Ph. 808-586-4294 Fax: 808-586-4300
Email: wwb@doh.hawaii.gov

DAVID Y. IGE
GOVERNOR OF HAWAII

BRUCE S. ANDERSON, Ph.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HI 96801-3378

LUD – 2 4 9 002 061 etc
Koele Proj Dist Amendmt ID 4869

November 27, 2019

Ms. Peter T. Young, President
Hookulenana LLC
1539 Kanapuu Drive
Kailua, Hawaii 96734
Email: PeterYoung@Hookuleana.com

Dear Mr. Young:

Subject: Pre-Assessment Consultation And Scoping for Draft Environmental Assessment
Koele Project District Amendment, Kaumalapau Hwy, Lanai City, Lanai, HI 96763
TMKs (2) 4-9-002: 061, (2) 4-9-018: 001, 002, 003 and 004, (2) 4-9-020: all parcels and (2) 4-9-021: all parcels

Thank you for allowing us the opportunity to provide comments for the subject project.

The proposed project will involve greater than fifty (50) dwelling units, therefore, a wastewater treatment works in accordance with Section 11-62-31(a)(1)(B) of Hawaii Administrative Rules will be needed for the project. If connection to the County of Maui's Lanai Wastewater Reclamation Facility is planned, improvements to facility will be required for compliance with applicable provisions of Hawaii Administrative Rules (HAR), Chapter 11-62, "Wastewater Systems," and an assessment will be needed before the Department of Health (DOH) will approve of any future subdivision or development plans.

Please be informed that the proposed wastewater systems for the subdivision/development may have to include design considerations to address any effects associated with the construction of and/or discharges from the wastewater systems to any public trust, Native Hawaiian resources or the exercise of traditional cultural practices. In addition, all wastewater plans must conform to applicable provisions of the HAR, Chapter 11-62.

Should you have any questions, please call Mr. Mark Tomomitsu of my staff at 586-4294.

Sincerely,

SINA PRUDER, P.E., CHIEF
Wastewater Branch

LM:MST:lmj

c: Mr. Roland Tejano, WWB Maui Staff (via email)

REF-124

From: Peter T Young <PeterYoung@Hookuleana.com>
Sent: Wednesday, November 27, 2019 8:12 PM
To: 'DOH.WWB'
Cc: 'Tomomitsu, Mark S'; 'Tejano, Roland C.'; 'Morikami, Lori'
Subject: RE: Pre-Assessment Consultation and Scoping for Draft Environmental Assessment for
the Koele Project District Amendment

Thank you for your recent comments on the proposed amendment to the Koele Project District.

The proposed amendment will decrease the land area and density for residential units.

Presently, 18 single-family units have been built and the permissible total is 20-units, so only 2 units may
be added.

Likewise, a total of 56-units in the multifamily designated areas will be allowed. Presently, 33-units have
already been built; so, a total of 23-units may be added.

That means only 25-residential units (single and multi-family) may be added.

All existing units are connected to the Lanai City Wastewater Treatment Plant and future units will also
be connected to that plant.

Does this address your concerns? Does the fact that only 25-new residential units will be added affect
your comments?

Peter.

Peter T. Young, President

1539 Kanapu`u Drive
Kailua, Hawai`i 96734

(808) 226-3567 (Cell Phone)

PeterYoung@Hookuleana.com
www.Hookuleana.com

Do well by doing good.

? Save paper, save money - you may not need to print this e-mail.

From: DOH.WWB <DOH.wwb@doh.hawaii.gov>
Sent: Wednesday, November 27, 2019 2:46 PM
To: PeterYoung@Hookuleana.com
Cc: Tomomitsu, Mark S <mark.tomomitsu@doh.hawaii.gov>; Tejano, Roland C. <Roland.Tejano@doh.hawaii.gov>; Morikami, Lori <lori.morikami@doh.hawaii.gov>
Subject: Pre-Assessment Consultation and Scoping for Draft Environmental Assessment for the Koele
Project District Amendment

Aloha,

In effort to reduce paper use and increase efficiency, we are sending letters via email in a pdf
format instead of sending paper correspondences via postal mail. Please find our letter attached
to this email.

If you have trouble opening the document, you may need to download the latest version of
Adobe Acrobat Reader DC.

https://get.adobe.com/reader/

Thank you for your understanding and cooperation with our initiative to reduce paper use.

Department of Health, Wastewater Branch
2827 Waimano Home Road
Hale Ola Building, Room 207
Pearl City, Hawaii 96782
Ph. 808-586-4294 Fax: 808-586-4300
Email: wwb@doh.hawaii.gov

REF-125

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 29, 2019

Ho'okuleana LLC
Attention: Mr. Peter Young
1539 Kanapu'u Drive
Kailua, Hawaii 96734

via email: PeterYoung@Hookuleana.com

Dear Mr. Young:

SUBJECT: Pre-Assessment Consultation and Scoping for Draft Environmental Assessment for the Proposed **Ko'ele Project District Amendment** located at Lanai City, Island of Lanai; TMK: (2) 4-9: Various

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 pertaining to the subject matter to DLNR's Divisions for their review and comments.

At this time, enclosed are comments from the (a) Engineering Division, (b) Commission on Water Resource Management, and (c) Land Division – Maui District on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: darlene.k.nakamura@hawaii.gov. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosures
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 5, 2019

MEMORANDUM

TO: FROM

DLNR Agencies:
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
X Engineering Division
X Div. of Forestry & Wildlife
___Div. of State Parks
X Commission on Water Resource Management
X Office of Conservation & Coastal Lands
X Land Division – Maui District
X Historic Preservation

FROM: TO
Russell Y. Tsuji, Land Administrator
SUBJECT: Pre-Assessment Consultation and Scoping for Draft Environmental Assessment for the Proposed **Ko'ele Project District Amendment**
LOCATION: Lanai City, Island of Lanai; TMK: (2) 4-9: Various
APPLICANT: Ho'okuleana LLC on behalf of Pulama Lanai

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **November 27, 2019.**

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417 or by email at darlene.k.nakamura@hawaii.gov. Thank you.

( ) We have no objections.
( ) We have no comments.
(✓) Comments are attached.

Signed:
Print Name: Carty S. Chang, Chief Engineer
Date: 11/26/19

Attachments
cc: Central Files

REF-126

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Russell Y. Tsuji
Ref: Pre-Assessment Consultation and Scoping for Draft Environmental Assessment for the Proposed Ko'ele Project District Amendment
Location: Lanai City, Island of Lanai
TMK(s): (2) 4-9: Various
Applicant: Ho'okuleana LLC on behalf of Pulama Lanai

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high risk areas). State projects are required to comply with 44CFR regulations as stipulated in Section 60.12. Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zones are designated on FEMA's Flood Insurance Rate Maps (FIRM), which can be viewed on our Flood Hazard Assessment Tool (FHAT) (http://gis.hawaiinfip.org/FHAT).

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7253.
- Kauai: County of Kauai, Department of Public Works (808) 241-4896.

Signed: _____
CARTY S. CHANG, CHIEF ENGINEER

Date: 11/26/19

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RECEIVED
LAND DIVISION
2019 NOV 25 AM 6:35
DEPT OF LAND & NATURAL RESOURCES
STATE OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

RECEIVED
2019 NOV -6 PM 1:25
DEPT OF LAND & NATURAL RESOURCES
STATE OF HAWAII

November 5, 2019

MEMORANDUM

TO: **DLNR Agencies:**
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
X Engineering Division
X Div. of Forestry & Wildlife
___Div. of State Parks
X Commission on Water Resource Management
X Office of Conservation & Coastal Lands
X Land Division – Maui District
X Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Pre-Assessment Consultation and Scoping for Draft Environmental Assessment for the Proposed **Ko'ele Project District Amendment**
LOCATION: Lanai City, Island of Lanai; TMK: (2) 4-9: Various
APPLICANT: Ho'okuleana LLC on behalf of Pulama Lanai

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **November 27, 2019.**

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417 or by email at darlene.k.nakamura@hawaii.gov. Thank you.

( ) We have no objections.
( ) We have no comments.
(x) Comments are attached.

Signed: /s/ M. Kaleo Manuel
Print Name: Deputy Director
Date: November 21, 2019

Attachments
cc: Central Files

FILE ID: MF0.5893.5
DOC ID: 23602

REF-127

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON

BOARD OF LAND AND NATURAL RESOURCES
KAMANA BEAMER, PH.D.
MICHAEL G. BUCK
NEIL J. HANNAHS
WAYNE R. KAWAKAMI
PAUL J. MEYER

M. KALEO MANUEL
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

November 21, 2019

REF: RFD.5273.5

TO: Mr. Russell Tsuji, Administrator
Land Division

FROM: M. Kaleo Manuel, Deputy Director
Commission on Water Resource Management

SUBJECT: Pre-Assessment Consultation and Scoping for Draft Environmental Assessment for the Proposed Keale Project District Amendment

FILE NO.: RFD.5273.5
TMK NO.: (2) 4-9: Various

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 county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.

[ ] 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.

[ ] 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.

[X] 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at http://www.usgbc.org/leed. A listing of fixtures certified by the 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 to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at http://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 Hawaii. These practices can be found online at

http://www.hawaiiscape.com/wp-content/uploads/2013/04/LIOH_Irrigation_Conservation_BMPs.pdf.

[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 and the developer's 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. A Well Construction Permit(s) is (are) required before the commencement of any well construction work.

[ ] 12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

[ ] 13. 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.

[ ] 14. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.

[ ] 15. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a stream channel.

[ ] 16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.

[ ] 17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.

[ ] 18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.

[X] OTHER: Planning – The proposed water sources 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 trusts uses of water should be included, and any proposed mitigation measures described. Water conservation and efficiency measures to be implemented should also be discussed.

The Land Water Use and Development Plan (LWUDP) was adopted by the Maui County Council on February 25, 2011 under Ordinance No. 3885 Bill No. 60 (2011). The Draft Environmental Assessment should discuss the consistency of the proposed project district amendment with the LWUDP and note any amendments to the LWUDP that should be made if the proposed project description is approved.

If you have any questions, please contact Lenore Olye of the Commission staff at 587-0216.

REF-128

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RECEIVED
LAND DIVISION
2019 NOV 26 AM 10:44
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 5, 2019

MEMORANDUM

TO: **DLNR Agencies:**
___Div. of Aquatic Resources
___Div. of Boating & Ocean Recreation
X Engineering Division
X Div. of Forestry & Wildlife
___Div. of State Parks
X Commission on Water Resource Management
X Office of Conservation & Coastal Lands
X Land Division – Maui District
X Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Pre-Assessment Consultation and Scoping for Draft Environmental Assessment for the Proposed **Ko'ele Project District Amendment**
LOCATION: Lanai City, Island of Lanai; TMK: (2) 4-9: Various
APPLICANT: Ho'okuleana LLC on behalf of Pulama Lanai

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **November 27, 2019.**

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417 or by email at darlene.k.nakamura@hawaii.gov. Thank you.

( ) We have no objections.
(X) We have no comments.
( ) Comments are attached.

Signed: _____

Print Name: Daniel Ornellas

Date: 11/13/19

Attachments
cc: Central Files

Ho'okuleana LLC
... to take responsibility ...

Peter T. Young
1539 Kanapu'u Drive
Kailua, Hawai'i 96734
(808) 226-3567 (Cell Phone)
PeterYoung@Hookuleana.com
www.Hookuleana.com

Russell Tsuji, Land Administrator
Department of Land and Natural Resources
Post Office Box 621
Honolulu Hawaii 96809

Re: Kō'ele Project District – Responses to Environmental Assessment Preassessment Comments

Dear Mr. Tsuji:

Thank you for your comments on the Draft Environmental Assessment on the Miki Basin Industrial Park.

We note that the Engineering Division noted rules related to the National Flood Insurance Program and acknowledge that the property owner is responsible to research the Flood Hazard Zone designation for the project. We also note that the draft EA indicates that the subject property is within the X flood zone.

We note that the Commission on Resource Management (CWRM) suggested coordination with the County on water use planning, use of water efficient fixtures, BMPs is dealing with stormwater, consideration of alternative water sources, environmentally and socially responsible business practices, conservation and BMPs for irrigation water, addressing DOH water quality concerns and further discussion about the proposed water sources and water demands.

With respect to the CWRM comments, conservation and best management practices have been incorporated into the draft EA text. Likewise, there is review of resent water sourcing, as well and anticipated water demands on the island. Based on the preliminary engineering review, we believe there is sufficientsupply and appropriate safeguards in protecting the water resources.

We note the Maui Land Division has no comments.

Thank you for your comments.

Sincerely,
HO'OKULANA LLC

Peter T. Young
President

Do well by doing good.

REF-129

LETTERS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT REVIEW PERIOD AND RESPONSES TO SUBSTANTIVE COMMENTS

IX

IX. LETTERS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT REVIEW PERIOD AND RESPONSES TO SUBSTANTIVE COMMENTS

The Draft Environmental Assessment (EA) for the subject action was filed and published in the Environmental Review Program's Environmental Notice on September 8, 2021. The following agencies were provided a copy of the Draft EA. Comments on the Draft EA were received during the 30-day public comment period. Letters received as well as responses to substantive comments are included in this Chapter.

1. Department of Interior
   U.S. Fish and Wildlife Service
   300 Ala Moana Blvd., Rm. 3-122
   Honolulu, HI 96818

2. Keith Kawaoka, Acting Director
   State of Hawai'i
   Department of Health
   Office of Environmental Quality Control
   235 S. Beretania Street, Suite 702
   Honolulu, HI 96813

3. Jade Butay, Director
   State of Hawai'i
   Department of Transportation
   869 Punchbowl Street
   Honolulu, HI 96813

4. Sylvia Hussey, Chief Executive Officer
   State of Hawai'i
   Office of Hawaiian Affairs
   560 N. Nimitz Highway, Suite 200
   Honolulu, HI 96817

5. State of Hawai'i
   Department of Health
   Environmental Health Administration
   P.O. Box 3378
   Honolulu, HI 96801

6. State of Hawai'i
   Department of Business, Economic Development & Tourism
   Office of Planning
   235 S. Beretania Street, 6th Floor
   Honolulu, HI 96813

7. Christina Kishimoto, Superintendent
   State of Hawai'i
   Department of Education
   P.O. Box 2360
   Honolulu, HI 96804

8. Suzanne Case, Chairperson
   State of Hawai'i
   Department of Land and Natural Resources
   P. O. Box 621
   Honolulu, HI 96809

9. Dan Orodenker, Executive Officer
   State of Hawai'i
   State Land Use Commission
   P.O. Box 2359
   Honolulu, HI 96804

10. Eric Nakagawa, Director
    County of Maui
    Department of Environmental Management
    2050 Main Street, Suite 2B
    Wailuku, HI 96793

11. David Thyne, Chief
County of Maui
Department of Fire and Public Safety
200 Dairy Road
Kahului, HI 96732

12. Lori Tsuhako, Director
County of Maui
Department of Housing and Human Concerns
2200 Main Street, Suite 546
Wailuku, HI 96793

13. Karla Peters, Director
County of Maui
Department of Parks and Recreation
700 Halia Nakoa Street, Unit 2F
Wailuku, HI 96793

14. Tivoli Faaumu,
County of Maui
Maui Police Department
55 Mahalani Street
Wailuku, HI 96793

15. Michele Chouteau McLean, Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, HI 96793

16. Rowena Dagdag-Andaya, Director
County of Maui
Department of Public Works
200 South High Street
Wailuku, HI 96793

17. Jeffrey Pearson, Director
County of Maui
Department of Water Supply
200 South High Street, 5th Floor
Wailuku, HI 96793

21/4499

DAVID Y. IGE
GOVERNOR

JADE T. BUTAY
DIRECTOR

Deputy Directors
DEREK J. CHOW
ROSS M. HIGASHI
EDWIN H. SNIFFEN

IN REPLY REFER TO
DIR 0863
STP 8.3264

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

October 5, 2021

Ms. Michele Chouteau McLean, AICP
Director
Department of Planning
County of Maui
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

DEPT. OF PLANNING
COUNTY OF
OCT 11 2021
RECEIVED

Attention: Mr. Kurt Wollenhaupt

Dear Ms. McLean:

Subject: Koele Project District (KPD) Amendment and Draft Environmental Assessment (EA)
Lanai City, Lanai, Hawaii
Tax Map Key: (2) 4-9-001:021, 024 025 (por.), 027, 030; 4-9-002:001 (por.), 061; 4-9-018: 001, 002 (por.), 003 (por.), 004, 005; 4-9-020: 020 (por.); 4-9-021:009

Thank you for your transmittal letter dated September 1, 2021 requesting the Hawaii Department of Transportation's (HDOT) review and comment on the subject KPD Amendment and Draft EA. HDOT understands the Applicant, Pulama Lanai is proposing to amend the KPD boundaries and land use designations that were adopted in 1992, resulting in a reduction of the total acreage from 632 to 582 acres, and alter the land use sub-designations of the project area. In addition, the amendment would revise the description of permitted uses and development standards in Chapter 19.71 of the Maui County Code.

HDOT has reviewed the application materials and Draft EA, including the Final Draft Traffic Assessment (TA) for Koele Project District (dated February 16, 2021), and have the following comments:

Airports Division (HDOT-A)

1. The project boundary is located approximately 2.4 miles from the property boundary of Lanai Airport (LNY). All projects within 5 miles from 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. The project boundary is approximately 15,200 feet from the end of Runway 21 at LNY. Prior to construction, Federal Aviation Administration (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 criteria for submittal can be found at the following website: https://oeaaa.faa.gov/oeaaa/external/portal.jsp.

3. Due to the proximity to the airport, the developer should be aware of potential noise from aircraft operations. There is also a 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 depending on airport operations.

Highways Division (HDOT-HWY)

1. Kaumalapau Highway (State Route 440) and Manele Road (State Route 441) are the State roads in the vicinity of the KPD.

2. The EA states: Because the Proposed Koele Project District amendments are anticipated to have a reduced impact to traffic compared to the Original Koele Project District, an updated Traffic Impact Analysis Report (TIAR) is not expected to be required for approval of the Proposed Koele Project District. The HDOT acknowledges implementation of the proposed amendment is unlikely to have a significant adverse impact on State highways, but not for the reasons stated in the EA and TA. The Traffic Impact Analysis in the EA and TA should be revised to substantiate the conclusion that no updated TIAR is required, based on the following comments:

    a. The EA and the TA refer to the Lanai City Traffic Circulation Plan Traffic Study (Original TIAR), dated October 1991, as the basis for "existing conditions." The Original TIAR is no longer relevant to existing traffic conditions. Note that the other resources assessed in the EA rely on recent information for the assessment of impacts.

        Within the last five years, Pulama Lanai has completed traffic studies for two other planned projects that would provide a more accurate basis for existing conditions on State highways.

    b. The TA (inclusive of multimodal traffic) should include the following:

        - Jurisdiction of roadways in the vicinity, including the nearest intersections with State highways.

        - Existing conditions: traffic capacity on State roads and key intersections (use best available data); vehicle routes and access driveways to/from the KPD (include guests, deliveries, workers, residents, community); current trip

generation to/from the KPD boundary that affects State highways; restrictions to public access to the KPD; and a description of multimodal routes (e.g., bicycle, pedestrian, bus) between the KPD and the community. Note any community concerns or complaints received regarding KPD-related ground transportation.

- Proposed action: no construction is proposed, and overall land use density would be reduced but describe anticipated changes to the existing conditions listed above based on the proposed range of permitted land uses and design standards.

- Assess the project's potential direct, secondary, and cumulative impacts to State roadways (including multimodal traffic) at full implementation of the amendment to existing conditions. The cumulative impact section should identify other foreseeable Pulama Lanai projects that would affect State highways, specifically at intersections with Lanai City roads.

c. If the qualitative traffic assessment suggests a potential for adverse impact to State highways, then prepare a TIAR prepared by a licensed Professional Engineer.

If there are any questions, please contact Mr. Blayne Nikaido of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at blayne.h.nikaido@hawaii.gov.

Sincerely,

JADE T. BUTAY
Director of Transportation

MUNEKIYO HIRAGA
Planning. Project Management. Sustainable Solutions.

Karlynn K. Fukuda
PRESIDENT
Mark Alexander Roy AICP, LEED AP
VICE PRESIDENT
Tessa Munekiyo Ng AICP
VICE PRESIDENT

Michael T. Munekiyo AICP
SENIOR ADVISOR

January 6, 2022

Jade Butay, Director
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, Hawai'i 96813-5097

SUBJECT: Response to Comments on Draft Environmental Assessment for Kō'ele Project District Amendment; Kō'ele, Lāna'i, Hawai'i (DIR 0863, STP 8.3264)

Dear Mr. Butay:

Thank you for your letter dated October 5, 2021 providing comments on the Draft Environmental Assessment (EA) for the Kō'ele Project District Amendment. On behalf of the Applicant, Lanai Resorts, LLC, a Hawai'i limited liability company doing business as Pūlama Lāna'i, we are providing information in the attached **Exhibit "A"** in response to the comments provided in your letter. The responses follow the order of the comments in your letter.[1]

Thank you again for your input. A copy of your comment letter and this response will be included in the Final EA for the project.

[1] In accordance with Hawai'i Administrative Rules, Title 11, Section 11-200.1-20 subsections (c) and (d), 2, the rules require our responses to be provided in the Final EA. Further, per subsection (d), subpart (2), we are providing a separate and distinct response to your comment letter herein as Exhibit A. Of note, per subsection (c), we endeavored to respond to "substantive" comments, giving careful "...consideration to the validity, significance, and relevance of the comments to the scope, analysis, or process of the EA, bearing in mind the purposes of this chapter and Chapter 343, Hawai'i Revised Statutes."

Should you have any questions, or require additional information, please feel free to contact me at (808) 983-1233 or via email at planning@munekiyohiraga.com.

Very truly yours,

Bryan K. Esmeralda, AICP
Senior Associate

BKE:tn
Enclosure
cc: Kurt Wollenhaupt, Department of Planning (w/enclosure)
Keiki-Pua Dancil, Pūlama Lāna'i (w/enclosure)
Olivia Simpson, Pūlama Lāna'i (w/enclosure)
Calvert Chipchase, Cades Schutte (w/enclosure)
Stacey Gray, Cades Schutte (w/enclosure)
Matt Nakamoto, Austin, Tsutsumi & Associates (w/enclosure)
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Exhibit "A" – Responses to Draft Environmental Assessment Comments

Department of Transportation

Comments from the Airports Division

Comment 1:

The project boundary is located approximately 2.4 miles from the property boundary of Lanai Airport (LNY). All projects within 5 miles from 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: We acknowledge the comment that the project boundary is located approximately 2.4 miles from Lāna'i Airport (LNY), and that all projects within five (5) miles of Hawai'i State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities which may require further review and permits. Although the currently proposed project does not involve any development activities, the TAM will be reviewed for applicability to the proposed project.

Comment 2:

The project boundary is approximately 15,200 feet from the end of Runway 21 at LNY. Prior to construction, Federal Aviation Administration (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 criteria for submittal can be found at the following website:

https://oeaaa.faa.gov/oeaaa/external/portal.jsp.

Response: We acknowledge your comment that as the project is approximately 15,200 feet away from the end of Runway 21 at LNY, and that the Federal Aviation Administration (FAA) requires the submittal of FAA Form 7460-1, Notice of Proposed Construction or Alteration if construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100 to 1 surface from any point on the runway with its longest runway more than 3,200 feet. We understand that the completed Form 7460-1 shall include construction and equipment area heights, including heights of temporary construction cranes. We

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note that the currently proposed project does not involve any development activities. At the time future development activities are proposed in the Kō'ele Project District, the FAA website noted in your letter will be reviewed for Form 7460-1 requirements and submittal process information, as applicable.

Comment 3:

Due to the proximity to the airport, the developer should be aware of potential noise from aircraft operations. There is also a 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 depending on airport operations.

Response: The Applicant acknowledges the potential single event noise from aircraft operations, as well as the chance for fumes, smoke, vibrations, and odors that may result from occasional aircraft flight operations.

Comments from the Highways Division

Comment 1:

Kaumalapau Highway (State Route 440) and Manele Road (State Route 441) are the State roads in the vicinity of the KPD.

Response: We acknowledge your comment that Kaumālapa'u Highway and Mānele Road are the State roads in the vicinity of the Kō'ele Project District.

Comment 2:

The EA states: Because the Proposed Koele Project District amendments are anticipated to have a reduced impact to traffic compared to the Original Koele Project District, an updated Traffic Impact Analysis Report (TIAR) is not expected to be required for approval of the Proposed Koele Project District. The HDOT acknowledges implementation of the proposed amendment is unlikely to have a significant adverse impact on State highways, but not for the reasons stated in the EA and TA. The Traffic Impact Analysis in the EA and TA should be revised to substantiate the conclusion that no updated TIAR is required, based on the following comments:

a. *The EA and the TA refer to the Lanai City Traffic Circulation Plan Traffic Study (Original TIAR), dated October 1991, as the basis for "existing conditions." The Original TIAR is no longer relevant to existing traffic conditions. Note that the other resources assessed in the EA rely on recent information for the assessment of impacts.*

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Within the last five years, Pulama Lanai has completed traffic studies for two other planned projects that would provide a more accurate basis for existing conditions on State highways.

b. *The TA (inclusive of multimodal traffic) should include the following:*

   - *Jurisdiction of roadways in the vicinity, including the nearest intersections with State highways.*

   - *Existing conditions: traffic capacity on State roads and key intersections (use best available data); vehicle routes and access driveways to/from the KPD (include guests, deliveries, workers, residents, community); current trip generation to/from the KPD boundary that affects State highways; restrictions to public access to the KPD; and a description of multimodal routes (e.g., bicycle, pedestrian, bus) between the KPD and the community. Note any community concerns or complaints received regarding KPD-related ground transportation.*

   - *Proposed action: no construction is proposed, and overall land use density would be reduced but describe anticipated changes to the existing conditions listed above based on the proposed range of permitted land uses and design standards.*

   - *Assess the project's potential direct, secondary, and cumulative impacts to State roadways (including multi modal traffic) at full implementation of the amendment to existing conditions. The cumulative impact section should identify other foreseeable Pulama Lanai projects that would affect State highways, specifically at intersections with Lanai City roads.*

c. *If the qualitative traffic assessment suggests a potential for adverse impact to State highways, then prepare a TIAR prepared by a licensed Professional Engineer.*

Response: An addendum to the Traffic Assessment (TA) will be prepared. The addendum will provide the most recent data available for existing conditions in the project area to determine the impacts to State highways. Previously collected intersection count data will be adjusted as necessary to reflect growth to typical current conditions. Based on available data, the following intersections will be included:

- Kaumālapaʻu Highway/Mānele Road
- Kaumālapaʻu Highway/Fraser Avenue
- Kaumālapaʻu Highway/Lānaʻi Avenue

In addition, the addendum will provide the requested information, including jurisdiction of roadways, existing conditions, proposed action, project impact, and

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impacts of other planned Pūlama Lāna'i projects. The TA addendum will be appended to and addressed in the Final Environmental Assessment.

We acknowledge your comment that if the qualitative traffic assessment suggests a potential for adverse impact to State highways, a Traffic Impact Analysis Report should be prepared by a licensed Professional Engineer.

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From: Cab General [mailto:Cab.General@doh.hawaii.gov]
Sent: Monday, October 11, 2021 1:09 PM
To: Keiki-Pua Dancil <kdancil@pulamalanai.com>; planning@munekiyohiraga.com
Subject: Koele Project District Amendment--Draft EA (AFNSI)

Aloha

Thank you for the opportunity to provide comments on the subject project. I apologize for sending this past the deadline.
Please see our standard comments at:

https://health.hawaii.gov/cab/files/2019/08/Standard-Comments-Clean-Air-Branch-2019.pdf

Please let me know if you have any Questions

Lisa M.M. Wallace
EHS QA Officer
Clean Air Branch
Environmental Health Office
Hilo, Hawaii 96720

REF-142

MUNEKIYO HIRAGA
Planning. Project Management. Sustainable Solutions.

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Tessa Munekiyo Ng AICP
VICE PRESIDENT

Michael T. Munekiyo AICP
SENIOR ADVISOR

January 6, 2022

Via Email: CAB.General@doh.hawaii.gov

Lisa M.M. Wallace, EHS QC Officer
Clean Air Branch
Department of Health
State of Hawai'i
2827 Waimano Home Road, #130
Pearl City, Hawai'i 96782

SUBJECT: Response to Comments on Draft Environmental Assessment for Kō'ele Project District Amendment; Kō'ele, Lāna'i, Hawai'i

Dear Ms. Wallace:

Thank you for your email dated October 11, 2021 providing comments on the Draft Environmental Assessment (EA) for the Kō'ele Project District Amendment. On behalf of the Applicant, Lanai Resorts, LLC, a Hawai'i limited liability company doing business as Pūlama Lāna'i, we are providing information in the attached **Exhibit "A"** in response to the comments provided in your letter. The responses follow the order of the comments in your letter.[1]

Thank you again for your input. A copy of your comment letter and this response will be included in the Final EA for the project.

[1] In accordance with Hawai'i Administrative Rules, Title 11, Section 11-200.1-20 subsections (c) and (d), 2, the rules require our responses to be provided in the Final EA. Further, per subsection (d), subpart (2), we are providing a separate and distinct response to your comment letter herein as Exhibit A. Of note, per subsection (c), we endeavored to respond to "substantive" comments, giving careful "...consideration to the validity, significance, and relevance of the comments to the scope, analysis, or process of the EA, bearing in mind the purposes of this chapter and Chapter 343, Hawai'i Revised Statutes."

Should you have any questions, or require additional information, please feel free to contact me at (808) 983-1233 or via email at planning@munekiyohiraga.com.

Very truly yours,

Bryan K. Esmeralda, AICP
Senior Associate

BKE:tn
Enclosure
cc: Kurt Wollenhaupt, Department of Planning (w/enclosure)
Keiki-Pua Dancil, Pūlama Lāna'i (w/enclosure)
Olivia Simpson, Pūlama Lāna'i (w/enclosure)
Calvert Chipchase, Cades Schutte (w/enclosure)
Stacey Gray, Cades Schutte (w/enclosure)
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Exhibit "A" – Responses to Draft Environmental Assessment Comments

Department of Health – Clean Air Branch

Comment 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.

> **Response:** As no construction activities are currently being proposed, an Air Pollution Control Permit is not anticipated to be required for the proposed Kō'ele Project District Amendment.

Comment 2:

If your proposed project: Includes construction or demolition activities that involve asbestos, you must contact the Asbestos Abatement Office in the Indoor and Radiological Health Branch.

> **Response:** The proposed Kō'ele Project District Amendment does not involve construction or demolition activities that involve asbestos.

Comment 3:

If your proposed project: Has the potential to generate fugitive dust, you must control the generation of all airborne, visible fugitive dust. Note that construction activities that occur near to existing residences, business, 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, we strongly recommend that buffer zones be established, wherever possible, in order to alleviate potential nuisance complaints.

You should 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:

a) *Planning the different phases of construction, focusing on minimizing the amount of airborne, visible fugitive dust-generating materials and activities, centralizing*

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