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GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96809

November 25, 1998

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ENVIRONMENTAL
QUALITY CONTROL

*Kahoolawe Island Reserve
Comm. Administrative Bldg.*

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Mr. Gary Gill, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96713

Dear Mr. Gill,

Subject: Finding of No Significant Impact (FONSI) for the Kaho'olawe Island Reserve Commission's Administrative Building, Boat House, Storage Facility, and Native Hawaiian Plant Nursery located at Ma'alaea, Maui, Hawaii (TMK 3-6-01:por.14).

The Department of Land and Natural Resources (DLNR) - Land Division has reviewed the comments received during the 30-day public comment period, which began on October 23, 1998. The DLNR - Land Division has determined that this project will not have significant environmental effects and, therefore, has issued a Finding of No Significant Impact (FONSI). As such, at this time we are respectfully requesting that you publish this notice in the December 8, 1998 Office of Environmental Quality Control (OEQC) Environmental Notice.

We have enclosed a completed OEQC Publication Form and four (4) copies of the Final Environmental Assessment. Please note that the Project Description has not changed, and, therefore, we are requesting that you publish the same Project Summary from the October 23, 1998 OEQC Publication. If you have any questions, or require further information, please contact either myself or Mr. Keoni Fairbanks, Executive Director of the Kaho'olawe Island Reserve Commission at 586-0761.

Sincerely,

Dean Uchida, Administrator
DLNR - Land Division

CC: Mr. Phil Ohta - DLNR (Maui)
Mr. Deepak Nuepane - KIRC
Mr. Bill Frampton - KIRC

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1998-12-08-MA-FEA-Kahoolawe Island
Reserve Commission Administrative Building
and Plant Nursery
FINAL ENVIRONMENTAL ASSESSMENT

DEC 8 1998

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Kaho'olawe Island Reserve Commission
Administrative Building,
Boat House & Storage Facility,
& Native Hawaiian Plant Nursery

Ma'alaea, Maui, Hawaii
(TMK 3-6-01:por.14)



Proposing Agency:
Kaho'olawe Island Reserve Commission
33 South King Street, Suite 501
Honolulu, Hawaii 96813

Approving Agency:
State of Hawaii
Department of Land and Natural Resources
PO Box 621
Honolulu, Hawaii 96809

NOVEMBER 1998

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
PREFACE.....	1
I. PROJECT OVERVIEW.....	2
II. PROPERTY LOCATION, DESCRIPTION, BACKGROUND INFORMATION, AND PROPOSED REQUEST.....	3
A. PROPERTY LOCATION.....	3
B. PROPERTY DESCRIPTION.....	3
C. BACKGROUND INFORMATION.....	3
D. PROPOSED REQUEST.....	6
E. FUNDING FOR PROPOSED PROJECT.....	8
F. STARTING AND ENDING DATES.....	9
III. EXISTING ENVIRONMENTAL SETTINGS, POTENTIAL IMPACTS AND MITIGATION MEASURES.....	10
A. PHYSICAL ENVIRONMENT.....	10
1. Surrounding Land Uses.....	10
2. Climate.....	11
3. Topography.....	11
4. Soils.....	12
5. Flood and Tsunami Hazard.....	12
6. Flora and Fauna.....	13
7. Air Quality.....	13
8. Noise Characteristics.....	14
9. Visual Resources.....	15
10. Archaeological Resources.....	16
B. SOCIO-ECONOMIC ENVIRONMENT.....	17
C. INFRASTRUCTURE.....	18
1. Roadways.....	18
2. Drainage.....	19
3. Water.....	20
4. Wastewater.....	21
D. PUBLIC SERVICES.....	21
IV. RELATIONSHIP TO GOVERNMENT PLANS, POLICIES, AND CONTROLS.....	22
A. STATE LAND USE DISTRICT.....	22
B. GENERAL PLAN OF THE COUNTY OF MAUI.....	26
C. KIHEI-MAKENA COMMUNITY PLAN.....	26
D. KAHO'OLAWA COMMUNITY PLAN.....	27
E. SPECIAL MANAGEMENT AREA.....	27
F. SIGNIFICANT CRITERIA.....	32

V. FINDINGS AND CONCLUSIONS.....36

- APPENDIX A – Letter From State Historic Preservation Division.
- APPENDIX B – Letters/Comments Received During 30-day Review Period of Draft Environmental Assessment.
- FIGURES:
 - Figure No. 1 – Regional Location Map
 - Figure No. 2 – Proposed Project Site Plan and Site Section
 - Figure No. 3 – Proposed Floor Plans for Buildings
 - Figure No. 4 – Conservation District Subzone Boundary Interpretation

PREFACE

This Final Environmental Assessment (EA) has been prepared in support of 1) a Conservation District Use Application (CDUA) pursuant to Chapter 13-5, Hawaii Administrative Rules (HAR), "Conservation District"; 2) a Special Management Area (SMA) Use Permit pursuant to Chapter 205A, Hawaii Revised Statutes, and the Rules and Regulations of the Maui Planning Commission; and 3) a request for a Revocable Permit and possible future Executive Order and Subdivision in order to construct a future Administrative Building, a Boat House, a Storage Facility, a Native Hawaiian Plant Nursery, and other necessary appurtenances on approximately eight (8) acres of State owned land that is situated within the State "Conservation" District and within the Special Management Area (SMA). Accordingly, this Final EA evaluates the proposed project with respect to criteria established in Sub-Section 13-5-30 (c), HAR, Conservation District Use Application and the SMA objectives and policies pursuant to Chapter 205A, Hawaii Revised Statutes, and the Rules and Regulations of the Maui Planning Commission. This Final EA has been prepared pursuant to Chapter 343, Hawaii Revised Statutes, Chapter 200 of Title 11, State Department of Health Administrative Rules (HAR). Furthermore, this Final EA documents the project's technical characteristics and environmental impacts, and advances findings and conclusions relative to the significance of the project.

I. PROJECT OVERVIEW

District: Wailuku District, Island of Maui

Location: Ukumehame Ahupua'a, Ma'alaea

Tax Map Key: (2) 3-6-01: portion of 14

Project Area: 8 Acres (approximate)

Proposing Agency: State of Hawaii
Kaho'olawe Island Reserve Commission
33 South King Street, Room 501
Honolulu, Hawaii, 96813

Approving Agency: State of Hawaii
Dept. of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii, 96809

Land Owner: State of Hawaii
Dept. of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii, 96809

Land Use Designations:

- **State Land Use Commission:** "Conservation District"
- **Conservation Sub-Zone:** "Limited" and "General"
- **Community Plan Designation:** "Open Space"
(Kihei-Makena)
- **Other:** "Special Management Area"

Determination: Finding of No Significance Impact (FONSI)

The Following is a List of Public Agencies, Community Groups, and Individuals that were consulted during the preparation of the Final Environmental Assessment:

United States:

- Federal Aviation Administration, Maui Air Traffic Control Tower
- Natural Resource Conservation Service, Maui District Office

State of Hawaii:

- Department of Land and Natural Resources, Engineering Branch – Land Division
- Department of Land and Natural Resources, Historic Preservation Division
- Department of Land and Natural Resources, Land Division - Maui
- Department of Land and Natural Resources, Land Division - Oahu
- Department of Transportation, Airports Division
- Department of Transportation, Highways Division
- Office of Environmental Quality Control

County of Maui:

- Department of Planning
- Department of Public Works and Waste Management, Wastewater Division
- Department of Water Supply

Community Groups and Individuals:

- Protect Kaho'olawe 'Ohana
- Ma'alaea Community Association
- Ms. Theresa Donham, Archaeologist

II. PROPERTY LOCATION, DESCRIPTION, BACKGROUND INFORMATION, AND PROPOSED REQUEST

A. PROPERTY LOCATION

The proposed project site is located on State owned land, west (mauka) of the Ma'alaea Small Boat Harbor on the Island of Maui. (See Figure No.1). The subject property is a portion of Tax Map Key 3-06-01:14. The entire project area is situated within the State "Conservation" Land Use District and is located within the "Limited" and "General" Conservation District Subzones.

B. PROPERTY DESCRIPTION

The subject property has an approximate area of eight (8) acres and is currently vacant and undeveloped. The area proposed for development will be restricted to the near level and previously graded and graveled area at the foothills of the West Maui Mountains. The majority of the proposed site slightly slopes in a west to east direction, while a small portion of the western limits of the property consists of steeply sloped land. The property is partially vegetated with non-native species of plants. Access to the subject property is located off of Honoapi'ilani Highway via an existing paved access easement for a County of Maui 300,000 gallon water storage tank facility.

The subject property and surrounding State lands were formerly leased and utilized for cattle ranch operations (State Lease No. S-5277).

C. BACKGROUND INFORMATION

In 1993, the United States Congress passed a law (Title X) that recognized the cultural significance of the island of Kaho'olawe; required the US Navy to return the island of Kaho'olawe to the State of Hawaii; and directed the US Navy to conduct an unexploded ordnance (UXO) cleanup and environmental restoration of the island in consultation with the State of Hawaii. Further, in 1993, the Hawaii State Legislature created the Kaho'olawe Island Reserve consisting of Kaho'olawe Island and its surrounding waters out to two miles. The Legislature also created

the Kaho'olawe Island Reserve Commission (KIRC) to manage the Island Reserve while it is held in trust for the future Native Hawaiian sovereignty entity. The KIRC uses federal funds designated for State responsibilities in the restoration effort. The KIRC is administratively attached to the Department of Land and Natural Resources. KIRC establishes policies and controls uses; coordinates the environmental restoration of the reserve, provides for the perpetuation of Native Hawaiian customs, beliefs, and practices; and serves as the single point of contact for State oversight of the cleanup project.

The KIRC has developed a Use Plan (1995), an Ocean Resource Management Plan (1997), and an Environmental Restoration Plan (1998) for the Reserve. The Use Plan sets out which areas of Kaho'olawe shall be used for what purpose and which areas should be cleared first during the Clean Up Project. The Ocean Resource Management Plan includes policy on fisheries management in the Reserve waters. The Environmental Restoration Plan includes a strategy to control erosion, re-establish vegetation, recharge the water table, and gradually replace alien plants with native species.

The KIRC has developed a Vision Statement for the Reserve, which is as follows:

The kino (physical manifestation) of Kanaloa is restored. Forests and shrublands of native plants and other biota clothe its slopes and valleys. Pristine ocean waters and healthy reef ecosystems are the foundation that supports and surrounds the island.

Na po'e Hawai'i (Hawaii's people) care for the land in a manner which recognizes the island and ocean of Kanaloa as a living spiritual entity. Kanaloa is a pu'uhonua and wahi pana (refuge and storied place) where Native Hawaiian cultural practices flourish.

The piko (navel) of Kanaloa is the crossroads of past and future generations from which the Native Hawaiian lifestyle is spread throughout the islands.

Because of the undeveloped, uninhabited, and isolated condition of Kaho'olawe, the KIRC is in need of a Maui base of operations in order to provide administrative and logistics support for its management operations. The KIRC has been seeking a site for its base of operations along the south shore of Maui due to its close proximity to Kaho'olawe.

D. PROPOSED REQUEST

The KIRC is requesting a Conservation District Use Permit, Revocable Permit and possible future Executive Order and Subdivision of approximately eight (8) acres of State owned land in order to construct a future Administrative Building, a Boat House, a Storage Facility, a Native Hawaiian Plant Nursery, a plant staging area, and other necessary appurtenances. (*Please See Figure No.2*). The future Administrative Building will provide office space for KIRC staff. The Boat House will be utilized for the storage of a boat and trailer used by KIRC's Ocean Management program. The Storage Facility will house equipment and supplies for the Restoration and Ocean Management programs. The nursery will include planting areas for the propagation of Native Hawaiian plants which will be delivered to and transplanted on Kaho'olawe in support of the goals and objectives of the Environmental Restoration Plan. The native plants will be picked up at the proposed plant staging area via helicopter and sling loaded to Kaho'olawe. The staging area will be a natural flat grassed area instead of a concrete pad. This area will also serve as a volunteer staging and rest area for volunteers working at the nursery, assisting with ocean program, and traveling to and from the island for restoration work.

The project site will also include a small parking area to accommodate no more than ten (10) vehicles.

The proposed future Administrative Building will measure approximately 2,500 square feet (50 feet X 50 feet) and have an approximate height of 22 feet. (*Please See Figure No.3*). The Boat House will measure approximately 1,000 square feet (25 feet X 40 feet) and have an approximate height of 22 1/2 feet. The Storage Facility will measure approximately 900 square feet (30 feet X 30 feet) and have an approximate height of 18 feet.

The planting areas for the nursery will measure approximately 3.5 acres.

Access to the project site is being proposed via the existing paved access easement is located off of Honoapi'ilani Highway, which is gated and utilized by the County of Maui for their Ma'alaea 300,000 gallon water storage tank. The KIRC proposes to utilize the existing dirt road on the subject property, which intersects with the existing paved access easement immediately mauka of the gate.

The proposed project will be phased based upon program needs, available funding and other government requirements. Therefore, it is the intent of the KIRC to concurrently apply for a SMA Minor Permit during the Environmental Assessment review process to allow for the immediate construction of the Boat House and Plant Nursery. Subsequently, at a future date (approximately 2 to 5 years from now), the KIRC will seek a SMA Use Permit for the land subdivision required by the Executive Order and for construction of the Administration Building and the Storage Facility.

The proposed project serves to advance the goals of the Kaho'olawe Use Plan, the Kaho'olawe Ocean Resource Management Plan, and the Kaho'olawe Environmental Restoration Plan, as well as KIRC's Vision Statement.

E. FUNDING FOR PROPOSED PROJECT

A State trust fund for the KIRC was established by the State Legislature in 1994. Funding for the proposed project was approved by the KIRC as part of their Fiscal Year 1999 Budget. A total of \$79,600 was approved by the KIRC for the construction of the proposed Boat House and Native Hawaiian Plant Nursery. Funding for the remainder of the proposed project will have to be approved by the KIRC at a future date.

F. ALTERNATIVES CONSIDERED

1. Alternate Sites

The following alternate sites for the proposed project were considered:

- a. NOAA property, Kihei, Maui: The KIRC considered locating the Boat House on the property of the Hawaiian Islands Humpback Whale National Marine Sanctuary (HIHWNMS) in Kihei due to its close proximity to the shoreline and an existing boat launching facility. However, it was determined that there was not sufficient space on the property for such a use and that the Boat House would likely have conflicted with existing uses on the property.
- b. Waikapu Site: A privately owned piece of property in Waikapu was considered for the location of the Nursery. However, this site would require either purchasing or leasing of private property. Further, the surrounding ecological and environmental conditions of Waikapu are not similar to the conditions on Kaho'olawe.
- c. Existing KIRC Maui Field Office: The KIRC is currently leasing office space in Wailuku for their Maui Field Office. However, in order to save funds, it is the KIRC's desire to relocate its administrative office to a site that does not involve a private lease.

The proposed Ma'alaea site has ample space for all of the proposed uses, will not require the purchase or leasing of land, and is similar to

Kaho'olawe in terms of ecological and environmental conditions. As such, the proposed Ma'alaea site is the KIRC's preferred alternative.

2. Alternate Site Configuration

The western limits of the subject property consist of steeply sloped land. Further, as discussed below in Section III.10 of this report, this steeply sloped portion of the property includes archeological sites. In order to avoid the steeply sloped lands, the archaeological sites, and impacts to visual resources, the KIRC is proposing that the siting of the buildings be restricted to the near level and previously graded and graveled area at the foothills of the West Maui Mountains. Therefore, the proposed site configuration is the most feasible and viable alternative.

3. No Action

The KIRC is proposing the project in order to implement the goals and objectives of the Kaho'olawe Use Plan, the Kaho'olawe Ocean Resource Management Plan, and the Kaho'olawe Environmental Restoration Plan, as well as KIRC's Vision Statement. The US Navy's unexploded ordnance (UXO) cleanup and environmental restoration project is underway and, as such, implementation of the goals and objectives of the KIRC needs to be expedited. A "No Action" alternative would hinder and delay implementation of the goals and objectives of the above mentioned programs. As such, this is not a viable alternative.

G. START AND ENDING DATES

The KIRC anticipates initiating construction of the Boat House and Nursery by April of 1999 and finishing by the end of 1999. Construction of the Administration Building and Storage Building will be determined at a future date based upon funding and approval of government permits.

III. EXISTING ENVIRONMENTAL SETTINGS, POTENTIAL IMPACTS AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

I. Surrounding Land Uses

Existing Conditions:

The following land uses surround the project site (*See Figure No. 1*):

East (makai): Immediately east of the site is the Honoapi'ilani Highway. Further east, is the Ma'alaea Small Boat Harbor. The Harbor is a center of activity for the fishing, charter, and tour boat activities.

North-East: Across the Honoapi'ilani Highway to the north-east is the Ma'alaea Triangle project, a mixed use commercial center which includes the Maui Ocean Center. The Maui Ocean Center is a display oceanarium with restaurants, offices, and retail spaces. Further east, lies a developed strip of residential condominiums along Haoli Street.

West (mauka): The land west of the site is State owned and is undeveloped and vacant. The land was formerly used for cattle ranch operations. Further west is the County of Maui Department of Water Supply's 300,000 gallon water storage tank.

South: The land south of the site is State owned and is undeveloped and vacant. The land was formerly used for cattle ranch operations.

North: The land north of the site is privately owned and utilized for agricultural activities.

Potential Impacts and Mitigation Measures:

The location of the proposed project site was chosen based upon its close proximity to an existing harbor and support facilities, including the Ma'alaea Triangle project. The proposed Administrative Building, the Boat and Storage Facility, and the Nursery, are consistent with the established land use patterns in Ma'alaea and are not anticipated to adversely affect the surrounding land uses. The KIRC's Ocean Management Program Manager will work closely with the Department of Transportation Harbors Division to coordinate the safe usage of the Ma'alaea Harbor boat launching facility.

2. Climate

Existing Conditions:

The prevailing wind at the project site throughout the year is the northeasterly tradewind. Average temperatures at the site range between lows in the low 60's to highs in the upper 80's. The average annual rainfall at the project site measures approximately 10-15 inches.

Potential Impacts and Mitigation Measures:

The proposed project will not have any adverse impacts upon the existing climatic conditions.

3. Topography

Existing Conditions:

A majority of the project site slightly slopes from west to east and has an average slope of approximately 4% to 6 %, while a small portion of the western limits of the property consists of steeply sloped land. Within the area proposed for development there are no significant topographical features.

Potential Impacts and Mitigation Measures:

It is important to note that area proposed for development has been previously graded and graveled and is nearly level. As a result, the project has been designed to be compatible with the existing topography and will result in minimal alterations of terrain. The sites for the proposed buildings and staging area were chosen based upon the near level topographic conditions. Further, the nursery will utilize the existing ground conditions to the furthest extent possible and will require only minor clearing and grading activities. The western most limits of the subject property (steep lands) will not be graded. As such, the proposed project is not anticipated to have a significant impact upon the topographical features of the area.

4. Soils

Existing Conditions:

The soils underlying the project site is classified by the U.S. Soil Conservation Service as "Stony alluvial land" (rSM). Stony alluvial land consists of stones, boulders, and soil deposited by streams along the bottoms of gulches and on alluvial fans.

Potential Impacts and Mitigation Measures:

The proposed project will not have any adverse impacts upon the existing soil conditions.

5. Flood and Tsunami Hazard

Existing Conditions:

The proposed project area is designated by the Flood Rate Insurance Map as "Zone C", an area of minimal flooding and no tsunami hazard (Community Panel No. 150003 0235B).

Potential Impacts and Mitigation Measures:

As noted above, the proposed project area is in an area of minimal flooding and no tsunami hazard.

6. Flora and Fauna

Existing Conditions:

The proposed project site's vegetation is typical of dry coastal settings and consists mainly of kiawe trees, koa haole, and various non-native weeds and grasses. There are no rare or endangered species of flora located within the project site.

Terrestrial fauna in the area is typical of dry lowland areas in Hawaii. Bird species believed to exist in this area include: mynah, house sparrow, grey francolin, lace necked dove and barred dove, housefinch, mockingbird, northern cardinal, Japanese white-eye and possibly spotted munia. Mammals and reptiles are limited to introduced species.

Potential Impacts and Mitigation Measures:

The proposed project will include the removal of some non-native species of trees as well as weeds and grasses for the construction of the project's buildings. However, the project will also include nursery planting areas that will utilize Native Hawaiian species of plants. Once established, offshoots and cuttings of these native plants will be transported to Kaho'olawe for transplanting in support of the KIRC's Restoration Plan. It is anticipated that the proposed project will have a positive impact upon the site's flora and fauna.

7. Air Quality

Existing Conditions:

Agricultural activities on lands located immediately to the north can be a source of particulate matter to the region's air. However, the constant

exposure to the tradewinds creates generally clean and healthy air conditions at the site.

Potential Impacts and Mitigation Measures:

During the construction phase of the project, mitigative measures (such as watering) will be taken to prevent any impacts associated with dust hazards. In the long term, it is anticipated that the proposed project will not have any significant adverse effects upon the region's air quality conditions.

8. Noise Characteristics

Existing Conditions:

Existing sources of background noise in the vicinity of the project site include aircraft in-bound for Kahului Airport, automobile traffic from the Honoapi'ilani Highway, Ma'alaea Harbor activities, and agricultural activities. Discussions with the Management from the Air Traffic Control Tower at Kahului Airport noted that the primary in-bound route for all aircraft for Kahului Airport is over Ma'alaea. They also noted that during busy periods approximately 6 to 9 in-bound planes an hour fly over the Ma'alaea area at an approximate elevation of 1,500 to 2,500 feet, adding a significant amount of background noise to the region.

Potential Impacts and Mitigation Measures:

During the construction phase of the project, minor grading activities and construction may add to the background noise levels in the region. As such, these activities will be limited to normal daylight working hours to minimize their impacts.

The occasional use of a helicopter for the transport of plants to Kaho'olawe will add to the background noise levels in the region and may have some infrequent noise impacts upon the surrounding areas.

However, the KIRC is proposing to utilize a helicopter no more than twice per month and the total number of flights per day will be limited to no more than four take offs and four landings. Therefore, when compared to the existing overall number of in-bound aircraft in the region, the proposed use of a helicopter up to twice per month for the project is considered to be insignificant. Furthermore, the ingress and egress of the helicopter flight path to the plant staging area will be designed in consultation with local helicopter pilots in order to minimize the noise impacts upon the surrounding areas. Therefore, in the long term, it is anticipated that the proposed project will have minimal impacts upon the region's level of background noise.

9. **Visual Resources**

Existing Conditions:

The project site is located mauka of Honoapi'ilani Highway and is not considered to be part of any visual resources or scenic view corridors. The steeply sloping ridges of the West Maui Mountains immediately behind the project site are a spectacular and significant visual resource of Maui County.

Potential Impacts and Mitigation Measures:

The project site is located in a hollow at the base of a steep ridge. As such, the proposed improvements will not be visible from most view corridors. Further, the proposed project will include landscape planting improvements, which will help to soften, and screen any visual impacts associated with the proposed structures. As such, it is anticipated that the proposed project will not have any adverse impacts upon any scenic view corridors.

10. Archaeological Resources

Existing Conditions:

Records from the Department of Land and Natural Resources, State Historic Preservation Division indicate that the area mauka of Ma'alaea Harbor "seems likely to have been the location of pre-Contact dryland agriculture, perhaps scattered habitations." On April 30, 1998, archaeological staff from the State Historic Preservation Division along with KIRC staff conducted a field check of the proposed project site. (*Please See Appendix-A*). During the field check, petroglyphs (State sites 50-50-09-1169 and 50-50-09-1119) located immediately above the proposed project site were observed. Furthermore, records at the State Historic Preservation Division - Maui Office indicate that additional archaeological sites are located nearby, including a destroyed heiau, midden scatter, terrace segments, and petroglyphs (Site Nos. 3555, 4022, 4137, 4138, and 4139)¹. The heiau, which was described by archaeologist W.M. Walker in 1931 as "Heiau Site No.1", measured approximately 60 feet by 90 feet with 8 feet high walls. It appears that cattle ranching activities most likely destroyed the heiau. According to historical accounts and discussions with former State Historic Preservation Division archaeologist Ms. Theresa Donham, the location of the heiau appears to have been at the foothills of the West Maui Mountains, makai (south) the petroglyphs (State site 50-50-09-1169) and mauka (west) of the area proposed for development. It should be noted that the area proposed for development has been previously graded and graveled for the apparent use as a staging area for construction activities. Also, recent cattle ranching activities have heavily impacted the proposed project area, making it unlikely that any significant cultural or historic sites remain in tact today.

¹ An Archaeological Inventory Survey Report for the Proposed Ma'alaea Water Tank 1995, Archaeological Consultants of Hawaii, Inc.

Potential Impacts and Mitigation Measures:

The KIRC consulted with staff from the State Historic Preservation Division – Maui Office and with former State Historic Preservation Division archaeologist Ms. Theresa Donham during the site selection process in order to avoid any impacts to the nearby archaeological sites. The State Historic Preservation Division recommended that all of the proposed project's related activities be restricted to the near level and previously graded area makai (east) of the destroyed heiau and petroglyph sites. It is KIRC's intention to comply with this recommendation. Past construction and ranching activities make it unlikely that any significant cultural or historic sites remain intact within the area proposed for development. As a precautionary measure, the KIRC is proposing to monitor during construction activities, and, if any archaeological or historical remains are discovered at any time during such activities, the KIRC intends to stop work and notify the State Historic Preservation Division. Therefore, the proposed project is not anticipated to have an impact upon any historical or archaeological resources.

B. SOCIO-ECONOMIC ENVIRONMENT

Existing Conditions:

As noted earlier, the Ma'alaea area includes: the Ma'alaea Small Boat Harbor, a center of activity for the fishing, charter, and tour boat activities; the Ma'alaea Triangle project, a mixed use commercial center which includes the Maui Ocean Center; and a developed strip of residential condominiums along Haoli Street.

Potential Impacts and Mitigation Measures:

The proposed project may create a few construction-related jobs in the short-term. However, KIRC staff and a volunteer program will perform a majority of the construction-related work. Establishing a Maui base of operations will help to support and continue the Kaho'olawe Restoration and Remediation work, which will in turn create a demand for Maui goods and services. The project will not

result in an increase in population levels or have an impact upon the local economy. As such, the proposed project is not anticipated to have an adverse impact upon the region's socio-economic environment.

C. INFRASTRUCTURE

1. Roadways

Existing Conditions:

The Subject Property is located immediately adjacent to Honoapi'ilani Highway. Honoapi'ilani Highway is a State highway that serves as the primary highway between West Maui and Central and East Maui.

Access to the project site is being proposed via the existing paved access easement is located off of Honoapi'ilani Highway, which is gated and utilized by the County of Maui for their Ma'alaea 300,000 gallon water storage tank. The KIRC proposes to utilize the existing dirt road on the subject property, which intersects with the existing paved access easement immediately mauka of the gate.

Potential Impacts and Mitigation Measures:

The primary impact upon local traffic conditions as a result of the project will be the towing of the KIRC's boat between Ma'alaea harbor and the proposed Boat House. However, under normal circumstances, it is anticipated that the boat will be towed to and from the harbor no more than one time during a twenty-four-hour period. In other words, the boat trailer will need to cross the highway no more than twice in one given day. In addition, the total number of trips generated by the other uses on the site is insignificant when compared to the overall all traffic numbers in the region. Therefore, it is anticipated that the slight increase in traffic as a result of the proposed project will not have any significant impacts upon the existing traffic conditions.

2. Drainage

Existing Conditions:

Stormwater runoff from the proposed project area currently either naturally percolates into the ground or sheetflows makai towards Honoapi'ilani Highway where it is conveyed via an existing concrete drainage culvert under the highway. Eventually the runoff flows into Ma'alaea Harbor and Bay.

Potential Impacts and Mitigation Measures:

The project has been designed to be compatible with the existing topography and will result in minimal alterations of terrain. In addition, the following measures will be implemented as a part of the soil erosion management plan during the site development phase:

- Leave natural vegetation undisturbed in areas not needed for immediate planting;
- Use of sprinklers to control dust; and
- Landscape exposed areas immediately after plant/tree removal work is finished.

As noted earlier, there should be no noticeable increase in the onsite peak stormwater run-off as a result of project. The proposed landscape plan has also been developed with a concern for impacts to nearshore waters. The planting plan includes native groundcovers and shrubs, which naturally occur in similar ecological conditions. These plant types were chosen based on their suitability to the windy nearshore environments. As a result, once the plants are established, the planting area will also serve to filter any stormwater run-off that makes its way from the property to the ocean.

The proposed project was designed to involve minimal grading activities. Therefore, the project will maintain the existing drainage patterns. As such, it is anticipated that the slight increase in stormwater runoff caused

by the increase in impervious areas as a result of the project will be negligible and will not have any significant impacts to downstream properties. It should be noted that a Drainage and Soil Erosion Control Plan, which will include mitigation measures to prevent possible adverse impacts to downstream properties as a result of an increase in stormwater runoff, will be submitted during the time of the building permit process.

3. Water

Existing Conditions:

The subject property currently has two 5/8-inch water meters, which receive water from the County of Maui Department of Water Supply's 300,000 gallon water storage tank.

Potential Impacts and Mitigation Measures:

The proposed nursery will be utilizing Native Hawaiian plants which are drought tolerant and can handle the harsh climate conditions of Kaho'olawe. Therefore, after initial plantings, the irrigation demands are not anticipated to be significant.

Discussions with the Maui County Department of Water Supply planners indicated that the existing water meters on site should be adequate in order to supply the proposed project's other water demands.

At the time of Building Permit application, the KIRC will submit Fire Flow Calculations to ensure that adequate water is available for fire protection needs of the proposed project.

4. **Wastewater**

Existing Conditions:

Currently, there is no County wastewater systems within the vicinity of the project site. Wastewater generated within Ma'alaea village is handled by individual wastewater systems.

Potential Impacts and Mitigation Measures:

The proposed project will require the construction of an individual wastewater septic system or a composting toilet system to handle the human waste stream generated by the project.. The design and capacity of the waste system for the proposed project will be submitted to the Department of Health for review and approval. As such, the proposed project will not have an adverse impact upon the County's wastewater system.

D. PUBLIC SERVICES

Potential Impacts and Mitigation Measures:

The proposed project will not result in an increase in population levels. As such, the proposed project will not have an impact upon any of the region's public services such as police and fire, medical, schools, or recreational resources.

IV. RELATIONSHIP TO GOVERNMENT PLANS, POLICIES, AND CONTROLS

A. STATE LAND USE DISTRICT

The Hawaii Land Use Law, Chapter 205, Hawaii Revised Statutes, establishes four major land use districts in which all lands in the State are placed. These districts are designated "Urban", "Rural", "Agriculture", and "Conservation". The Subject Property is located within the "Conservation" District. Conservation Districts are governed by Title 13, Chapter 2, Administrative Rules of the Department of Land and Natural Resources. The rules also establish five sub-zones within the Conservation District, which are: "General", "Limited", "Resource", "Protective", and "Special." The subject property straddles the "General" and "Limited" sub-zones. Accordingly, a Conservation District Use Application (CDUA) will be prepared for the proposed project pursuant to Chapter 13-5, Hawaii Administrative Rules (HAR), "Conservation District."

The following evaluates the proposed project with respect to criteria established in Sub-Section 13-5-30 (c), HAR, Conservation District Use Application:

1. *The proposed land use is consistent with the purpose of the Conservation District;*

The purpose of the Conservation District, pursuant to §13-5-1, HAR, is to regulate land use for the purpose of conserving, protecting, and preserving the important natural resources of the State through appropriate management and use to promote their long-term sustainability and the public health, safety, and welfare.

As described earlier, the proposed project has been designed in order to minimize potential adverse impacts to the area's natural resources and has incorporated appropriate management principles in order to promote long-term sustainability and health, safety and welfare. In addition, the proposed project serves to advance the goals of the Kaho'olawe Use Plan, the Kaho'olawe Ocean Resource Management Plan, and the Kaho'olawe Environmental Restoration Plan, which are all consistent with the purpose of the Conservation District.

The location of the proposed project site was chosen based upon its close proximity to existing harbor and support facilities. The proposed project is consistent with the established land use patterns in Ma'alaea and is not anticipated to adversely affect the surrounding land uses.

The project has also been designed to be compatible with the existing topography and will result in minimal alterations of terrain. The area proposed for development has been previously graded and graveled. Based on the foregoing, the proposed project is viewed as a beneficial and positive action in terms of the State's natural resources.

2. *The proposed land use is consistent with the objectives of the subzone of the land on which the use will occur;*

The proposed project site is within the "Limited" and "General" subzones. The proposed project and related improvements are being undertaken by the KIRC to fulfill a mandated governmental function for public benefit and in accordance with public policy and the purpose of the Conservation District and, therefore, are categorized as "P-6 Public Purpose Uses" listed in §13-5-22, Hawaii Revised Statutes (HAR), which are listed as permitted uses within the "Limited" and "General" subzones subject to a Board Permit.

The objective of the "Limited" Subzone, pursuant to §13-5-12(a), HAR, is to limit uses where natural conditions suggest constraints on human activities. The conditions of the lands to the south of the project area are steep, unstable slopes, which border the shoreline and highway. The natural conditions within the project site are less constraining than those immediately to the south. There are no significant topographical features located within the proposed project site. The sites for the proposed buildings and staging area were chosen based upon the near level topographic conditions. Further, the nursery will utilize the existing ground conditions to the furthest extent possible and will require only minor clearing and grading activities. As such, the proposed project is not limited or constrained by the natural conditions of the site and is consistent with the objectives of the "Limited" subzone.

The objective of the "General" Subzone, pursuant to §13-5-13(a), HAR, is to designate open space where specific conservation uses may not be defined, but where urban use would be premature. As noted above, the location of the proposed project site was chosen based upon its close proximity to [an] existing harbor and support facilities. The proposed project is consistent with the established land use patterns in Ma'alaea and is not anticipated to adversely affect the surrounding land uses. Further, the project site is located in a hollow at the base of a steep ridge. As such, the proposed improvements will not be visible from most view corridors.

Also, the proposed project will include landscape planting improvements, which will help to soften, and screen any visual impacts associated with the proposed structures. As such, the proposed project is not considered an urban use and is consistent with the objectives of the "General" subzone.

3. *The proposed land use complies with provisions and guidelines contained in Chapter 205A, Hawaii Revised Statutes (HRS), entitled "Coastal Zone Management," where applicable;*

Please see Section IV.D. below for discussion of "Special Management Area".

4. *The proposed land use will not cause substantial adverse impact to existing natural resources within the surrounding area, community or region;*

The project site is located approximately 400 feet inland from the shoreline and across a major State highway. Care will be taken to ensure that no degradation of the shoreline resources takes place during the construction phase and landscape replanting phase. It is important to note that the area proposed for development is nearly level and has been previously graded and graveled. As a result, the project has been designed to be compatible with the existing topography and will result in minimal alterations of terrain. In addition, the following measures will be implemented as a part of the soil erosion management plan during the site development phase

- Leave natural vegetation undisturbed in areas not needed for immediate planting;
- Use of sprinklers to control dust; and
- Landscape exposed areas immediately after plant/tree removal work is finished.

As noted earlier, there should be no noticeable increase in the onsite peak stormwater run-off as a result of project. The proposed landscape plan has also been developed with a concern for impacts to nearshore waters. The planting plan includes native groundcovers and shrubs, which naturally occur in similar ecological conditions. These plant types were chosen based on their suitability to the windy nearshore environments. As a result, once the plants are established there will be little need for irrigation or fertilizers. The proposed planting area will also serve to filter any stormwater run-off that makes its way from the property to the ocean.

5. *The proposed land use, including buildings, structures and facilities, shall be compatible with the locality and surrounding areas, appropriate to the physical conditions and capabilities of the specific parcel or parcels;*

As described earlier, the proposed project has been designed in order to minimize potential adverse impacts to the area's natural resources and has incorporated appropriate management principles in order to promote long-term sustainability and health, safety and welfare. The area proposed for development is nearly level and has been previously graded and graveled, and as a result, the project will result in minimal alterations of terrain. The proposed landscape planting plan will not negatively impact adjacent properties and is considered an enhancement to the natural characteristics of the area.

The location of the proposed project site was chosen based upon its close proximity to an existing harbor and support facilities. The proposed project is consistent with the established land use patterns in Ma'alaea and is not anticipated to adversely affect the surrounding land uses.

6. *The existing physical and environmental aspects of the land, such as natural beauty and open space characteristics, will be preserved or improved upon, which ever is applicable;*

The project site is located in a hollow at the base of a steep ridge. As such, the proposed improvements will not be visible from most view corridors. Further, the proposed project will include landscape planting improvements, which will help to soften, and screen any visual impacts associated with the proposed structures. The cultivation of native Hawaiian plants will improve the natural beauty and environmental quality of the land. As such, it is anticipated that the proposed project will not have any adverse impacts upon any open space or scenic view corridors.

7. *Subdivision of land will not be utilized to increase the intensity of land uses in the Conservation District; and*

The proposed future subdivision of the site is a procedural prerequisite for a possible Executive Order transferring use and management of the site from one government agency (BLNR) to another (KIRC). It would not be utilized to increase the intensity of the land uses in the Conservation District.

8. *The proposed land use will not be materially detrimental to the public health, safety and welfare.*

As noted above, the proposed project will comply with all appropriate governmental requirements with regards to public environmental and health concerns during the construction and landscape re-planting phases. Appropriate mitigation measures, which have been identified in this Final Environmental Assessment, will be incorporated in order to minimize potential adverse effects upon the public's health, safety and welfare.

B. GENERAL PLAN OF THE COUNTY OF MAUI

The General Plan of the County of Maui (1990 update) provides long term goals, objectives and policies directed toward the betterment of living conditions in the County. Addressed are social, environmental, and economic issues, which influence future growth in Maui County. The following General Plan policy is consistent with the proposed project:

A. KAHO"OLAWA

Policy:

- Encourage immediate programs for restoration, preservation and revegetation activities.

C. KIHEI-MAKENA COMMUNITY PLAN

Nine (9) Community Plan Regions have been established in Maui County. Each of the region's growth and development is guided by a Community Plan, which contain objectives and policies in accordance with the County General Plan. The purpose of the Community Plan is to outline a relatively detailed agenda for carrying out these objectives.

The proposed project is located within the Kihei-Makena Community Plan Region. The Kihei-Makena Community Plan Land Use Map designates the subject property as "Open Space". According to the Land Use Definitions contained in the Kihei-Makena Community Plan, the "Open Space" designation is "...intended to limit development on certain urban and non-urban designated lands which may be inappropriate for intensive development due to environmental, physical, or scenic constraints..." Also, the definition states "...appropriate urban and non-urban uses may be allowed on a permit basis." As noted earlier, there are

no environmental, physical, or scenic constraints within the project site that is proposed for development. In order to preserve the natural character of the subject property, the project has been designed to be compatible with the existing topography and will result in minimal alterations of terrain. The project site is located in a hollow at the base of a steep ridge. As such, the proposed improvements will not be visible from most view corridors. Further, the proposed project will include landscape planting improvements, which will help to soften, and screen any visual impacts associated with the proposed structures. The cultivation of native Hawaiian plants will improve the natural beauty and environmental quality of the land. As such, the proposed project is considered consistent with the Kihei-Makena Community Plan.

D. KAHO'OLAWA COMMUNITY PLAN

The project site is not located within the Kaho'olawe Community Plan region. However, the proposed project directly supports the goals, objectives, policies and implementing actions of the Kaho'olawe Community Plan.

E. SPECIAL MANAGEMENT AREA

The project site is located within the Special Management Area (SMA) as determined by §205A, Hawaii Revised Statutes. Pursuant to §205A, Hawaii Revised Statutes, and the Rules and Regulations of the Maui Planning Commission, projects located within the SMA are evaluated with respect to SMA objectives, policies, and guidelines. However, according to §205A-22 (8), "...the use of any land for the purposes of cultivating, planting, growing, and harvesting of plants...trees..and any other agricultural or forestry products" is not considered "development" and, therefore, the proposed plant nursery does not require an SMA Use Permit.

The proposed project will be phased based upon program needs, available funding and other government requirements. Therefore, it is the intent of the KIRC to

concurrently apply for an SMA Minor Permit during the Environmental Assessment review process to allow for the immediate construction of the Boat House. Subsequently, at a future date (approximately 2 to 5 years from now), the KIRC will seek an additional SMA Use Permit for a land subdivision and for construction of the Administration Building and Storage Facility.

The project as a whole is consistent with the following SMA objectives and policies Pursuant to Chapter 205A, Hawaii Revised Statutes:

I. Recreational Resources

Objectives: Provide coastal recreational resources 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:
 1. Protecting coastal resources uniquely suited for recreation activities that cannot be provided in other areas;
 2. Requiring placement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable.
 3. Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 4. Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 5. Ensuring public recreational use of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;
 6. Adopting water quality standards and regulating point and non-point sources of pollution to protect and, where feasible, restore the recreational value of coastal waters;
 7. Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and
 8. Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural

resources, county planning commissions, and crediting such dedication against the requirements of Section 46-6, HRS.

II. Historic Resources

Objectives: 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:

1. Identify and analyze significant archaeological resources;
2. Maximize information retention through preservation of remains and artifacts or salvage operations; and
3. Support state goals for protection, restoration, interpretation, and display of historic resources.

III. Scenic and Open Space Resources

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

Policies:

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

IV. Coastal Ecosystems

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

Policies:

1. Improve the technical basis for natural resource management;
2. Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
3. 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
4. Promote water quantity and quality planning and management practices, which reflect the tolerance of fresh water and marine ecosystems and prohibit land water uses which violate state water quality standards.

V. *Economic Uses*

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

Policies:

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

VI. *Coastal Hazards*

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

Policies:

1. Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and non-point source pollution hazards;
2. Control development in areas subject to storm wave, tsunami, flood, erosion and subsidence, and point and non-point source pollution hazards;
3. Ensure that development comply with requirements of the Federal Flood Insurance Program;
4. Develop a coastal point and non-point source pollution control program.

VII. *Managing Development*

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

Policies:

1. Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;
2. Facilitate timely processing of the application for development permits and resolve overlapping of conflicting permit requirements; and
3. 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.

VIII. Public Participation

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

Policies:

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

IV. Beach Protection

Objectives: Protect beaches for public use and recreation.

Policies:

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

V. Marine Resources

Objective: Implement the State's ocean resource management plan.

Policies:

1. Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources; and
2. Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial; and
3. Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
4. 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;

5. Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and
6. Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

F. SIGNIFICANCE CRITERIA

The following discusses and evaluates the proposed project's relationship to the 13 Significance Criteria:

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

As noted earlier, the proposed project the proposed project has been designed in order to minimize potential adverse impacts to the area's natural resources and has incorporated appropriate management principles in order to promote long-term sustainability and health, safety and welfare. The area proposed for development is nearly level and has been previously graded and graveled, and as a result, the project will result in minimal alterations of terrain. Also, the KIRC consulted with staff from the State Historic Preservation Division – Maui Office and other archaeologists during the site selection process in order to avoid any impacts to the nearby archaeological sites. The proposed project's related activities will be restricted to the near level and previously graded area makai (east) of the destroyed heiau and petroglyph sites. As a precautionary measure, the KIRC is proposing to monitor during construction activities, and, if any archaeological or historical remains are discovered at any time during such activities, the KIRC intends to stop work and notify the State Historic Preservation Division. Therefore, the proposed project is not anticipated to have an impact upon any natural or cultural resources.

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

The area proposed for use has been previously graded and graveled. Use of the remaining portion of the property is constrained by the steeply sloped land and the existence of archaeological sites. As such, the proposed project utilizes the subject property to the most practicable extent possible and does not curtail the property's range of beneficial uses.

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

As documented in this Final Environmental Assessment, the proposed project is consistent with the Purpose of the State Environmental Policy, Chapter 344, HRS. The proposed project is consistent with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS.

4. *Substantially affects the economic or social welfare of the community or state.*

As noted earlier in Section II.B., the proposed project will establish a Maui base of operations which will help to support and continue the Kaho'olawe Restoration and Remediation work, which will in turn create a demand for Maui goods and services. The project will not result in an increase in population levels or have an impact upon the local economy. As such, the proposed project is not anticipated to have an adverse impact upon the region's socio-economic environment.

5. *Substantially affects public health.*

As noted earlier in Section II.D., the proposed project will not result in an increase in population levels, and as such, the proposed project will not have an impact upon any of the region's public services such as police and fire, medical, schools, or recreational resources.

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

As noted earlier, the proposed project will not result in an increase in population levels, and as such, the proposed project will not have an impact upon any of the region's public services such as police and fire, medical, schools, or recreational resources.

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

As noted earlier, the proposed project the proposed project has been designed in order to minimize potential adverse impacts to the area's natural resources and has incorporated appropriate management principles in order to promote long-term sustainability and health, safety and welfare. As such, it is anticipated that the proposed project will not have any adverse impacts upon the region's environmental quality.

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

In the long term, the project will not result in any significant impacts to the environment. Further, the project is not involved or associated with

other larger projects in the region and therefore, it will not have a negative cumulative effect upon the region's environment.

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

As noted in Section II.A.6., there are no rare or endangered species of flora or fauna within the project site. The proposed project will include the removal of some non-native species of trees as well as weeds and grasses for the construction of the project's buildings. However, the project will also include nursery planting areas that will utilize Native Hawaiian species of plants. Once established, offshoots and cuttings of these native plants will be transported to Kaho'olawe for transplanting in support of the KIRC's Restoration Plan. It is anticipated that the proposed project will have a positive impact upon the site's flora and fauna.

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

Air: During the construction phase of the project, mitigative measures (such as watering) will be taken to prevent any impacts associated with dust hazards. In the long term, it is anticipated that the proposed project will not have any significant adverse effects upon the region's air quality conditions.

Water Quality: As noted in Section II.C.2, various measures will be implemented as a part of the soil erosion management plan during the site development phase.

Noise: As noted in Section II.A.8., existing sources of background noise in the vicinity of the project site include aircraft in-bound for Kahului Airport, automobile traffic from the Honoapi'ilani Highway, Ma'alaea Harbor activities, and agricultural activities. Therefore, in the long term, it is anticipated that the proposed project will have minimal impacts upon the region's level of background noise.

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

The location of the project site was selected partially based upon its not being an environmentally sensitive area. The proposed project area is designated by the Flood Rate Insurance Map as "Zone C", an area of minimal flooding and no tsunami hazard (Community Panel No. 150003 0235B). Also, the site is located mauka of the shoreline, approximately 200 feet inland at an approximate elevation of 60 feet. As such, the

subject property will not affect or be effected by the above mentioned environmental factors

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

As noted in Section II.A.9., the project site is located mauka of Honoapi'ilani Highway and is not considered to be part of any visual resources or scenic view corridors. The steeply sloping ridges of the West Maui Mountains immediately behind the project site are a spectacular and significant visual resource of Maui County.

The project site is located in a hollow at the base of a steep ridge. As such, the proposed improvements will not be visible from most view corridors. Further, the proposed project will include landscape planting improvements, which will help to soften, and screen any visual impacts associated with the proposed structures. As such, it is anticipated that the proposed project will not have any adverse impacts upon any scenic view corridors.

13. *Requires substantial energy consumption.*

The proposed project will not result in an increase in population levels nor will it require a significant increase in staffing levels. As such, the proposed uses will not require a substantial amount of energy consumption.

V. FINDINGS AND CONCLUSIONS

Due to the undeveloped, uninhabited, and isolated condition of Kaho'olawe, the KIRC is in need of a Maui base of operations in order to provide administrative and logistics support for its management operations. As such, the location of the proposed project site was chosen based upon its close proximity to an existing harbor and support facilities. The proposed project is consistent with the established land use patterns in Ma'alaea and will not adversely affect the surrounding land uses. In addition, the proposed project advances the goals of the Maui County General Plan, the Kaho'olawe Community Plan, the Kaho'olawe Land Use Plan, the Kaho'olawe Ocean Resource Management Plan, and the Kaho'olawe Environmental Restoration Plan.

The area proposed for development has been previously graded and graveled for the apparent use as a staging area for construction activities, and as a result, the project will result in minimal alterations of terrain. The proposed project will include some minor earth work as well as construction activities. In the short term, these activities may generate temporary impacts related to soil and wind erosion; however, mitigation measures will be employed to minimize potential adverse effects. As there are no residences in the immediate area, nuisances normally associated with construction activities will be minimal.

From a long term perspective, the proposed project is not anticipated to result in adverse environmental impacts. The occasional use of a helicopter for the transport of plants to Kaho'olawe will add to the background noise levels in the region and may have infrequent noise impacts upon the surrounding areas. However, when compared to the existing overall number of in-bound aircraft in the region, the proposed use of a helicopter up to twice per month for the project is considered to be insignificant. Therefore, in the long term, it is anticipated that the proposed project will have minimal impacts upon the region's level of background noise.

There are no known unique or endangered species or habitats in the area. The area proposed for development will be restricted to the near level and previously graded area, which is makai (east) of the destroyed heiau and petroglyph sites. Recent construction and cattle ranching activities in the area proposed for development make it unlikely that any significant cultural or historic sites remain intact today. Therefore, it is anticipated that the proposed project in its proposed location should have no effects upon the sites.

Impacts to infrastructure systems and public services are not anticipated to be significant.

In light of the foregoing findings, it is concluded that the proposed action will not result in any significant impacts. As such, a Finding of No Significant Impact (FONSI) has been determined for the project.

APPENDIX - A

Letter from State Historic Preservation Division

dated May 12, 1998

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

May 12, 1998

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT
PROGRAM

AQUATIC RESOURCES
CONSERVATION AND

RESOURCES ENFORCEMENT
CONVEYANCES

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION

DIVISION
LAND DIVISION

STATE PARKS
WATER AND LAND DEVELOPMENT

MEMORANDUM

TO: Keoni Fairbanks
Kaho'olawe Island Regulatory Commission

FROM: Don Hibbard, Administrator
State Historic Preservation Division 

SUBJECT: Chapter 6E-42 Historic Preservation Review of a Proposed Nursery
Ukumehame Ahupua'a, Wailuku District, Island of Maui
TMK 3-6-01: Portion of 14

LOG NO: 21436 ✓
DOC NO: 9804BD29

This letter is a Historic Preservation review of a proposed nursery for the propagation of native plants to be replanted on Kaho'olawe, located in Ukumehame Ahupua'a. Our review is based on reports, maps, and aerial photographs maintained at the State Historic Preservation Division. Staff archaeologist Boyd Dixon conducted a field check of the property with members of the Kaho'olawe Island Regulatory Commission on April 30, 1998.

The general area *mauka* of Ma'alaea harbor seems likely to have been the location of pre-Contact dryland agriculture, perhaps with scattered habitations. Twentieth century ranching operations have since mechanically cleared the 4 acre proposed nursery area, leaving only abandoned corrals, pumps, and water troughs. These disturbances make it unlikely that any significant historic sites remain today.

Petroglyphs are recorded at State Sites 50-50-09-1169 and 1199 located on bedrock boulders in the slopes immediately above, and the limits of their distribution were defined during the field check. This 4 acre area is located between the water tank pipeline easement on the south, the highway on the east, an old fence line on the west, and a modern fence line to the north. In order to avoid impacting these historic sites, we recommend that all clearing, planting, and related construction be restricted to the flat area previously disturbed by ranching activities.

With that recommendation, we therefore find the proposed nursery construction to have "no effect" on historic sites. In the event that unrecorded historic remains (i.e. subsurface pavings, artifacts, or human skeletal remains) are inadvertently uncovered during construction, all work should cease in the vicinity and the contractor should immediately contact the State Historic Preservation Division.

If you have any questions please contact Boyd Dixon at 243-5169.

BD:jen

cc. Ralph Nagamine, Maui County Department of Public Works (fax: 243-7972)
David Blane, Maui County Department of Planning (fax: 243-7634)
Philip Ohta, DLNR Land Division (fax: 984-8111)



APPENDIX – B

Letters/Comments Received During
Draft Environmental Assessment



United States
Department of
Agriculture

Natural
Resources
Conservation
Service

210 Iml Kala St.
Suite 209
Wailuku, HI
96793-2100

Our People... Our Islands... In Harmony



November 13, 1998

Mr. Keoni Fairbanks, Executive Director
Kaho'olawe Island Reserve Commission
33 South King Street, Rm. 501
Honolulu, Hawaii 96793

Dear Mr. Fairbanks,

SUBJECT: Draft EA for Proposed Ma'alaea Project Site for
Kaho'olawe Island Reserve Commission
TMK: 3-6-001: por. 14

I have reviewed the draft environmental assessment of the subject project and have no comment to offer at this time.

I would be interested to review your Drainage and Erosion Control Plan when completed.

Thank you for the opportunity to comment.

Sincerely,

Neal S. Fujiwara
Neal S. Fujiwara
District Conservationist

The Natural Resources Conservation Service works hand-in-hand with
the American people to conserve natural resources on private lands.

AN EQUAL OPPORTUNITY EMPLOYER

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
ENGINEERING BRANCH
P.O. BOX 373
HONOLULU, HAWAII 96809

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
ENGINEERING BRANCH
PLANNING BRANCH
TECHNICAL & SUPPORT BRANCH
STATE PARKS
WATER RESOURCE MANAGEMENT

NOVEMBER 18, 1998

SUBJECT: PROPOSED MA'ALAEA PROJECT SITE FOR KAHO'OLAWA ISLAND
RESERVE COMMISSION (TMK 3-6-01:POR.14)

GENTLEMEN:

THANK YOU FOR YOUR ATTENDANCE AT THE MEETING WITH THE LAND AGENTS, PHIL OHTA AND LOUIE WADA, NEAL FUJIWARA OF THE NRCS, MICHAEL SPAULDING OF THE MAUI TRIANGLE PARTNERSHIP, AND MYSELF ON NOVEMBER 12, 1998 AT THE SITE. I ENJOYED MEETING YOU AND WAS PLEASED TO LEARN OF YOUR PLANNED PROJECT. I HAVE SPENT A GREAT DEAL OF TIME AND EFFORT IN STUDYING THIS AREA DUE TO THE PROBLEMS WE EXPERIENCED WITH THE DEVELOPER AND CONTRACTOR ON THE PARCEL MAKAI OF THE HIGHWAY BELOW YOUR PROPOSED SITE. I HAVE STUDIED THE DRAINAGE PATTERNS AND GATHERED AS MUCH EMPIRICAL AND OBSERVATIONAL DATA AS POSSIBLE OVER THE LAST TWENTY OR SO MONTHS SINCE WE BEGAN OUR CASE TO HOLD THE DEVELOPERS OF THE TRI-ANGLE PROPERTY ACCOUNTABLE FOR THEIR ACTIONS WHICH IMPACTED THE MA'ALAEA SMALL BOAT HARBOR. KEEPING WHAT I HAVE LEARNED ABOUT THIS AREA IN MIND, I HAVE REVIEWED THE DRAFT ENVIRONMENTAL ASSESSMENT AND WOULD OFFER THE FOLLOWING OPINIONS AND OBSERVATIONS:

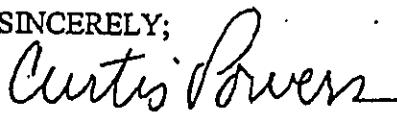
1. I COMPLETELY AGREE THAT YOUR PROPOSALS WOULD NOT CREATE ANY RUN-OFF PROBLEMS. IN FACT, THE ADDITION OF YOUR NURSERY, PLANTINGS AND IRRIGATION WATER WOULD BENEFIT THE EXISTING SITUATION IN THIS EXTRAORDINARILY DRY SPELL OF WEATHER THAT SEEMS TO BE CONTINUING.
2. AS OUR RECORDS WOULD INDICATE FROM THE PAST THIRTY OR SO YEARS OF ADMINISTERING THE HARBOR, THERE HAS NEVER BEEN A SIGNIFICANT PROBLEM WITH EXCESSIVE RUN-OFF INTO THE HARBOR FROM THE LAND MAUKA OF THE HIGHWAY. SINCE YOUR PROPOSAL DOES NOT INCLUDE ANY SIGNIFICANT ALTERATION OF THE EXISTING TOPOGRAPHY, NO CHANGE IN THIS REGARD WILL OCCUR.
3. SINCE YOUR PROJECT WILL NOT INCLUDE LIVESTOCK, THE LANDS WILL

HAVE THE OPPORTUNITY TO RECOVER FROM THE GRAZING (A CASE
COULD BE MADE FOR *OVERGRAZING*) WHICH WAS PREVIOUSLY THE
PRIMARY USE OF THESE LANDS WHEN THE LEASEE WAS A RANCHER AND
CATTLE RAISER.

4. THE DRAFT E. A. COMPREHENSIVELY ADDRESSES THE SALIENT ISSUES OF
APPROPRIATE UTILIZATION OF STATE LANDS AND WOULD HAVE AN
OVERALL BENEFICIAL EFFECT ON THE PUBLIC'S RESOURCES AND THEIR
USE.

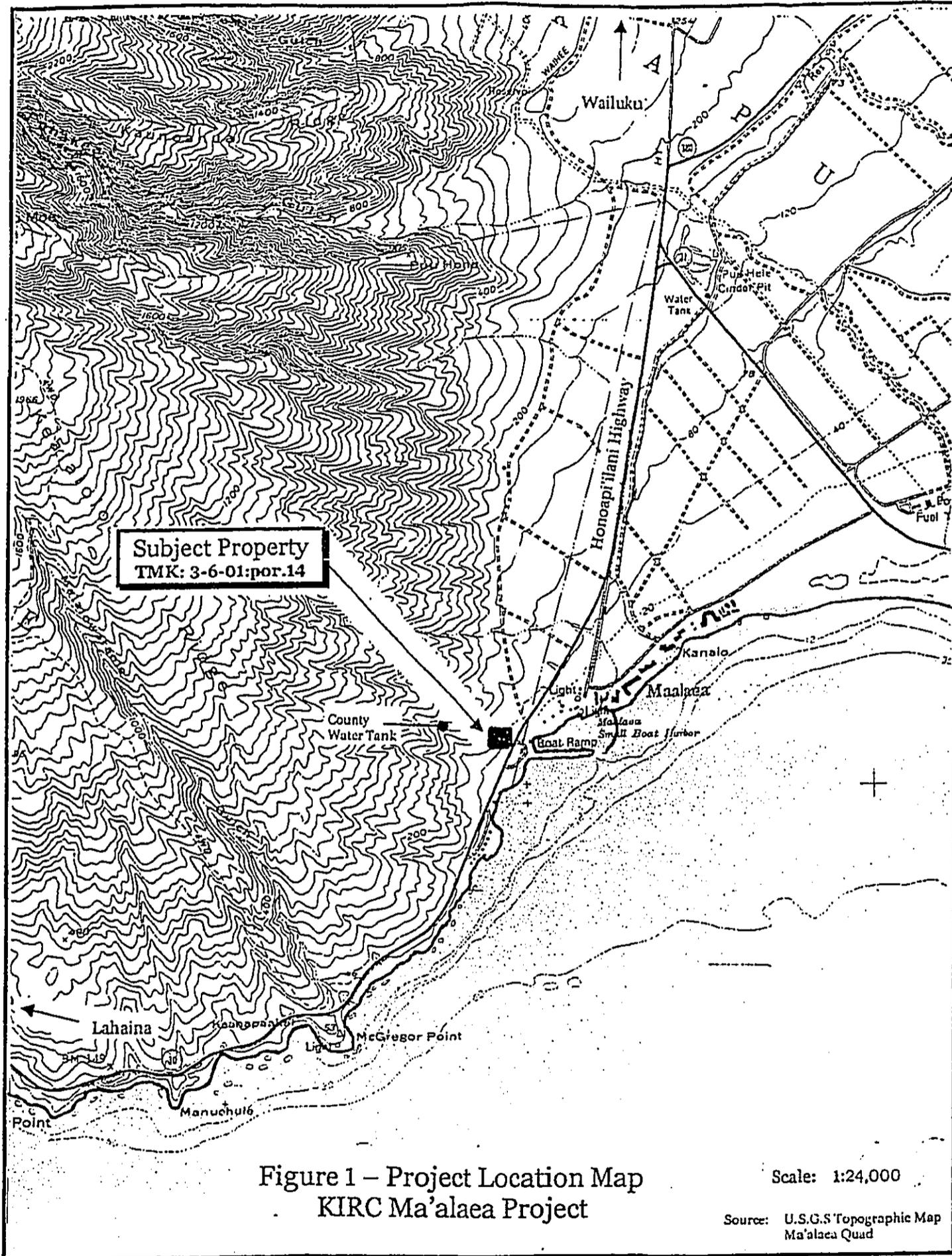
IN CONCLUSION , MY OPINION OF YOUR PROPOSAL IS ENTIRELY POSITIVE
AND I LOOK FORWARD TO THE IMPLEMENTATION OF YOUR PROJECT AND
ANTICIPATE THE BENEFITS OF YOUR PRESENCE AND DEVELOPMENT OR THIS
PROPERTY.

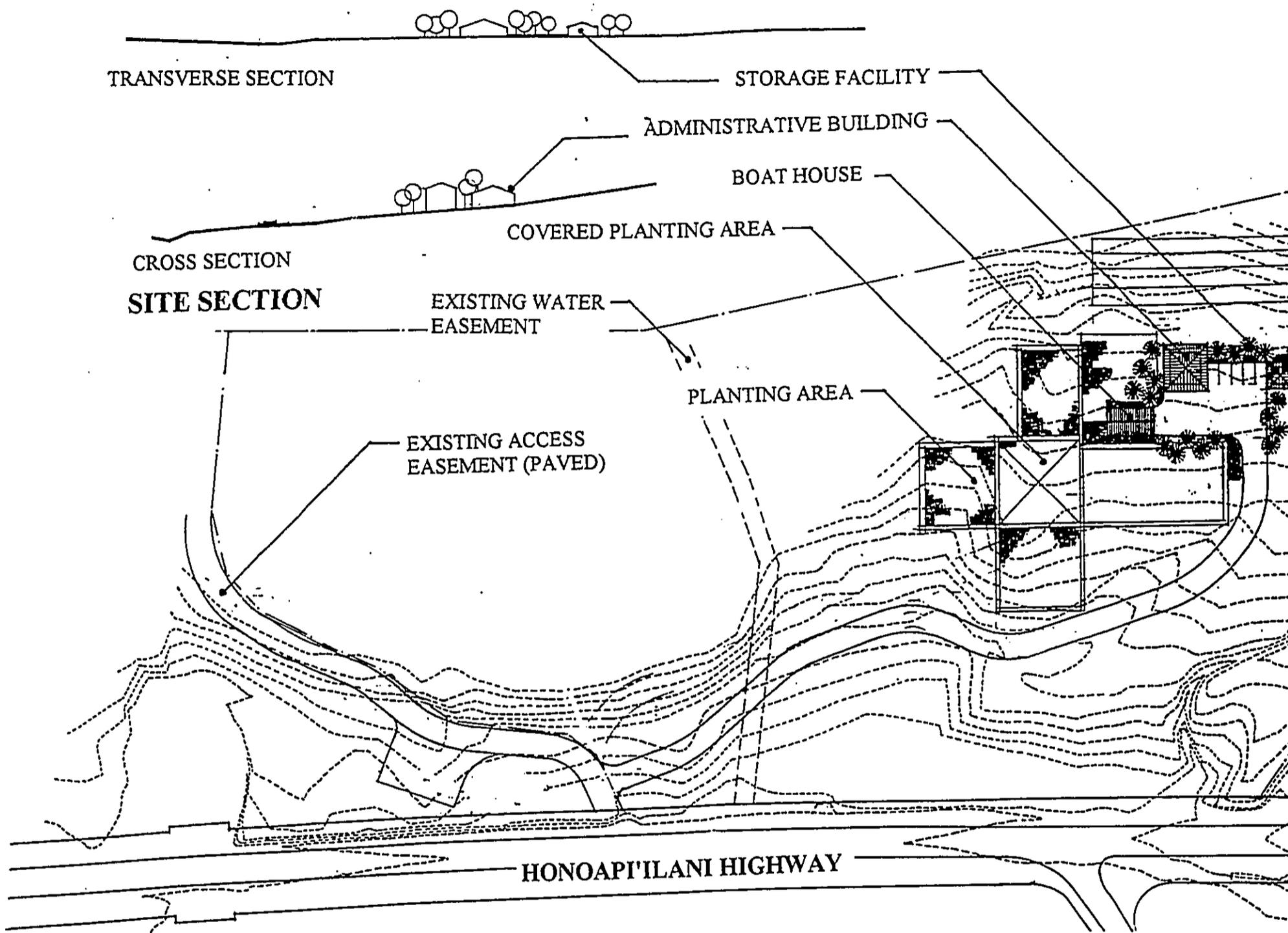
SINCERELY;



CURTIS POWERS
MAUI COUNTY ENGINEER

FIGURES





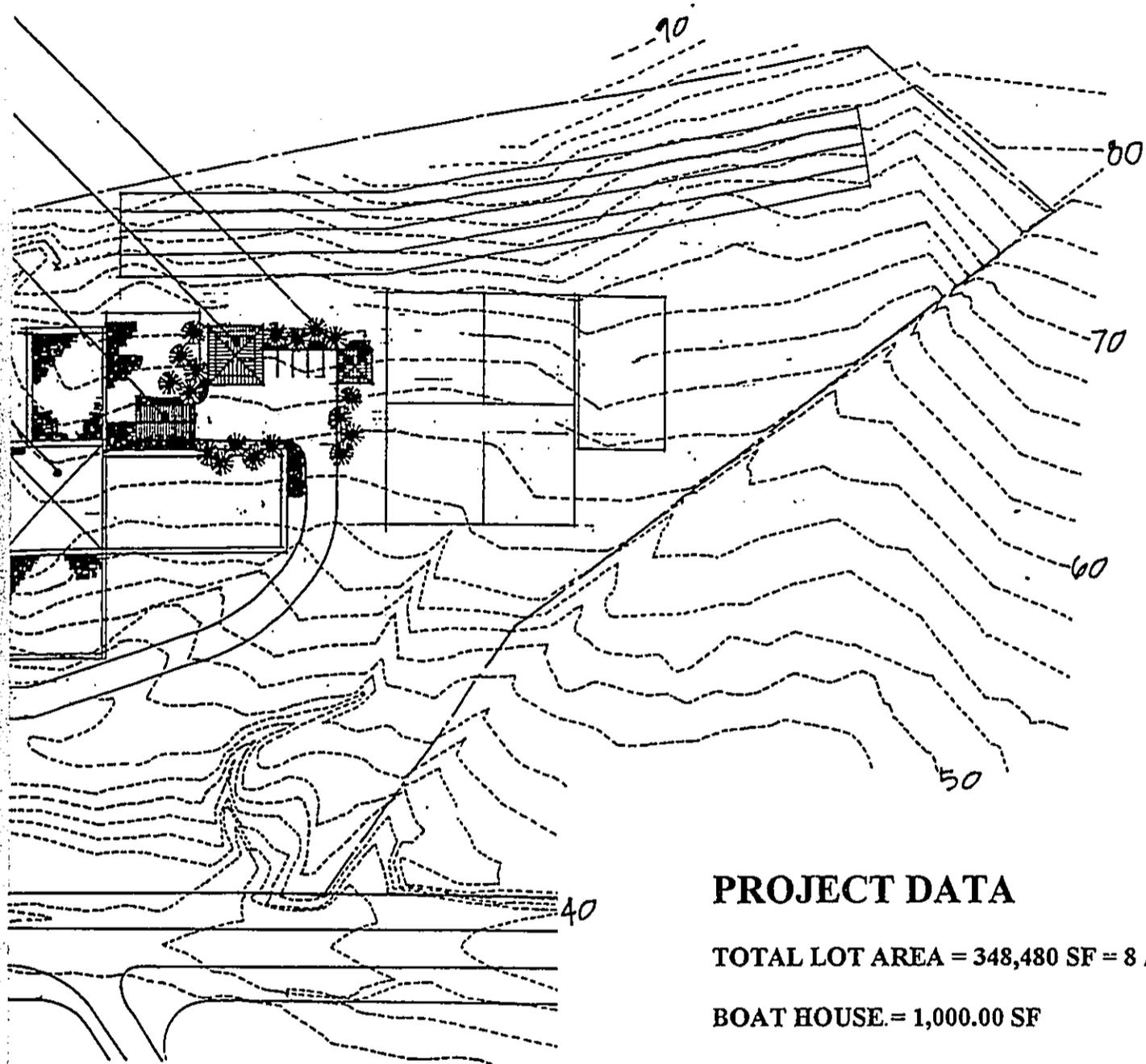
MA'ALAEA
BOAT HARBOR

SITE PLAN

KAHO'OLAWA ISLAND RESERVE COMMISSION

MA'ALAEA NURSERY SITE PLAN

FIGURE 2. PROPOSED PROJECT SITE PLAN



SITE PLAN

PROJECT DATA

TOTAL LOT AREA = 348,480 SF = 8 ACRES

BOAT HOUSE = 1,000.00 SF

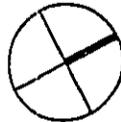
ADMINISTRATIVE BUILDING = 2,500.00 SF

STORAGE = 900.00 SF

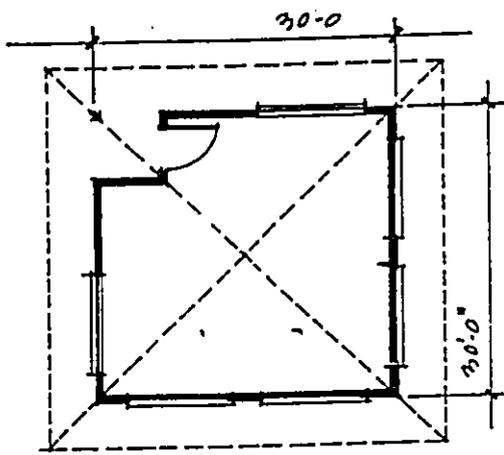
MISSION

PLAN

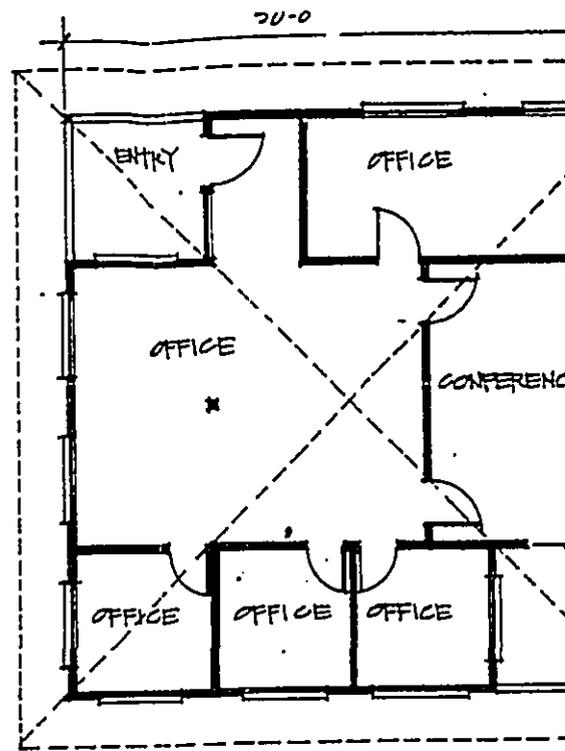
NORTH



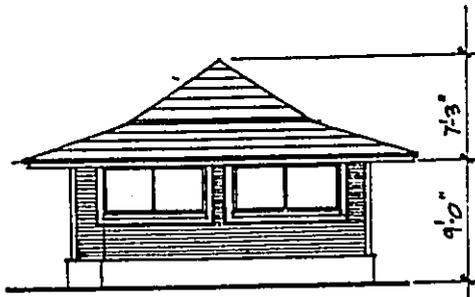
SCALE



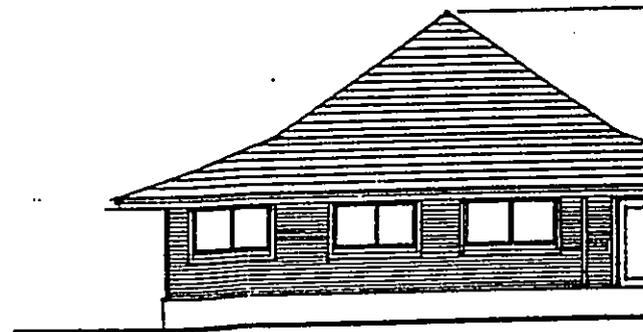
STORAGE



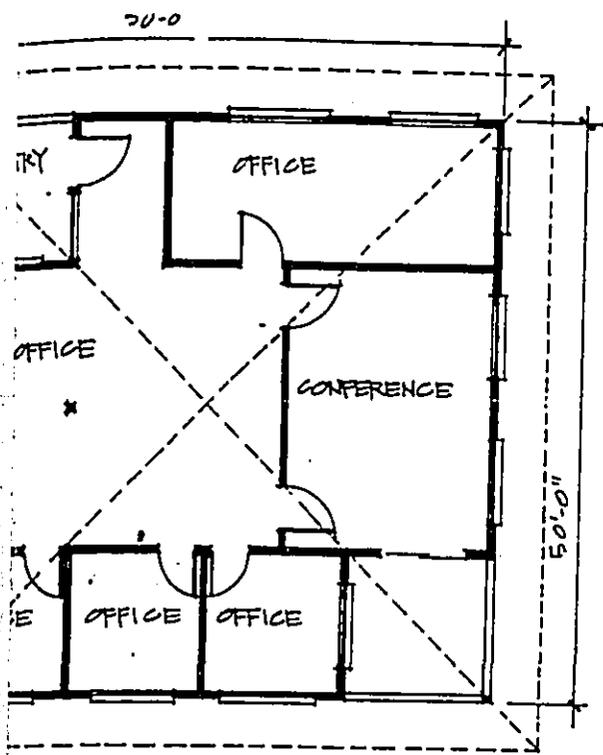
ADMINISTRATIVE BUILDING



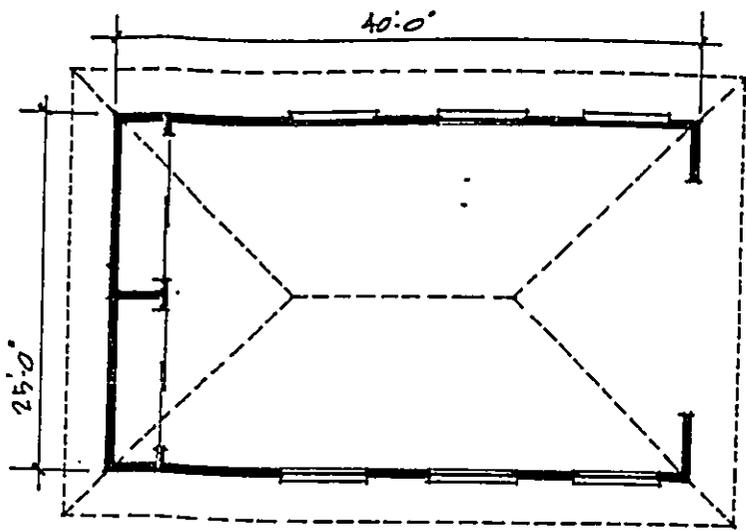
ELEVATION
STORAGE



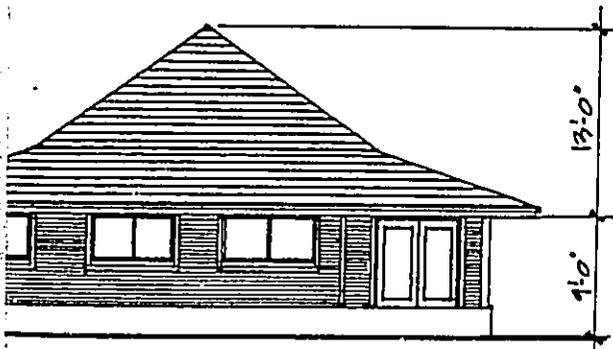
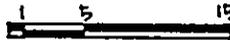
ELEVATION
ADMINISTRATIVE BUILDING



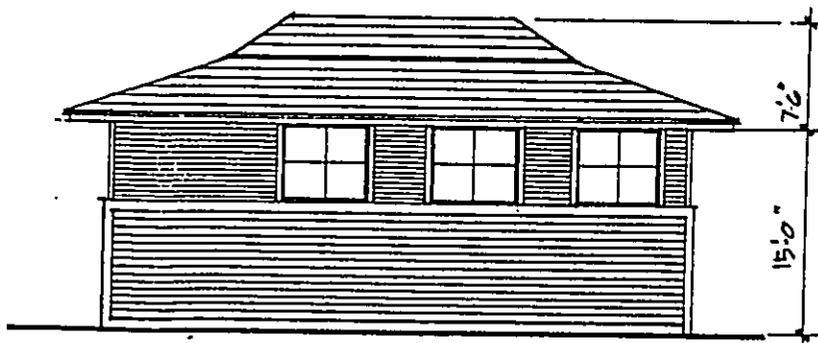
ADMINISTRATIVE BUILDING



BOAT HOUSE



ELEVATION
ADMINISTRATIVE BUILDING



ELEVATION
BOAT HOUSE



FIGURE 3. PROPOSED FLOOR PLANS AND ELEVATIONS FOR BUILDINGS

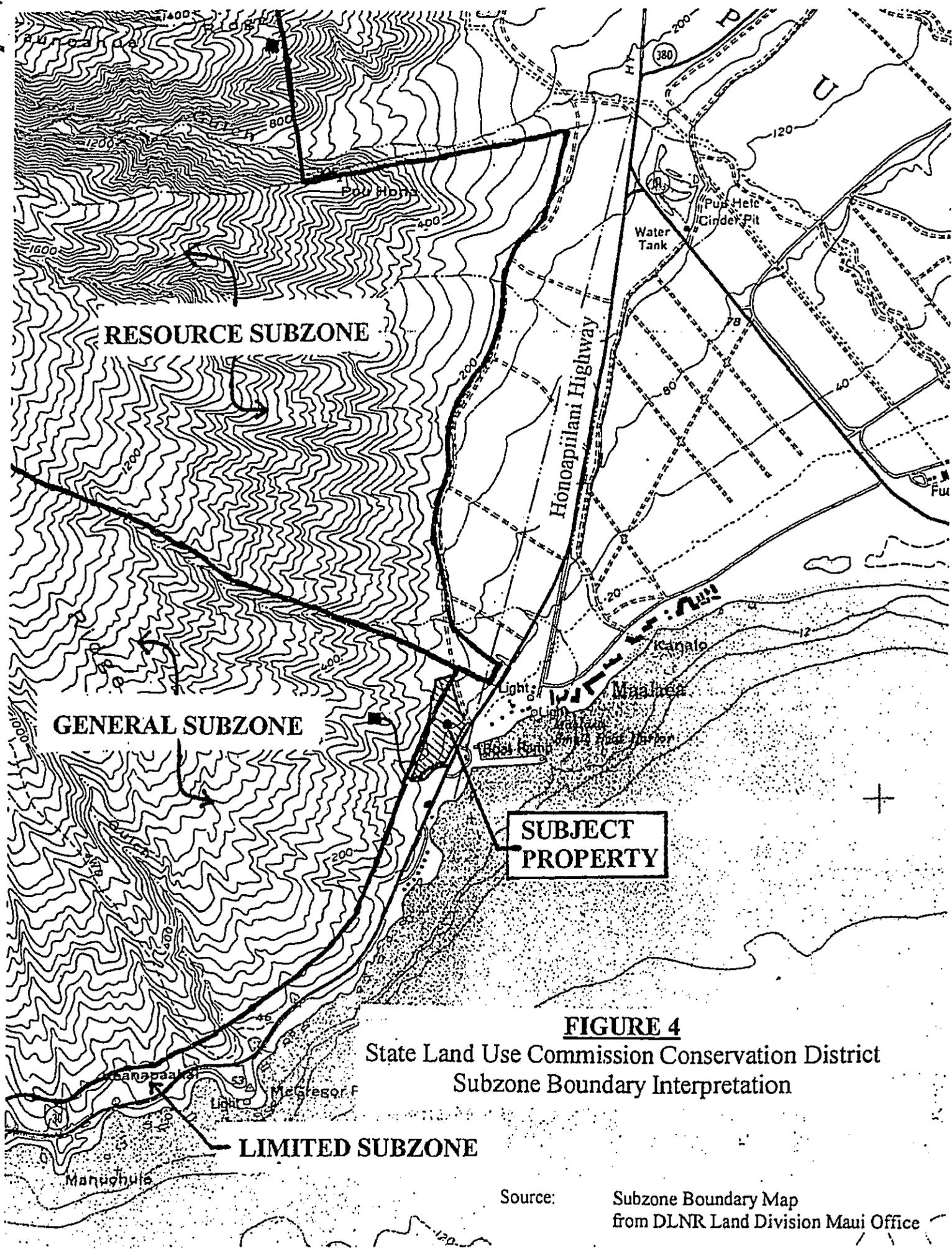


FIGURE 4

State Land Use Commission Conservation District
Subzone Boundary Interpretation

Source: Subzone Boundary Map
from DLNR Land Division Maui Office