

MAR 23 2005

LAND USE COMMISSION
STATE OF HAWAII

2005 MAR 10 P 12: 50

Kaanapali 2020 Plan

ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

Accepting Authority:

**State of Hawaii
Land Use Commission**

Prepared by:

**Munekiyo & Hiraga, Inc.
in coordination with
PBR Hawaii and
Wilson Okamoto Corporation**

February 2005

TABLE OF CONTENTS

I. PROJECT BACKGROUND, LOCATION, SCOPE AND DESCRIPTION	Page 1
A. BACKGROUND TO PLAN FORMULATION FOR KAA NAPALI 2020	Page 1
B. KAA NAPALI 2020 PROJECT DEVELOPMENT AREA	Page 5
C. ENTITLEMENTS TO BE REQUESTED	Page 5
D. CHAPTER 343, HAWAII REVISED STATUTES REQUIREMENTS	Page 15
E. KAA NAPALI 2020 PROJECT DEVELOPMENT AREA PLAN DESCRIPTION	Page 15
1. Master Plan Concept	Page 15
2. Lower Honokowai	Page 17
3. Middle Honokowai	Page 21
4. Summary	Page 23
F. CONCEPTUAL IMPLEMENTATION PHASING PLAN	Page 24
II. DESCRIPTION OF THE EXISTING ENVIRONMENT	Page 25
A. PHYSICAL SETTING	Page 25
1. Surrounding Uses	Page 25
2. Climate	Page 25
3. Topography and Soils	Page 26
4. Flood and Tsunami Hazard	Page 30
5. Flora, Fauna and Wetlands Habitat	Page 30
6. Nearshore Reef Ecosystems	Page 34
7. Mineral Resources	Page 34
8. Archaeological Resources	Page 34
9. Air Quality	Page 35
10. Water Quality	Page 35
11. Noise Characteristics	Page 36
12. Scenic Resources	Page 36
B. SOCIO-ECONOMIC SETTING	Page 36
1. Land Use and Community Character	Page 36
2. Population	Page 37
3. Demography	Page 38
4. Household and Family Characteristics	Page 39
5. Housing	Page 39
6. Labor Force	Page 40
7. Economy	Page 41
8. Police and Fire Protection	Page 41
9. Medical Facilities	Page 42
10. Recreational Facilities	Page 42
11. Educational Facilities	Page 43
C. INFRASTRUCTURE	Page 44

1.	Roadways	Page 44
2.	Lahaina Bypass	Page 44
3.	Sugar Cane Train	Page 45
4.	Water	Page 45
5.	Wastewater Systems	Page 46
6.	Solid Waste	Page 47
7.	Drainage	Page 47
8.	Electrical, Telephone and CATV Service	Page 48
III. POTENTIAL IMPACTS AND MITIGATION MEASURES		Page 49
A.	IMPACTS TO THE PHYSICAL ENVIRONMENT	Page 49
1.	Land Use	Page 49
2.	Flora and Fauna	Page 49
3.	Nearshore Reef Ecosystems	Page 50
4.	Archaeological Resources	Page 50
5.	Cultural Impact Assessment	Page 51
6.	Air Quality	Page 53
7.	Water Quality	Page 53
8.	Noise	Page 54
9.	Visual Resources	Page 55
B.	SOCIO-ECONOMIC IMPACTS	Page 56
1.	Land Use and Community Character	Page 56
2.	Agricultural Land Use Impacts	Page 57
3.	Population and Economy	Page 57
4.	Police, Fire and Medical Services	Page 57
5.	Recreational and Educational Facilities	Page 58
6.	Use of Chemicals and Fertilizers	Page 58
7.	Traditional Beach and Mountain Access	Page 59
C.	IMPACTS TO INFRASTRUCTURE	Page 59
1.	Roadways	Page 59
2.	Water	Page 59
3.	Wastewater	Page 60
4.	Solid Waste	Page 60
5.	Drainage	Page 61
6.	Electrical, Telephone and CATV Service	Page 61
D.	CUMULATIVE AND SECONDARY IMPACTS	Page 61
IV. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS ..		Page 63
A.	STATE LAND USE DISTRICTS	Page 63
B.	HAWAII STATE PLAN	Page 63
C.	SESSION LAWS OF HAWAII, ACT 15, 1988	Page 64
D.	MAUI COUNTY GENERAL PLAN	Page 65
E.	WEST MAUI COMMUNITY PLAN	Page 66
F.	COUNTY ZONING	Page 68
G.	COASTAL ZONE MANAGEMENT/SPECIAL MANAGEMENT	

AREA	Page 68
H. OTHER APPROVALS	Page 75
V. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED	Page 77
VI. ALTERNATIVES TO THE PROPOSED ACTION	Page 78
A. PREFERRED ALTERNATIVE	Page 78
B. ORIGINAL PLAN	Page 78
C. NO ACTION ALTERNATIVE	Page 78
VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES	Page 80
VIII. FINDINGS AND CONCLUSIONS	Page 81
IX. LIST OF PERMITS AND APPROVALS	Page 86
X. COMMUNITY BASED PLANNING PROCESS	Page 87
A. BACKGROUND	Page 87
1. Vision Statement	Page 87
2. The Formulation of the Preliminary Land Plan (Kaanapali 2020)	Page 88
3. Review of the Preliminary Land Plan	Page 88
4. Refinement of the Preliminary Land Plan	Page 89
5. The Alternative Land Plan (Kaanapali 2020 Project Development Area Plan)	Page 89
XI. AGENCIES AND ORGANIZATIONS TO BE CONSULTED IN THE PREPARATION OF THE DRAFT EIS	Page 91

LIST OF FIGURES

1	Regional Location Map	2
2	Making It Pono Land Use Plan	4
3	Project Development Area Location Map	6
4	Existing State Land Use Classifications	8
5	Existing West Maui Community Plan Land Use Map	9
6	Existing Zoning Map	10
7	Area Subject to State Land Use District Boundary Amendment	12
8	Area Subject to Community Plan Amendment	13
9	Area Subject to County Change in Zoning Map	14
10	Project Development Area Master Plan	16
11	Lower Honokowai	18
12	Middle Honokowai	22
13	Soils Association Map	28
14	Soil Classification Map	29
15	Agricultural Lands of Significant Importance in Hawaii Map	31
16	Flood Insurance Rate Map	32

LIST OF TABLES

1	Land Use Entitlement Summary	11
2	Lower Honokowai Land Use Breakdown	19
3	Land Use Breakdown Middle Honokowai	21
4	Kaanapali 2020 Project Development Area Land Use Breakdown	23
5	Age and Ethnicity	38
6	Labor Force Characteristics	40
7	Average Water Demand	59
8	Average Wastewater Flows	60

kdc/cbmaplan/eispnrev.rpt

KAANAPALI 2020

I. PROJECT BACKGROUND, LOCATION, SCOPE AND DESCRIPTION

A. BACKGROUND TO PLAN FORMULATION FOR KAAANAPALI 2020

Community input on regional needs and desires underlies the formulation of the Kaanapali 2020 Plan. See Figure 1. Emerging from issues and concerns raised during the approval to a previous development project at North Beach, the Kaanapali 2020 effort was initiated with the dual objective of developing a plan with community-wide support and benefits, and providing the applicant with an economically viable land planning program. With this objective in mind, 10 community members agreed in early 1999 to define the parameters for a community-based planning process for 4,325 acres in the Kaanapali/Honokowai area owned by the applicant's affiliates. An experienced facilitator and planning consultants were selected. A Future Search Conference entitled *Kaanapali 2020: Making It Pono* was arranged with 8 community stakeholder groups: Amfac, Business & Commerce, Community Organizations, Cultural Heritage, Environment, Government, Social Services and Unions. Each stakeholder group included 8 members. On November 4 to 6, 1999, over 60 individuals participated in the Future Search Conference. All participants actively shared their personal, local and global perspectives of the past 40 years. Participants brainstormed current local and global trends, which they believed would affect them and their futures. Following those steps, the participants conceptualized the uses they felt appropriate in year 2020 for the 4,325-acre area. Finally, they sought out common ground for their vision, resulting in themes and activities necessary to reach that common vision.

The November 1999 conference also established an umbrella Land Plan and Economic Feasibility group, as well as working groups. Composed of community members who participated in the November conference and others who asked to participate in the ongoing process, the working groups were charged with studying certain key issues: Agriculture and Soil Stabilization, Education, Environment, Health Facilities, Multi-

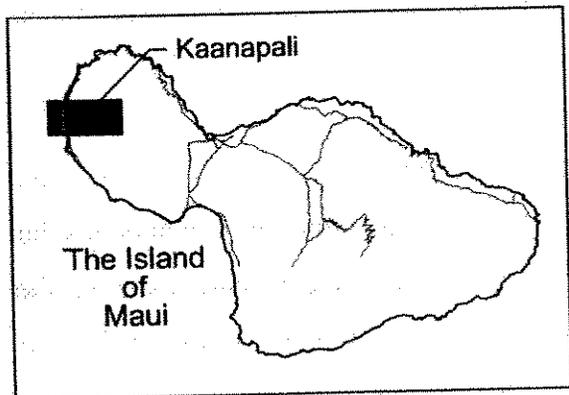
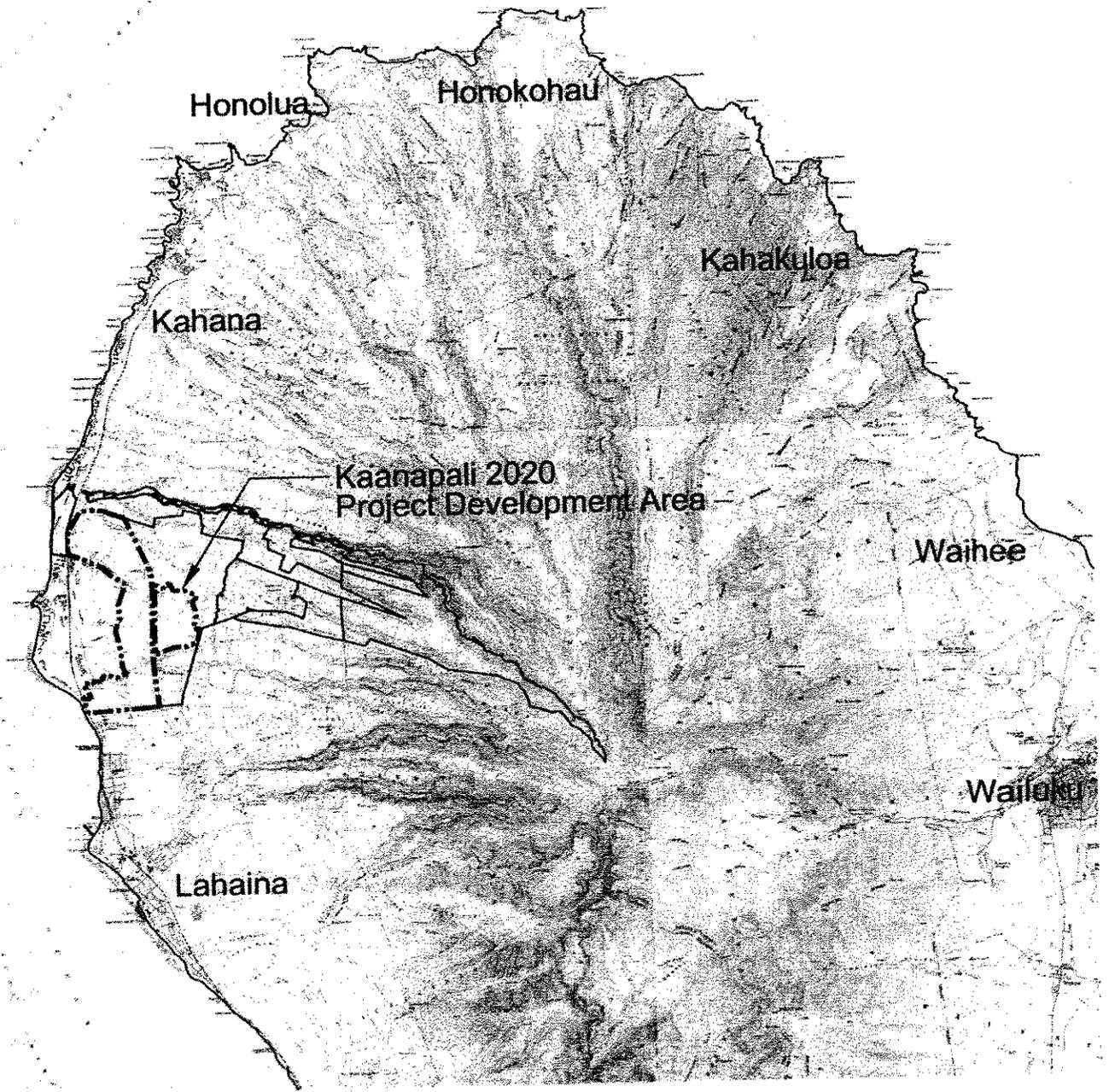
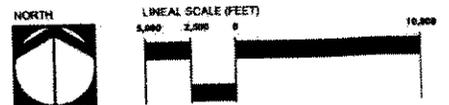


Figure 1
Regional Location Map
Kaanapali 2020
Island of Maui



Cultural Overlay, Recreation, Transportation, and Water Resources. The Working Groups reported their initial findings to the Land Plan and Economic Feasibility Group in February 2000.

Using the findings of the working groups and meeting almost weekly from February into June of 2000, the Land Plan and Economic Feasibility Group members prepared a preliminary conceptual land plan for the 4,325-acre area.

On July 14, 2000, a "Reunion" conference was held and 98 individuals were invited, including everyone who had participated to any extent in the Future Search process for *Kaanapali 2020: Making It Pono*. Approximately 51 community members attended. They reviewed, discussed, and approved the reports of all the Working Groups, and the conceptual land plan prepared by the Land Plan and Economic Feasibility groups.

The following vision statement was formulated to articulate the overall conceptual land use plan for the Kaanapali 2020 lands.

Vision for Kaanapali 2020

Kaanapali 2020 Will Have Places

What kind of places?

Places to work, public places, places to play, places to learn, quiet places, private places,

Places to till the soil, places to preserve our heritage, places to exercise, Places to shop, places to relax, fun places, places to gather our families,

Places to grow things, places to live, places to walk or bike,

Places to get well, places to protect our resources,

Places to raise our families, places to remember

Green places, places to visit

Places to be proud of!

The conceptual land use plan covering the 4,325 acres included general land use designations for the 96-acre North Beach, the 917-acre Lower Honokowai, the 1,050-acre Middle Honokowai, the 775-acre Honokowai Mauka, the 1,187-acre West Maui Forest Reserve, and the 300-acre Honokowai Gulch. See Figure 2.

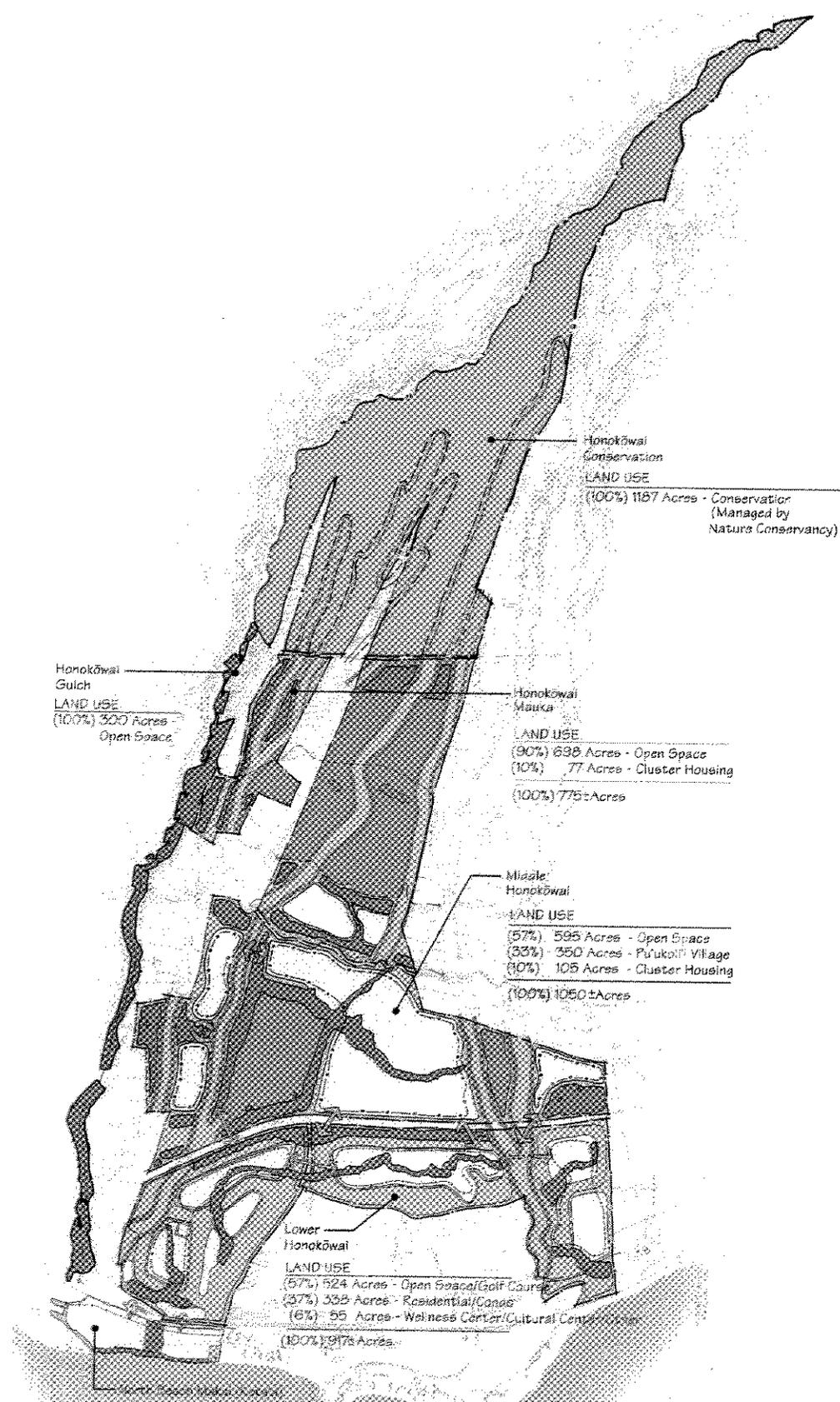


Figure 2
 Making It Pono Land Use Plan
Kaanapali 2020
BOARD OF LAND



Over the next two years, the Steering Committee and Entitlements Committee worked through numerous meetings to refine the Kaanapali 2020 plan. The refined plan was presented at a second "Reunion" conference on August 14, 2002. The plan, as presented, is the basis for the EIS document. The refined plan, referred to as the Kaanapali 2020 Project Development Area Plan, includes the approximately 914 acres in Lower Honokowai (shown as 917 acres in the conceptual plan), and the approximately 240-acre Puukoolii Village area in Middle Honokowai. See Figure 3. The Project Development Area excludes the 96-acre North Beach, the 1,187-acre West Maui Forest Reserve area, the 300-acre Honokowai Gulch, the 808-acre agricultural areas in Middle Honokowai and the approximately 775-acre Honokowai Mauka since land entitlements are not required. Thus, of the total 4,325 acres of the Kaanapali 2020 plan, only approximately 1,154 acres are to be included in the entitlement process. Further discussion on the community based planning process is presented in Chapter X of this document.

B. KAANAPALI 2020 PROJECT DEVELOPMENT AREA

Kaanapali Development Corporation (the "Applicant") proposes to implement a land use plan, known as "Kaanapali 2020 Project Development Area Plan", for approximately 1,154 acres at Kaanapali, Maui, Hawaii, owned by its affiliates, Pioneer Mill Company Limited, Amfac Property Investment Corp., Amfac Property Development Corp. and Amfac/JMB Hawaii, LLC.

The Kaanapali 2020 Project Development Area Plan reflects the vision of the West Maui community for the future uses of the approximately 1,154 acres. This vision includes a mix of residential, recreational, open space, golf course, public/quasi-public and commercial uses.

C. ENTITLEMENTS TO BE REQUESTED

Implementation of the plan for the Kaanapali 2020 Project Development Area requires a number of land use actions.

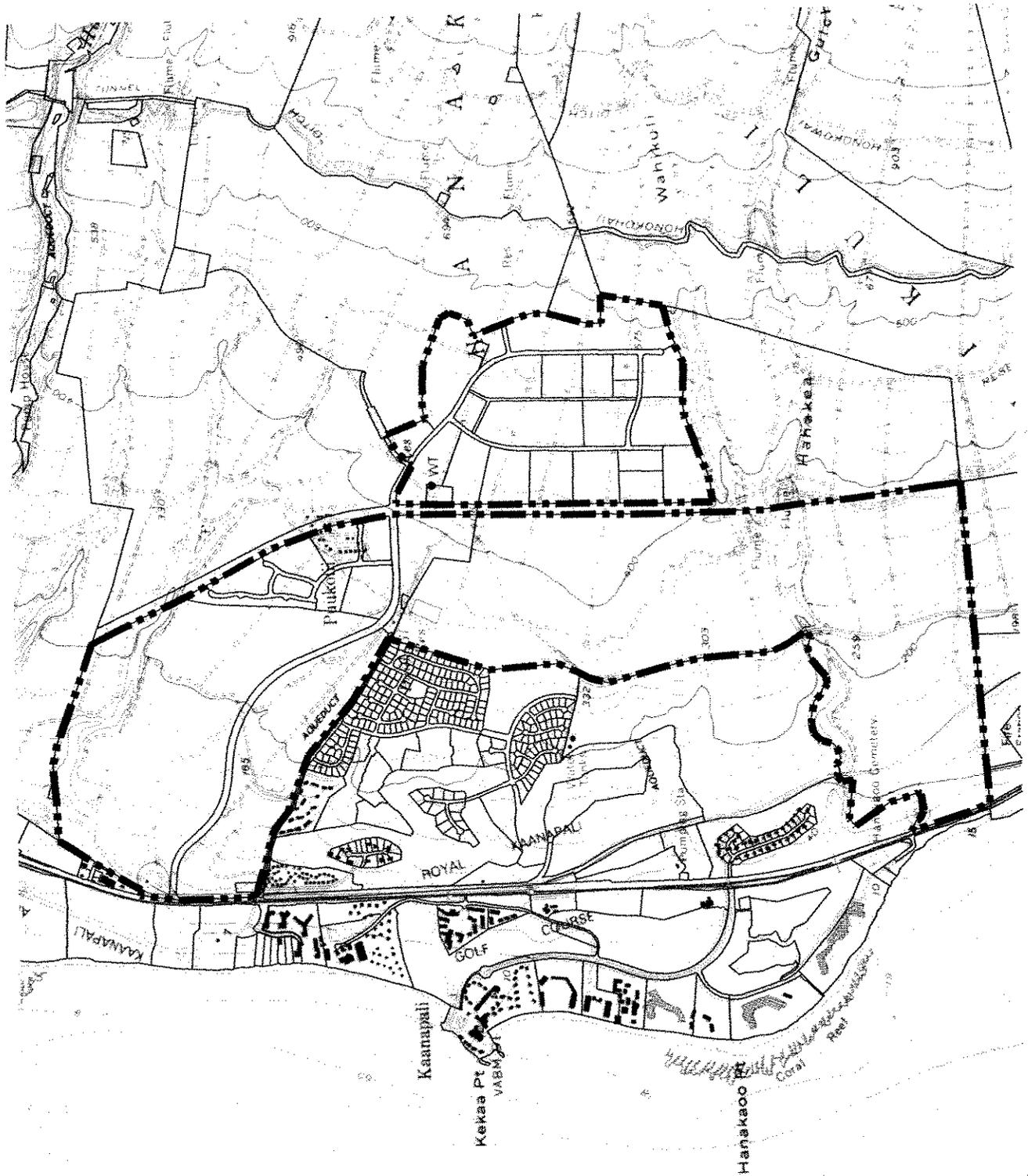
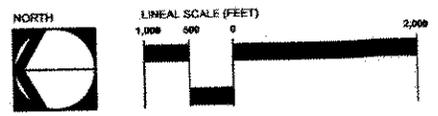


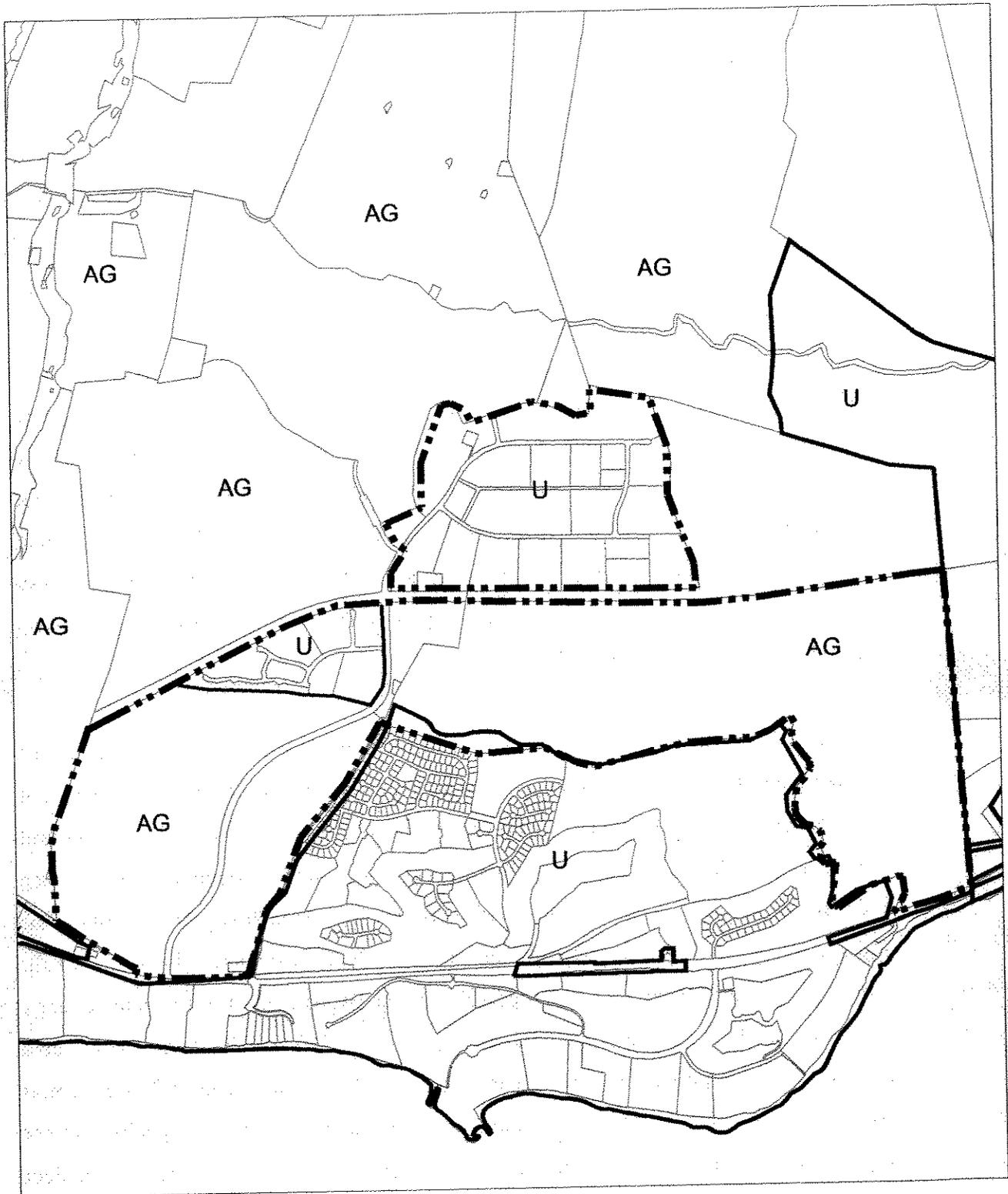
Figure 3
 Project Development Area
 Location Map
Kaanapali 2020



Island of Maui

The current State Land Use Commission designations for the Project Development Area are Agricultural and Urban. See Figure 4. The West Maui Community Plan designates the Project Development Area as Project District 3, Agricultural and Open Space. See Figure 5. The Project Development Area is zoned County Agricultural and R-3 Residential, under the Maui County zoning ordinances. See Figure 6. Although the Puukoolii Village Act 15 project falls within the Project Development Area and is designated State Urban and zoned for residential, school, park, commercial and public/quasi-public uses, the Kaanapali 2020 Project Development Area Plan proposes a different development scheme for its approximate 299 acres, as further discussed in Chapter IV of this document. It is noted that although Act 15 established zoning for the Puukoolii Village, the County of Maui's zoning maps still reflect an underlying "Agricultural" zoning designation since these areas were not zoned via County ordinance. Refer to Figure 6. This mapping difference notwithstanding, zoning established by Act 15 is deemed valid.

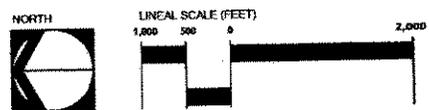
Therefore, to implement fully the Kaanapali 2020 Project Development Area Plan, the following entitlements are required: (a) a State Land Use District Boundary Amendment to Urban District for those lands in Lower Honokowai now designated as Agricultural district; (b) a West Maui Community Plan Amendment from Agricultural, Open Space and Project District 3 to a new Project District 3 designation encompassing the approximate 914-acre Lower Honokowai area and the approximate 240-acre Puukoolii Village area east (mauka) of the proposed Lahaina Bypass; and (c) a County Change in Zoning for Lower Honokowai and the approximate 240 acre Puukoolii Village area mauka of the proposed Lahaina Bypass from the Agricultural and R-3, Residential zoning district to Project District 3, coupled with the adoption of a site specific Project District zoning ordinance containing specific performance standards. The areas subject to the entitlement requests are summarized in Table 1, and are graphically depicted in Figure 7, Figure 8, and Figure 9.



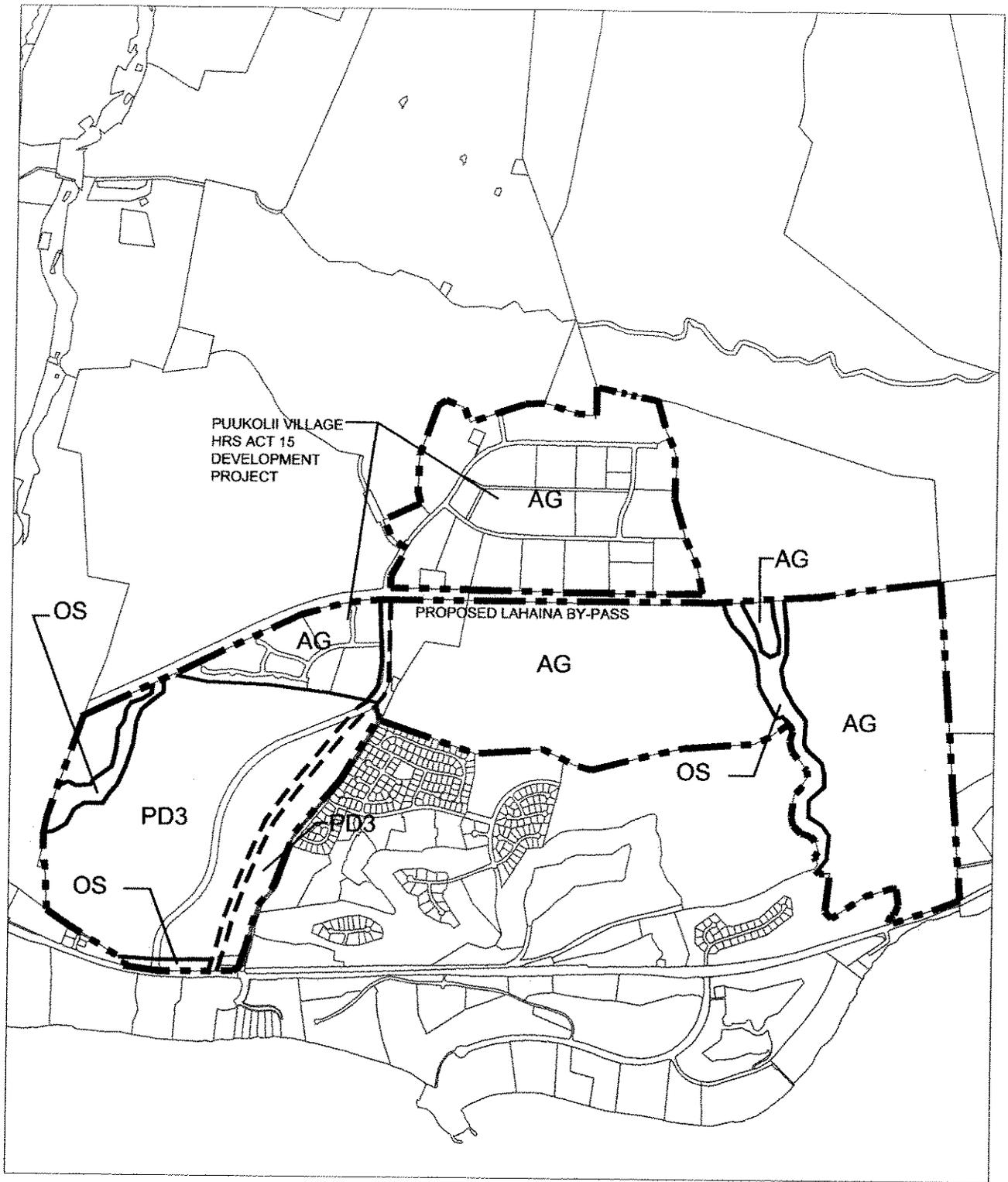
LEGEND

- AG - Agriculture
- C - Conservation
- U - Urban

Figure 4
Existing State Land Use Classifications
Kaanapali 2020



Island of Maui

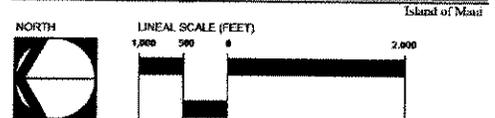


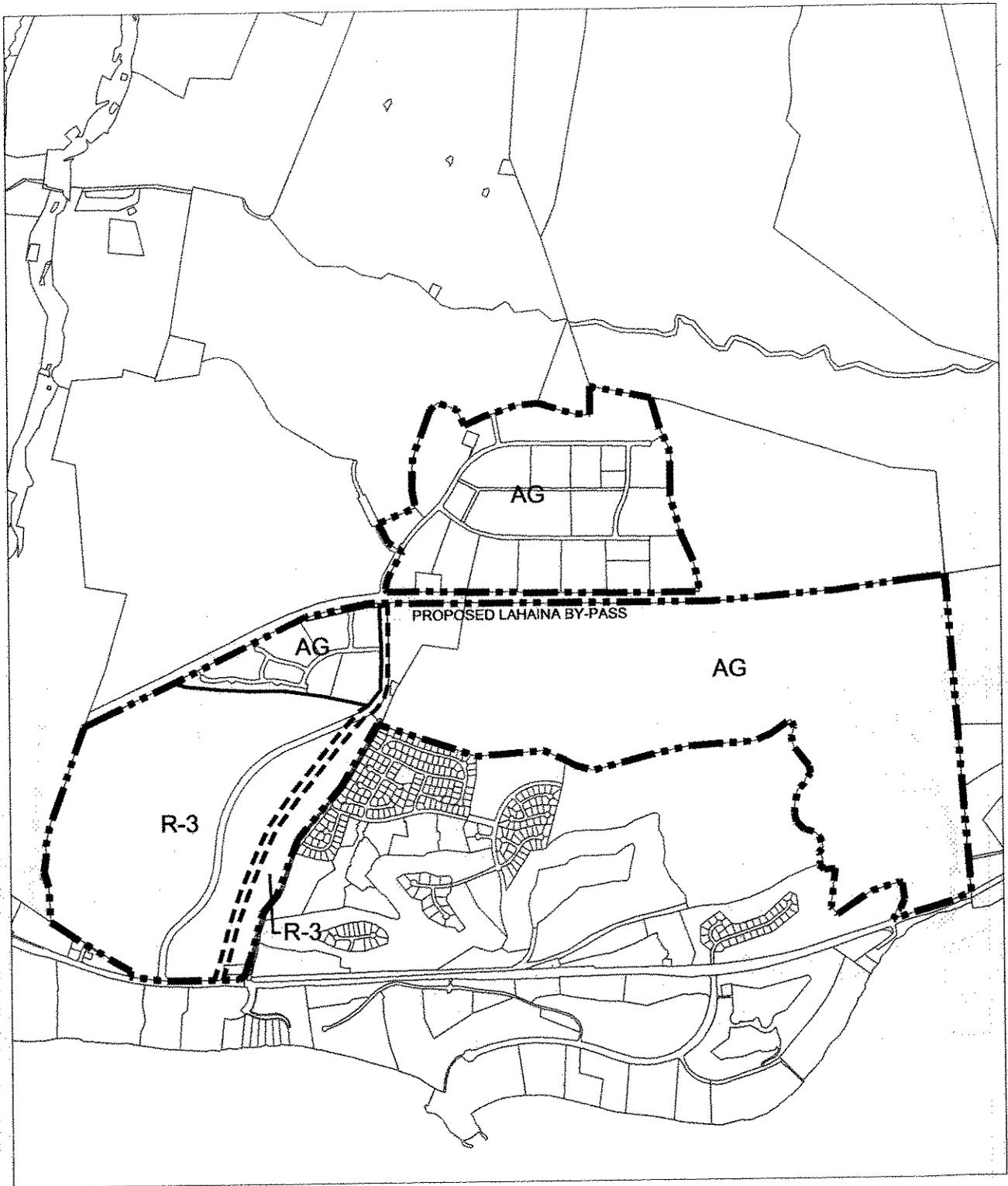
LEGEND

- AG - Agriculture
- OS - Open Space
- PD3 - Project District 3

Figure 5
Existing West Maui Community Plan
Land Use Map

Kaanapali 2020





LEGEND

- AG: Agriculture
- R-3: Residential
- I: Interim

Figure 6
Existing Zoning Map

Kaanapali 2020

Island of Maui

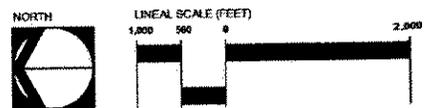
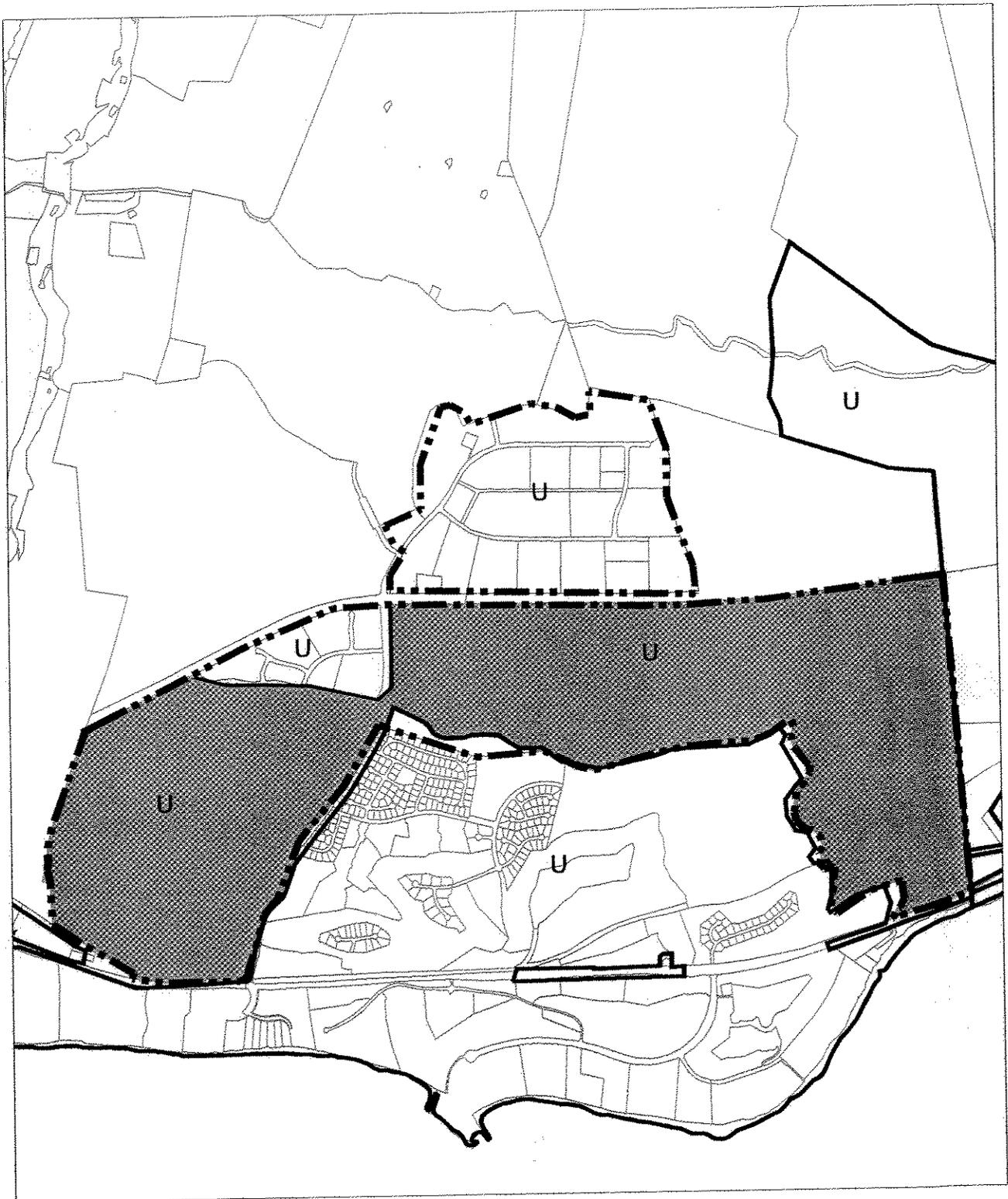


Table 1

<i>LAND USE ENTITLEMENT SUMMARY</i>		
<i>Land Use Entitlement</i>	<i>Current Designation</i>	<i>Requested Designation</i>
State Land Use District	Agricultural (855 acres) and Urban (299 acres)	Urban
West Maui Community Plan	Project District 3 (310 acres) and Agricultural (844 acres)	Project District
County Zoning	R-3 (310 acres), Agricultural (844 acres)	Project District



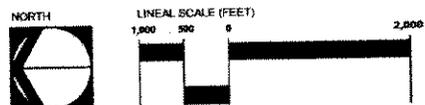
LEGEND

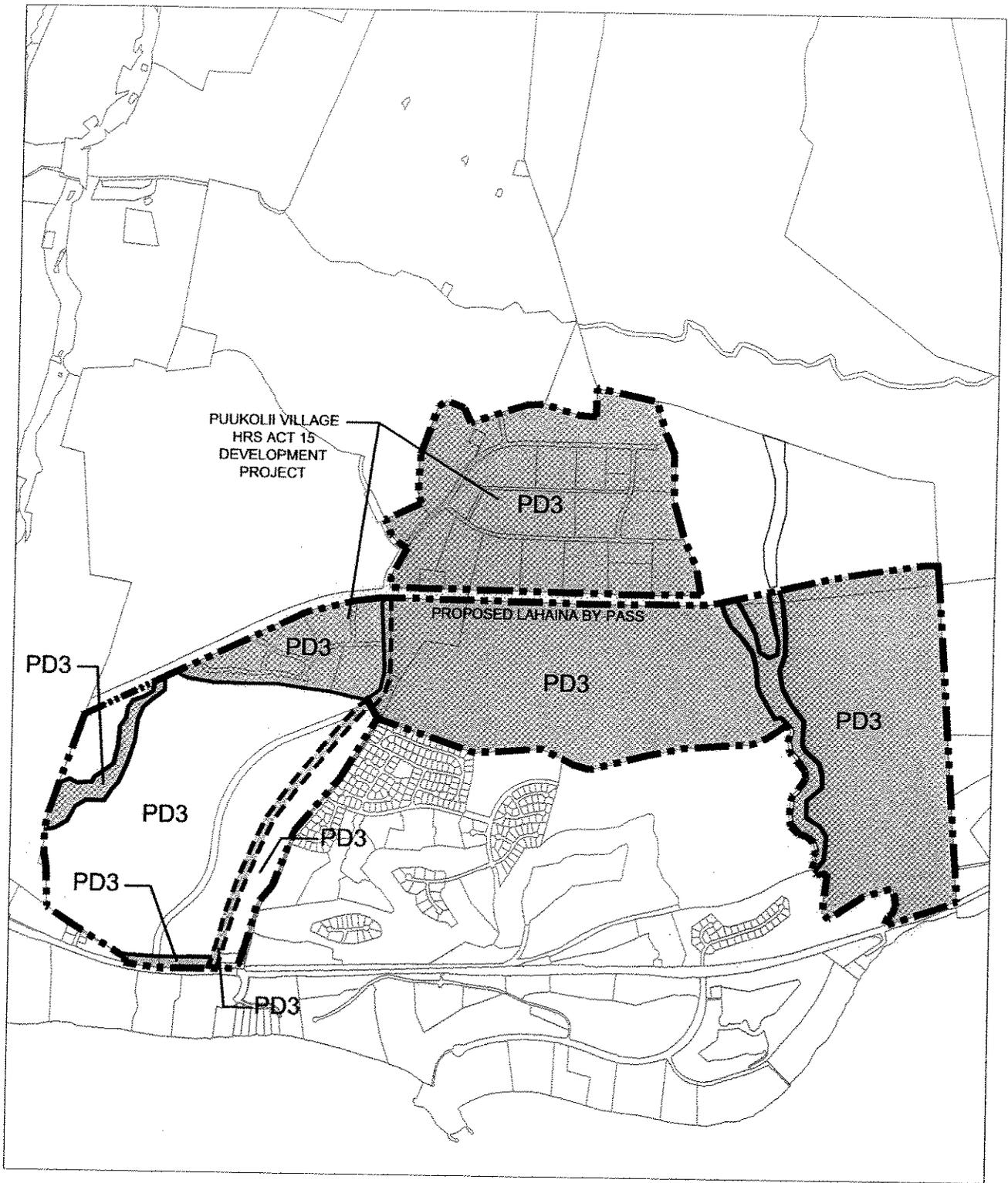
-  State Land Use District Boundary Amendment from Agricultural District to Urban District
- AG - Agriculture
- C - Conservation
- U - Urban

Figure 7
 Area Subject to State Land Use District
 Boundary Amendment

Kaanapali 2020

Island of Maui





LEGEND

 Area Subject to Community Plan Amendment to Project District 3

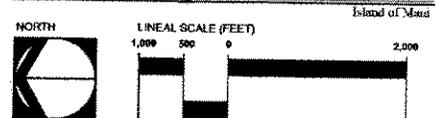
AG - Agricultural

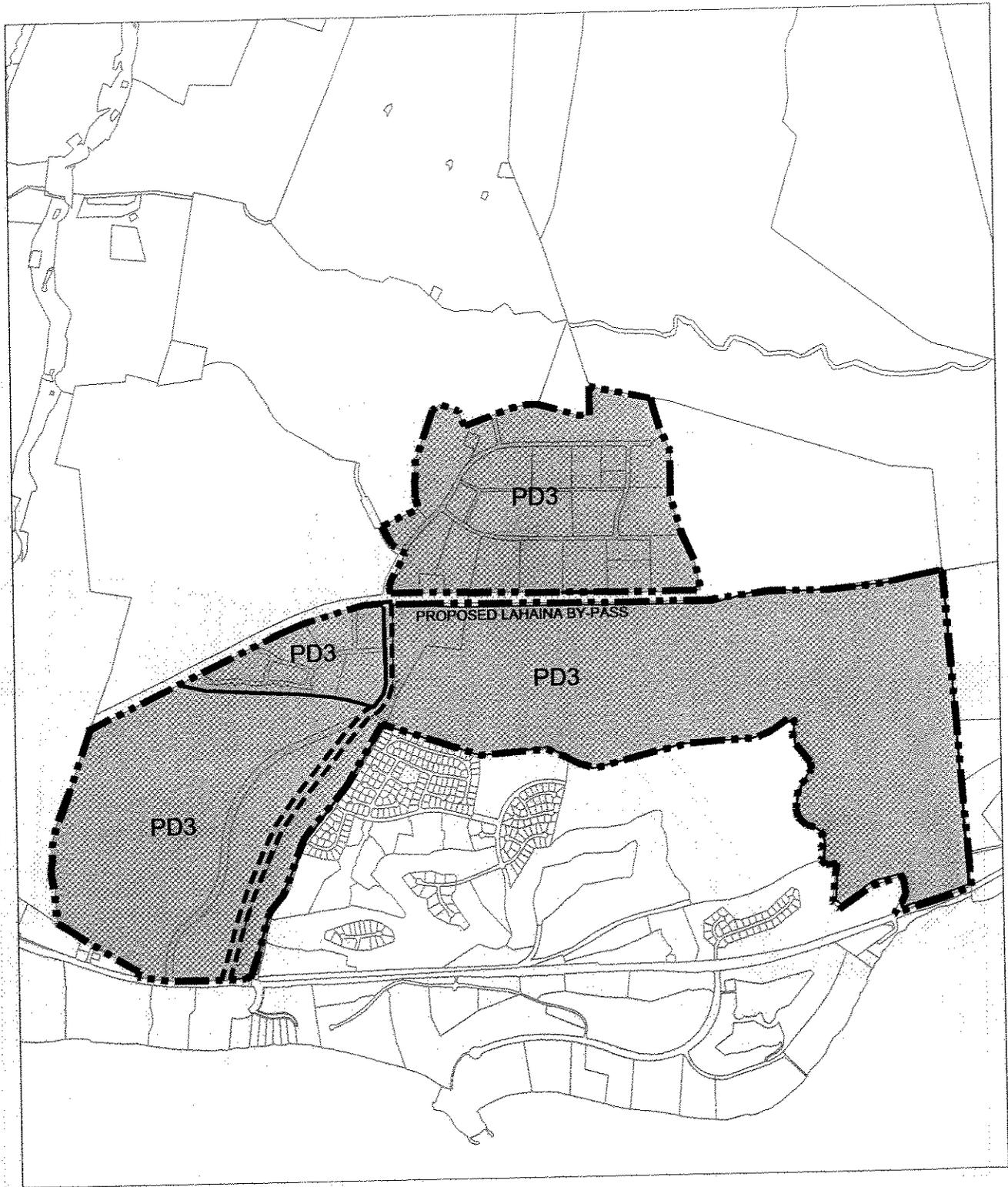
OS - Open Space

PD3 - Project District 3

Figure 8
Area Subject to
Community Plan Amendment

Kaanapali 2020



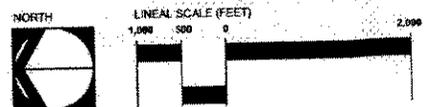


LEGEND

 Area Subject to County Change in Zoning to Project District 3

PD3: Project District 3

Figure 9
 Area Subject to
 County Change in Zoning Map
Kaanapali 2020
Island of Maui



D. CHAPTER 343, HAWAII REVISED STATUTES REQUIREMENTS

The proposed amendment to the West Maui Community Plan triggers an environmental impact review pursuant to Chapter 343, Hawaii Revised Statutes. Though not strictly mandated by Chapter 343, an Environmental Impact Statement (EIS) will nonetheless be prepared for the uses proposed in the Project Development Area in light of the geographic scope and size of the land use request.

E. KAANAPALI 2020 PROJECT DEVELOPMENT AREA PLAN DESCRIPTION

I. Master Plan Concept

Set against the backdrop of the West Maui mountains, the vision for the Kaanapali 2020 Project Development Area Plan is to create distinct communities that provide options for residents with varying lifestyles and incomes. These communities will be integrated through a transportation system that allows for alternative modes of transportation so residents can walk, bike, use a golf cart, take a trolley or drive within and between the communities. See Figure 10. The Kaanapali 2020 Project Development Area Plan groups the lands into two (2) areas: (a) Lower Honokowai, between the Honoapiilani Highway and the proposed Lahaina Bypass right-of-way, composed of a community in its southern and northern sections with a golf course and residential areas in between and (b) Middle Honokowai, encompassing the approximate 240-acre Puukoolii Village section mauka of the proposed Lahaina Bypass right-of-way.

Using Smart Growth principles, a range of housing types and densities will extend outward from the community centers. Housing densities within the communities will include both single- and multi-family residences, as well as multi-family residences within mixed use areas. Affordable housing options will be provided with market housing. Sites for a school, transit stops, hospital, golf course, parks, open space, a wellness center, cultural center along with commercial mixed uses located within the community centers, will create well defined places throughout the proposed development.



- Legend**
- Single Family Residential
 - Multi-Family Residential
 - Mixed Uses
 - Commercial
 - Schools/Churches
 - Hospital/Wellness Center
 - Cultural Center
 - Golf Course
 - Golf Club House/Maintenance Facility
 - Transit Station/Transportation Center
 - Gulches/Parks
 - Pedestrian/Equestrian Trail

Figure 10
 Kaanapali 2020
 Project Development Area
 Master Plan
Kaanapali 2020

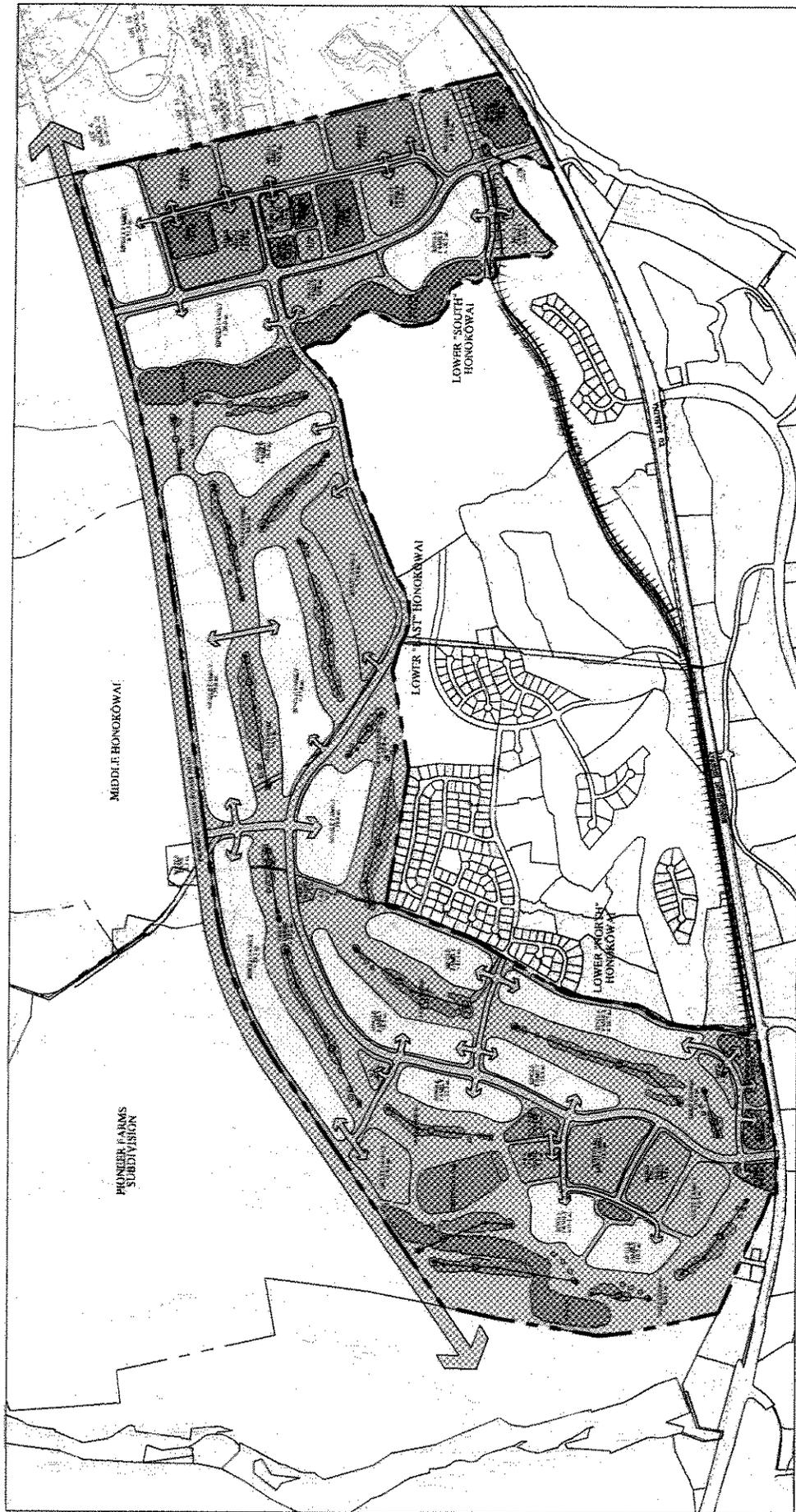


Access to the communities will be provided from two (2) connector roads from Honoapiilani Highway and the proposed Lahaina Bypass right-of-way and a mauka arterial road to the Puukoolii Village area. From these access points, an interior collector roadway system will provide vehicular access to places within and between the communities. A proposed trolley system and dedicated lanes for pedestrian, bicycle and golf cart traffic will offer alternative transportation modes. The community main streets will extend from the collector roadway into the heart of the community centers. Each main street will be designed to be walkable and pedestrian oriented. Trolley stops and bike routes will also be included along the main streets.

A description of the communities and their land uses follows.

2. *Lower Honokowai*

The Lower Honokowai area has a total acreage of approximately 914 acres. See Figure 11. Lower Honokowai is defined by three (3) distinct planned areas, referred as Lower "South", "East", and "North" Honokowai. An interconnected "lei" of open space is provided throughout Lower Honokowai. The open space uses include an 18-hole golf course, 50-foot buffers around the residential areas, and a series of small parks within the residential communities. A breakdown of the Lower Honokowai land uses is presented in Table 2.



Legend

-  Single Family Residential
-  Multi-Family Residential
-  Mixed Uses
-  Commercial
-  Schools/Churches
-  Hospital/Wellness Center
-  Cultural Center
-  Golf Course
-  Golf Club House/Maintenance Facility
-  Transit Station/Transportation Center
-  Gulches/Parks

Figure 11
Lower Honokowai
Kaanapali 2020
LOCAL GOVERNMENT


Table 2

LOWER HONOKOWAI LAND USE BREAKDOWN		
Land Use Category	Gross Area (Acres)	No. of Units
Single-Family Residential	290	857
Multi-Family Residential	105	883
Mixed Use/Multi-Family	36	360
Commercial	6	
Golf Course/Open Space	320	
Park	27	
Public/Quasi-Public	32	
School and Churches	14	
Open Space/Buffer	31	
Roads/Utilities	53	
Total	914	2,100

A description of the planned areas follows.

a. Lower South Honokowai

Lower South Honokowai is located adjacent to the Lahaina Civic and Recreation Center and the State of Hawaii's Villages of Lealii development, and covers an area of approximately 230 acres. This community is envisioned as the primary residential community for the people working in West Maui. It will be the link between major civic, recreational and proposed residential developments to the south and the existing Kaanapali Resort to the west.

Single- and multi-family housing, with varying price and density ranges are proposed in this community. Approximately 350 single-family houses would be developed on approximately 64 acres of land with an

approximate density of 5.5 units per acre. Multi-family residential uses include approximately 506 units on about 56 acres of land with densities ranging from 7 to 10 units per acre and approximately 130 mixed use/multi-family residences covering approximately 13 acres. Affordable housing options (to address the shortfall in West Maui), along with market housing, will be provided for those who want to live and work in West Maui. Sites for an elementary school, hospital, and a church/day care center are also located within the southern community. Other amenities include a community park, village square, and community garden.

b. Lower East Honokowai

Lower East Honokowai is located mauka of the existing Kaanapali residential resort community and will be similar in character to the already constructed projects on adjacent lands. Its approximately 271 acres include a golf course and approximately 158 single-family units covering approximately 102 acres and approximately 174 multi-family units covering approximately 25 acres.

c. Lower North Honokowai

Lower North Honokowai is located in the northern portion of Lower Honokowai and encompasses an area of approximately 413 acres. At its northwestern end, a Hawaiian cultural center forms a distinct entry feature into the development. A transit station for the existing train will be located adjacent to the cultural center. Further upslope will be the community center which includes a "main street" with shops, art galleries, coffee shops, restaurants and other retail establishments. A wellness center, a golf clubhouse, park, and a mix of single and multi-family residences are also planned. Based on the principles of Smart Growth, the community center will be pedestrian friendly with a mix of

housing types. A total of approximately 349 single-family units covering approximately 124 acres, approximately 203 multi-family residential units covering approximately 24 acres and approximately 230 mixed use/multi-family residential units covering approximately 23 acres are planned.

3. **Middle Honokowai**

Located east (mauka) of the proposed Lahaina Bypass is Middle Honokowai. See Figure 12. This portion of the Kaanapali 2020 Project Development Area Plan covers an area of approximately 240 acres. Its community commercial center and residential communities will have a lower density than Lower Honokowai. The community center will include a commercial area at the entrance and a mix of single-family and multi-family residential neighborhoods. A total of approximately 400 single-family and approximately 310 multi-family residential units are planned. A breakdown of the Middle Honokowai land uses is presented in Table 3.

Table 3

<i>LAND USE BREAKDOWN MIDDLE HONOKOWAI</i>		
<i>Land Use Category</i>	<i>Gross Area (Acres)</i>	<i>No. of Units</i>
Single-Family	150	400
Multi-Family	32	310
Commercial	7	
Park	18	
Open Space	11	
Roads/Utilities	22	
TOTAL	240	710

Legend

-  Single Family Residential
-  Multi-Family Residential
-  Commercial
-  Golf Club House/Maintenance Facility
-  Gulches/Parks
-  Pedestrian/ Equestrian Trail

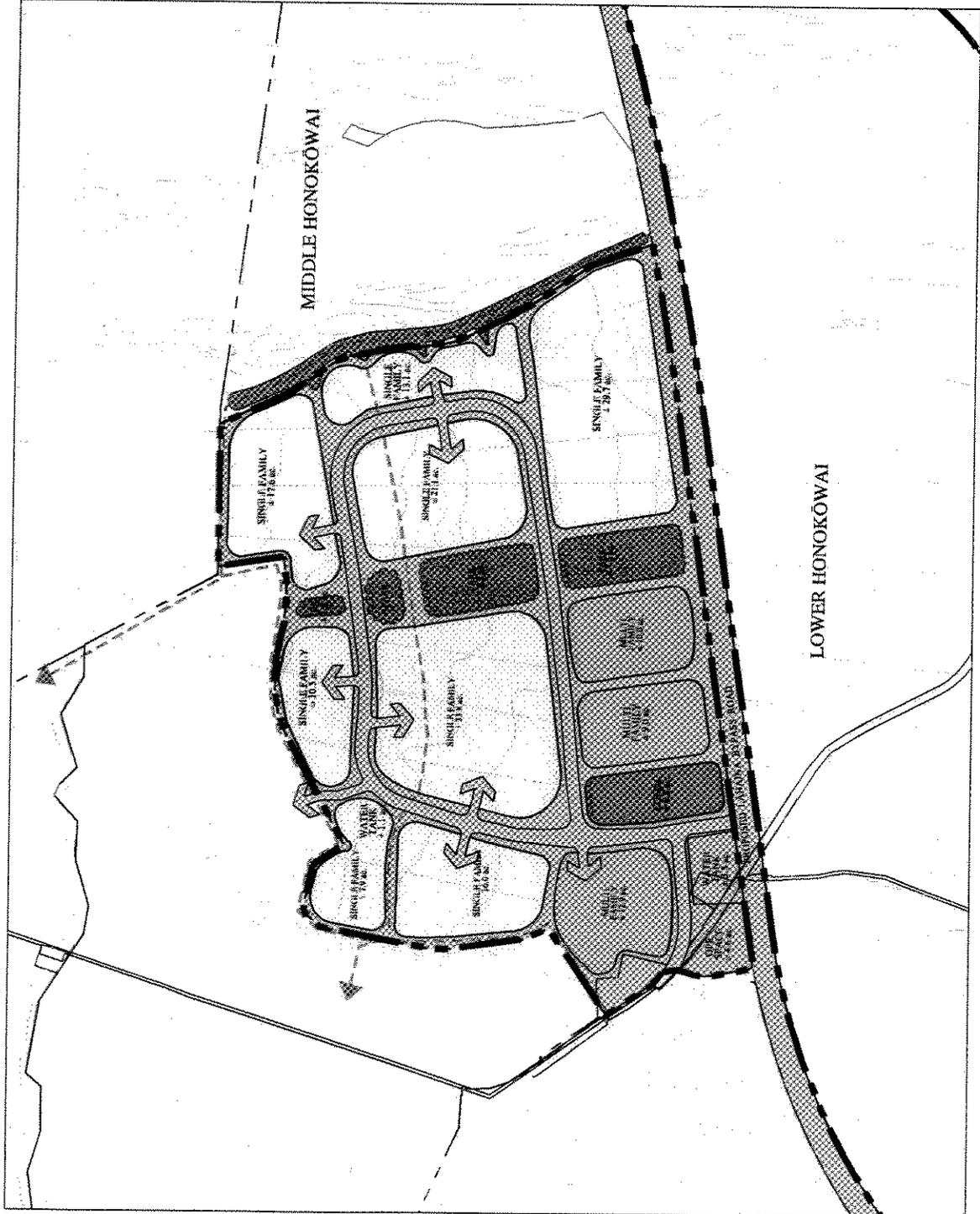


Figure 12
Middle Honokowai

Kaanapali 2020



4. Summary

In summary, the Kaanapali 2020 Project Development Area Plan covers a total area of approximately 1,154 acres. A total of approximately 2,810 residential units comprised of approximately 1,257 single-family, approximately 1,193 multi-family residential units and approximately 360 multi-family residential units in mixed use areas are planned. A total land use breakdown is presented in Table 4.

Table 4

<i>KAANAPALI 2020 PROJECT DEVELOPMENT AREA LAND USE BREAKDOWN</i>		
<i>Land Use Category</i>	<i>Gross Area (Acres)</i>	<i>No. of Units</i>
Single-Family	440	1,257
Multi-Family	137	1,193
Mixed Use/Multi-Family	36	360
Commercial	13	
Golf Course/Open Space	320	
Park	45	
Public/Quasi-Public (Cemetery)	32	
Schools and Churches	14	
Open Space/Buffer	42	
Roads/Utilities	75	
TOTAL	1,154	2,810

F. CONCEPTUAL IMPLEMENTATION PHASING PLAN

The Kaanapali 2020 Project Development Area Plan will be implemented in phases over an approximately 15 year build out period. During the preparation of the Draft EIS, project implementation and phasing will be assessed. The resulting conceptual implementation and phasing plan will be included in the Draft EIS document.

II. DESCRIPTION OF THE EXISTING ENVIRONMENT

A. PHYSICAL SETTING

1. Surrounding Uses

All of the land in the Kaanapali 2020 Development Plan were formerly cultivated in sugarcane and coffee. Presently, approximately 1,000 acres are set aside for seed corn. The remaining agricultural lands are presently fallow. Lands surrounding the Planning Area include: (a) To the north, approximately 633 acres of agricultural lands and beyond are approximately 225 acres of vacant land owned by the Department of Hawaiian Home Lands, other existing agricultural and open space designated lands, and the West Maui Wastewater Reclamation Facility; (b) to the east, large acreages of former and now fallow agricultural lands, the West Maui Forest Reserve and conservation designated lands; (c) to the south, agricultural lands, the Lahaina Civic and Recreation Center (with a gymnasium, court house and the Fire and Police Stations), the Housing and Community Development Corporation of Hawaii (HCDCH) Villages of Lealii project area, and agricultural designated land uses; and (d) to the west, the already constructed Kaanapali Resort development composed of hotel, single- and multi-family residential land uses, park, golf course, light industrial, business, public/quasi-public and open space designated land uses with the Pacific Ocean beyond. The Honoapiilani Highway is the western boundary of the Planning Area.

2. Climate

Like most areas of Hawaii, West Maui's climate is relatively uniform year-round. The region's tropical latitude, its position relative to storm tracts and the Pacific anticyclone, and the surrounding ocean combine to produce a stable climate. Variations in climate among different regions are largely dependent on local terrain.

August is historically the warmest month in Lahaina with an average high temperature of 88 degrees Fahrenheit and average temperature of 70 degrees Fahrenheit. January is normally the coolest month of the year with an average high temperature of 80 degrees Fahrenheit and an average low of 62 degrees Fahrenheit.

Rainfall in Lahaina is highly seasonal. Most precipitation occurs from November to April when winter storms hit the area. Precipitation data for 2001 shows that, on average, January was the wettest month, with 3.49 inches of rainfall, while May, August, September, and October were the driest with no rainfall at all. Total precipitation at Lahaina for 2001 was 6.11 inches. This was a (-)13.89 inches departure from normal (Maui County Data Book, 2001).

The winds in the region are also seasonal. The northeasterly tradewind occurs 90 percent of the time during the summer, and just 50 percent of the time in the winter with average wind speeds of approximately 10 miles per hour. However, wind patterns vary on a daily basis, with tradewinds generally being stronger in the afternoon. During the day, winds blow onshore toward the warmer land mass. In the evening, the reverse occurs, as breezes blow toward the relatively warmer ocean.

3. Topography and Soils

The Project Area slopes in a westerly direction, ranging from an elevation of approximately 400 feet above mean sea level (MSL) in its eastern portion, to an elevation of approximately 40 feet MSL at its western boundary (in the vicinity of Honoapiilani Highway). The topography in Lower Honokowai is characterized by gently westward sloping lands with slopes averaging approximately 10 percent. The elevation for Lower Honokowai ranges from 40 feet MSL in the west to approximately 300 feet MSL in the east (in the vicinity of the proposed Lahaina Bypass right-of-way). Middle Honokowai is

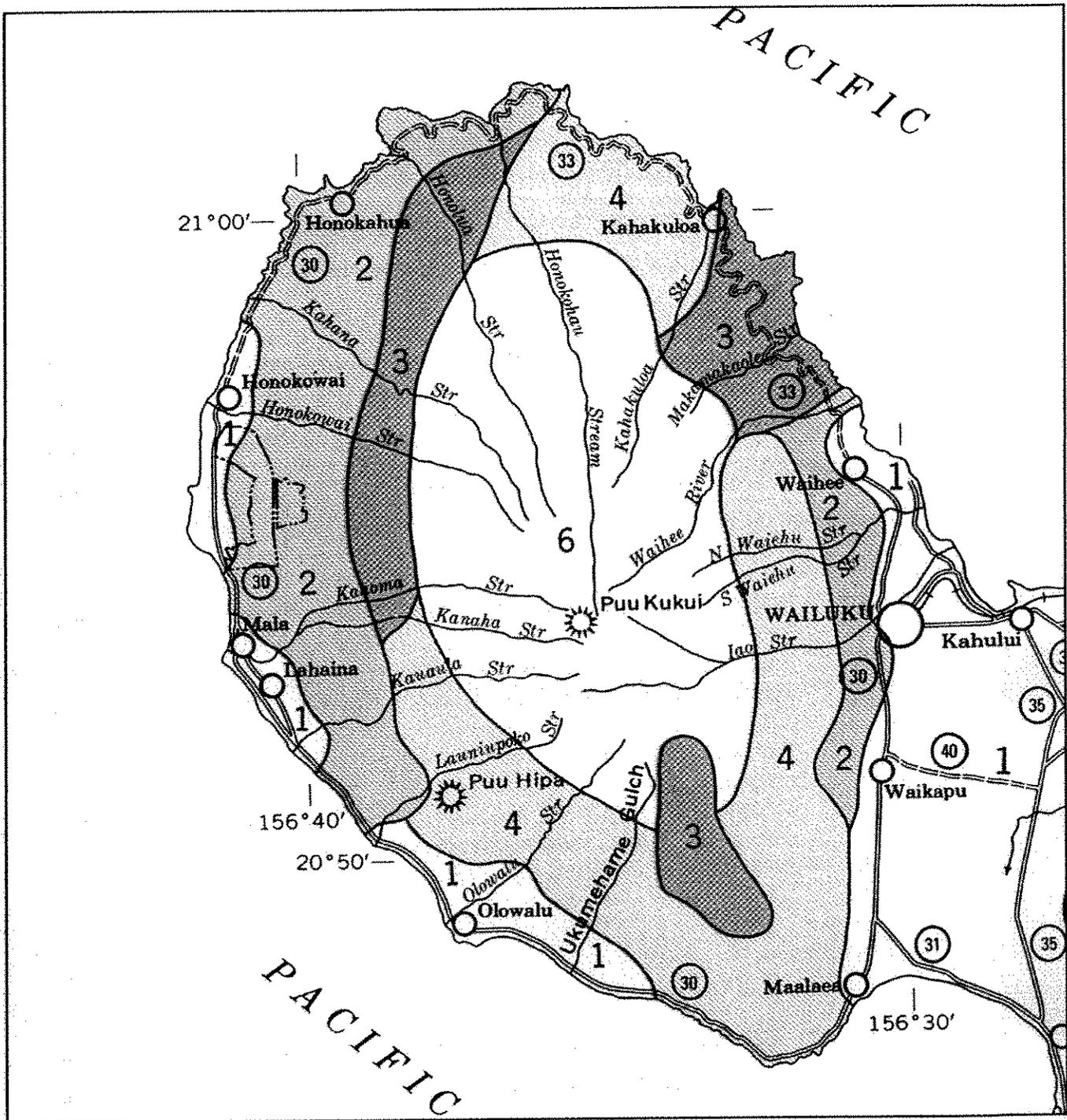
characterized by slightly steeper slopes averaging approximately 15 percent with elevations ranging from 300 feet to 400 feet MSL.

Underlying the proposed Kaanapali 2020 Project Development Area are soils of the Pulehu-Ewa-Jaucas and Waiakoa-Keahua-Molokai Associations. See Figure 13. The Pulehu-Ewa-Jaucas Association consists of deep, nearly level to moderate sloping, well-drained and excessively drained soils that have a moderately fine textured to coarse-textured subsoils or underlying material. The Waiakoa-Keahua-Molokai Association consists of moderately deep to deep, nearly level to moderately steep, well-drained soils that have a moderately fine textured subsoil on low uplands. The specific soil types are as follows:

- a. Molokai silty clay loam (MuA, MuB, and MuC) with slopes ranging from 0 to 3 percent, 3 to 7 percent, and 7 to 15 percent, respectively;
- b. Wahikuli silty clay (WbB) with slopes ranging from 3 to 7 percent;
- c. Wahikuli stony silty clay (WcB and WcC) with slopes ranging from 3 to 7 percent and 7 to 15 percent, respectively;
- d. Wahikuli very stony silty clay (WdB) with slopes ranging from 3 to 7 percent;
- e. Lahaina silty clay (LaB and LaC) with slopes ranging from 3 to 7 percent and 7 to 15 percent, respectively; and
- f. Rough broken and stony land (rRS).

See Figure 14.

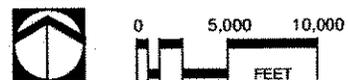
In 1977, the State Department of Agriculture established a classification system to identify Agricultural Lands of Importance to the State of Hawaii (ALISH), based primarily, but not exclusively, on their soil characteristics. The three (3) classes of ALISH lands are: "prime", "unique", and "other" with the remaining, non-classified lands placed into the "Unclassified" category. When utilized with modern farming methods, "Prime" agricultural lands have a soil quality, growing season and moisture supply needed to produce sustained crop yields economically, while "Unique" agricultural lands possess a combination of soil



LEGEND

- 1 Pulehu-Ewe-Jaucas Association
- 2 Waiakoa-Keahua-Moioakai Association
- 3 Honouua-Oleio Association
- 4 Rock Land - Rough Mountainous Land Association
- 5 Puu' Pe-Kula-Pane Association
- 6 Hydrendrepts-Tropoquods Association
- 7 Hana-Makaalaie-Kailua Association
- 8 Pauwala-Haiku Association
- 9 Launalaie-Kaipoi-Olinda Association
- 10 Keawakapu-Makera Association
- 11 Kamaole-Onapuka Association

Figure 13
Soils Association Map
Kaanapali 2020



Island of Maui

Source: USDA Soil Conservation Service

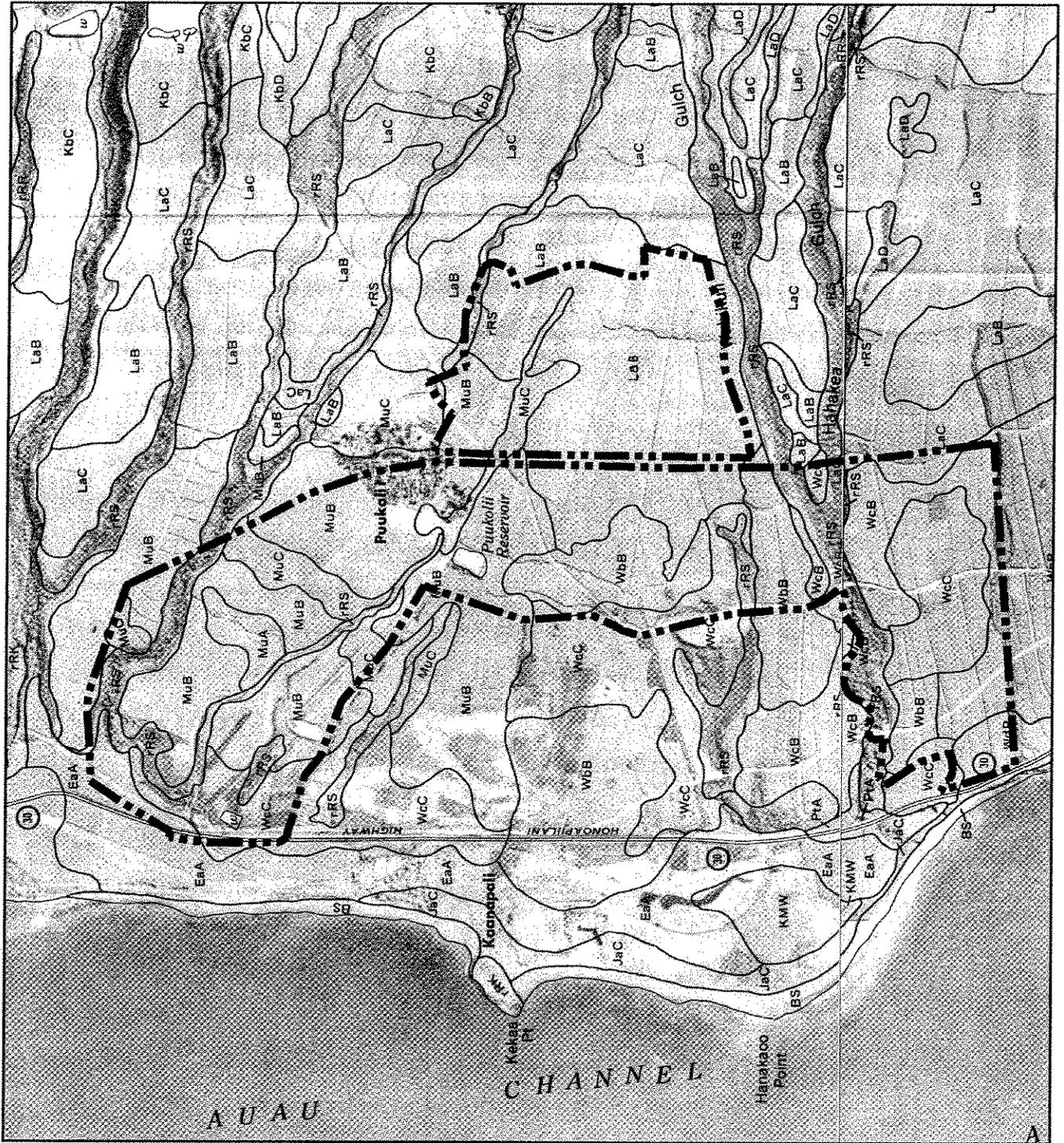
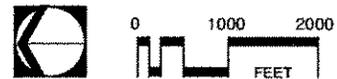


Figure 14
 Soil Classification Map
Kaanapali 2020



Island of Maui

quality, location, growing season, and moisture supply to produce sustained high yields of a specific crop. "Other Important Agricultural Land" includes those which have not been rated "Prime" or "Unique". As reflected by the ALISH map for the Lahaina area, the Project Area includes lands which have primarily been classified in the "Prime" agricultural land category. See Figure 15. Further analysis will be undertaken to assess the potential impacts resulting from agricultural land use changes from a local and regional socio-economic perspective. These findings will be included in the Draft EIS document.

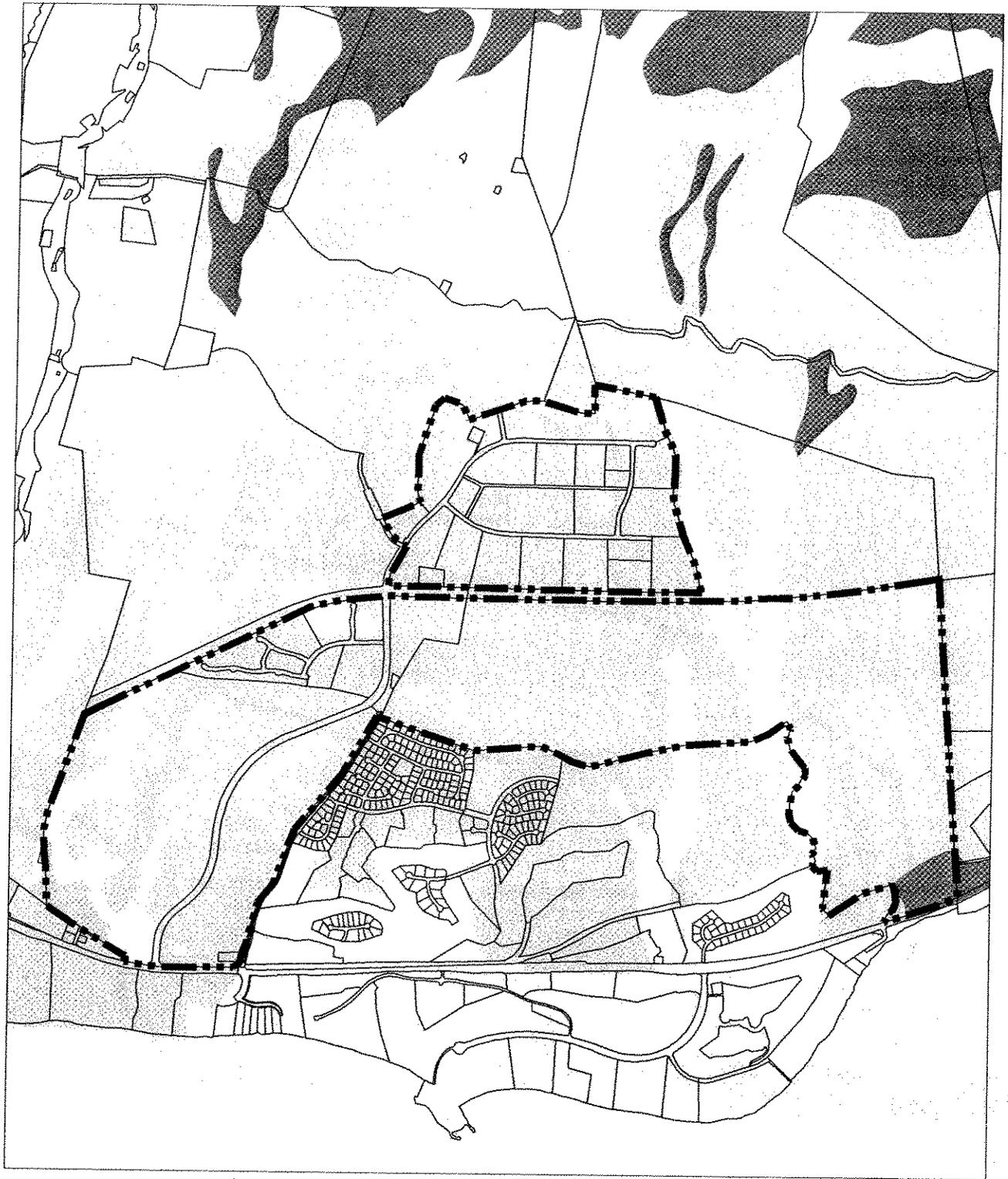
4. **Flood and Tsunami Hazard**

As indicated by the Flood Insurance Rate Map (FIRM) for the Lahaina area, the Project Area is primarily located in Zone C, denoting areas of minimal flooding (FIRM Community Panel No. 150003/0153B, November 2000). However, a southwestern portion of Lower North Honokowai in Hahakea Gulch is located within Zones A4, A17 and B and areas of 100 year floods with base flood elevations ranging from 18 to 37 feet (FIRM Community Panel No. 150003/0161B, November 2000). See Figure 16.

5. **Flora, Fauna and Wetlands Habitat**

A large portion of the lands surrounding and within the proposed Project Area was utilized for sugarcane and coffee cultivation until Pioneer Mill Company, Ltd. terminated its sugar operations in September, 1999 and coffee operations in 2001. A portion of the Project Area is currently used to cultivate sweet corn. Introduced species of grasses, weeds, shrubs, and trees have occupied the former sugar lands. Strips of vegetation, including haole koa brush and kiawe trees, border the Hanakaoo, Wahikuli and Hahakea Gulches.

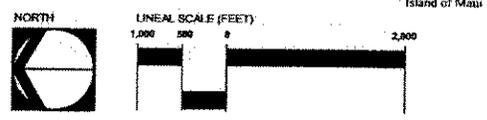
The region's avifauna include a host of introduced species, including the Japanese White-eye, Zebra Dove, Cardinal, Spotted Dove, and Common Myna. The Golden Plover (*Kolea*), Black Crowned Night Heron (*'auku'u*), and the

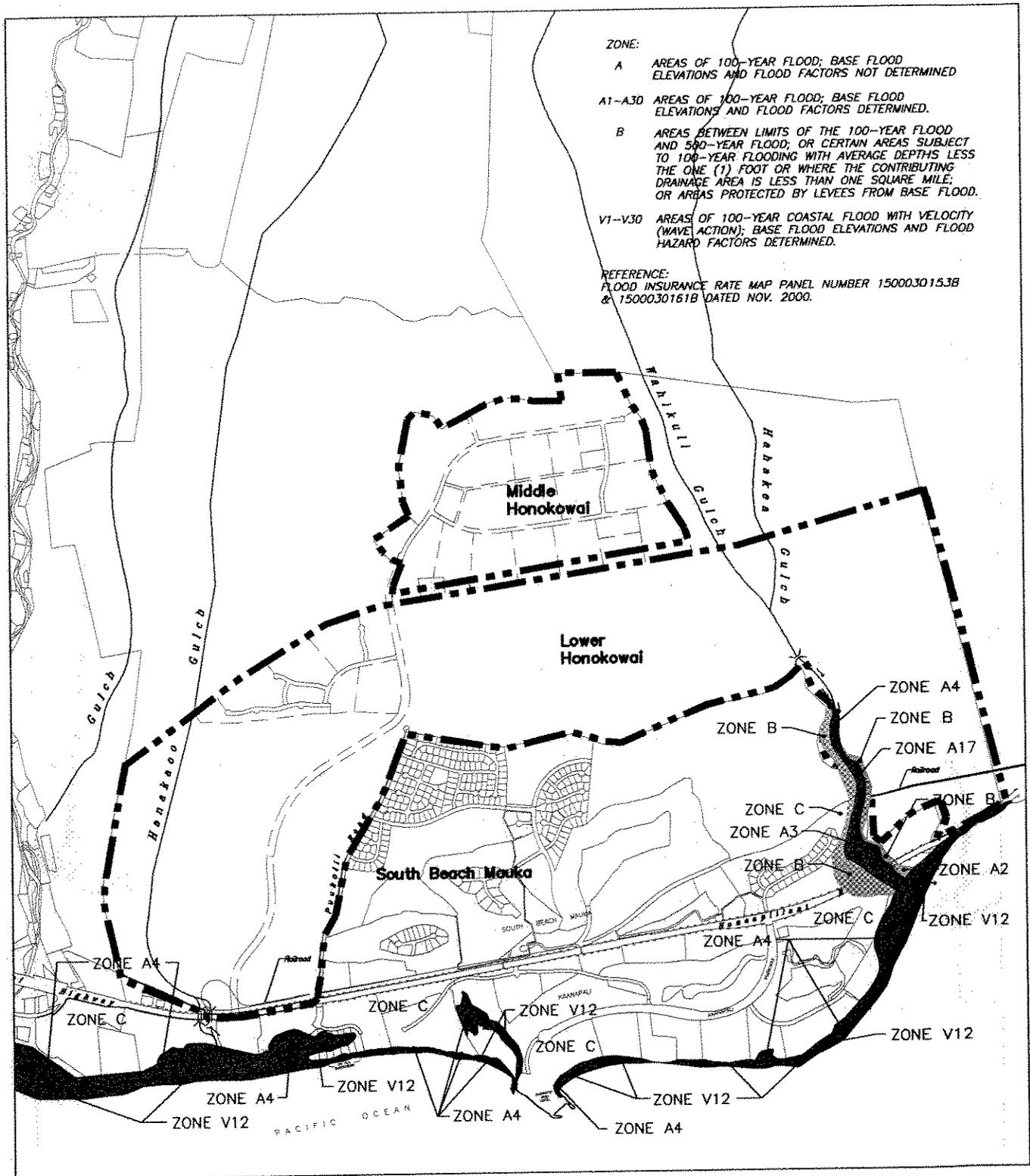


LEGEND

-  Prime Lands
-  Other Lands

Figure 15
 Agricultural Lands of
 Significant Importance in Hawaii Map
Kaanapali 2020

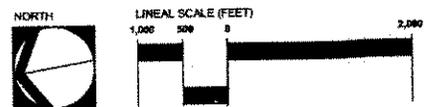




LEGEND

-  AREAS OF 100 YEAR FLOOD
-  AREAS BETWEEN 100 YEAR FLOOD & 500 YEAR FLOOD

Figure 16
Flood Insurance Rate Map
Kaanapali 2020
Island of Maui



Hawaiian Owl (*pueo*) are also found within the vicinity of the Project Area. These latter species are considered indigenous but not endangered. Other mammals common to the Project Area include rats, mice, and mongoose.

The only known plant or animal species listed or proposed by the Federal government as endangered or threatened that are in or near the proposed Project Area are the Hawaiian green sea turtle (*Chelonia mydas*) and the Humpback whale (*Megaptera novaeangliae*).

According to local residents, Hawaiian green sea turtles are frequently sighted along the Kaanapali coastline. An important resource in the intertidal habitat fronting the project site are the locally developed stands of alga *Pterocladia capillacea*, an important forage food for the threatened turtle.

Endangered Humpback whales are seasonally present in nearshore waters from approximately December through May. Calf rearing and reproductive activities often occur in proximity to the reefs fronting Kaanapali Beach.

The area within or near the Project Area has not been designated as a critical habitat for any listed, proposed, or candidate species.

There are no wetlands located within or in close proximity to the Project Area as indicated by the U.S. Department of the Interior's National Wetlands Inventory Map.

Further flora and fauna studies will be undertaken to assess the potential impacts resulting from the Proposed Project. These findings will be included in the Draft EIS document.

6. *Nearshore Reef Ecosystems*

Results of earlier biological marine surveys reveal diverse coral bottom and fish assemblages along Kaanapali Beach (Brock 1986, 1992a, 1992b, and 2001a). This biotope of diverse high coral cover is located in a narrow band adjacent to the shoreline. The reefs are typical of leeward coastal exposures in the Hawaiian Islands.

Porities lobata is the dominant reef building coral at depths to about 21 feet. At depths of 33 to 40 feet, *Porities compressa* is the dominant coral. Beyond the 40 feet depth, the reef is replaced by a sand or sand-rubble substratum which extends offshore to greater depths. The top of the reef is relatively flat at shallow depths. The reef drops off from 20 to 40 feet at its edge. The coral cover and diversity of coral, other invertebrates, and fish are greatest along the shelf drop-off.

During the Draft Environmental Impact Statement (EIS) phase, the shoreline and nearshore marine flora and fauna will be investigated. An assessment of marine water quality will also be made to determine existing baseline conditions and aid in assessing potential impacts to near shore reef ecosystems resulting from the Proposed Project.

7. *Mineral Resources*

There are no identified mineral resources within the Project Area.

8. *Archaeological Resources*

An archaeological inventory survey by Xamanek Researches is currently underway to identify archaeological resources within the Project Area. Phase I of the inventory survey has already been completed.

Xamanek Researches conducted the Phase I inventory survey by making a

surface walkover of the Project Area during the late summer and early fall of 2001. Phase I of the archaeological inventory survey focused on the location of cultural resources within the Project Area.

The results of the Phase I survey are as follows: A total of 68 previously unrecorded sites were located during the Phase I study. The cultural resources include both pre-European contact (i.e. pre-1778) and post-contact sites. Representative indigenous site types include temporary and probable permanent habitation areas, single and multi-component agricultural complexes, rock overhang shelter, 1 portable ceremonial site, 4 possible burial sites, and 7 petroglyph sites. The majority of these sites are in gulch areas that have remained relatively undisturbed by sugar cultivation. The sites have been given temporary identification numbers.

Upon conclusion of the currently on-going Phase II fieldwork of the inventory survey, the sites will be assigned permanent State Inventory of Historic Places (SIHP) numbers.

9. *Air Quality*

The Kaanapali area is not exposed to adverse air quality conditions. There are no point sources of airborne emissions in the immediate vicinity. The air quality in the vicinity of the Proposed Project is considered good. Motor vehicles are the primary source of indirect emissions in the region.

10. *Water Quality*

Sediment discharge from stormwater runoff and its effect on marine water quality and the coastal environment at its entry points into the ocean, will be investigated and the findings will be included in the Draft EIS document. Historical information and new field investigation data will be used to evaluate possible impacts of the floodwater runoff on coastal water quality and marine

flora and fauna. Impacts to coastal water quality will be evaluated using numerical models for the evaluation of surface discharge into receiving waters. These models will be used to predict the dilution and transport of floodwater (freshwater with high suspended solids) as it enters the coastal receiving water. The resulting findings in turn will be used to assess potential impacts of the discharge on water quality and marine life.

11. Noise Characteristics

There are no significant fixed noise generators in the vicinity of the Project Area. Existing background noise in the Project Area is attributable to vehicles travelling along Honoapiilani Highway and aircraft noise from the West Maui Airport operations.

12. Scenic Resources

The West Maui Mountains are visible to the east of the Proposed Project. The Kaanapali Resort's golf courses, the Pacific Ocean, and the offshore islands of Lanai and Molokai, are visible to the west of the Project Area.

B. SOCIO-ECONOMIC SETTING

1. Land Use and Community Character

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

"Urban" designated lands are located in the lower elevations along the coast. Kapalua and Kaanapali contain Community Plan designations reflective of their resort nature. The communities of Kahana and Napili contain a mixture of

resort, residential and business uses. Lahaina, meanwhile, encompasses a diverse mix of land uses, including residential, business, light industrial, recreational and agricultural uses.

The town of Lahaina is the commercial center for West Maui. The town contains several shopping centers and retail business areas, and serves as a hub for the region's residential housing.

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

Pineapple fields and diversified agriculture such as corn, bananas, melons and papayas occupy much of the land in the West Maui region. Pioneer Mill Company uses approximately 1,000 acres of their agricultural lands in Kaanapali to grow seed corn. Maui Land & Pineapple Company's fields span along the slopes of the West Maui Mountains north of Lahaina.

2. Population

In 2000, the population of the island of Maui was 120,038, with 17,748 residents (15 percent) of the island's population living in West Maui. Since 1970, West Maui has seen an increase in population, with the population growing from about 5,500 persons in 1970, to approximately 10,300 persons in 1980, and to about 14,600 in 1990.

West Maui's annual average population growth over the last three (3) decades has kept pace with that of Maui County. The year 2000 County population was 128,241, compared to a 1990 population of 100,374.

3. Demography

The overall West Maui population in 2000 differed from the County in terms of age and ethnic distribution as reflected in Table 5. In general, West Maui has a larger eligible labor force than the entire County.

Table 5

<i>AGE AND ETHNICITY</i>		
<i>Population</i>	<i>Maui County</i>	<i>West Maui</i>
	128,094	17,748
<i>Age</i>		
Under 5	7 percent	7 percent
5 to 19	21 percent	17 percent
20 to 44	37 percent	42 percent
45 to 64	24 percent	24 percent
65 and older	11 percent	10 percent
Median age	36.8 years	39.3 years
<i>Ethnicity</i>		
Caucasian	34 percent	55 percent
Japanese	10 percent	5 percent
Hawaiian	9 percent	6 percent
Filipino	17 percent	13 percent
All Others	30 percent	21 percent
Source: U.S. Census Bureau, 2000.		

As noted in the Table 5, 66 percent of West Maui's population is in the labor force ages of 20 to 64 years, while County-wide, 61 percent of the population is in this age category. West Maui has a slightly higher median age of 39.3 years, when compared to the County-wide median of 36.8 years.

4. *Household and Family Characteristics*

In 2000, West Maui contained 5,951 households, accounting for 14 percent of all of Maui County's 43,507 households. The average household sizes in Maui County and West Maui were 2.91 and 2.79 persons, respectively.

In terms of the proportion of family households to total households, 69 percent of Maui County's households in the year 2000 are family households. In West Maui, families comprised 67 percent of the total households. Based on 1990 household income information, West Maui's poverty rate of 3 percent was one-half the County-wide rate.

5. *Housing*

West Maui's 2000 housing stock of 10,314 units had a vacancy rate of 52 percent, which was higher than the County-wide rate of 23 percent. West Maui's housing vacancy rate stems from units reserved for visitor use and secondary homes of absentee owners.

County-wide, owners lived in 58 percent of the occupied homes. Owner occupancy tended to be slightly higher in West Maui, with 60 percent of the units being owner-occupied.

Housing values in West Maui are noticeably higher than those of the County-wide housing supply. Whereas the median home valuation in Maui County was \$202,100.00, West Maui's median is \$240,800.00. The region's median monthly rent of \$776.00 is \$118.00 above the County median of

\$658.00.

A comprehensive housing survey will be carried out during the Draft EIS to assess housing needs for those employed in the resort businesses of Kaanapali. The results of the survey will help define an appropriate affordable housing program for the Proposed Project. The survey findings will be incorporated in the Draft EIS document.

6. **Labor Force**

As of July 2002, the unemployment rate for Maui County and the island of Maui stood at 4.5 percent and 4.2 percent, respectively (State Department of Labor and Industrial Relations, August 2002).

In terms of the profile of employed persons, West Maui generally follows the County-wide trends for the labor force characteristics shown in Table 6.

Table 6

<i>Labor Force Characteristics</i>		
<i>Occupational Category</i>	<i>Maui County</i>	<i>West Maui</i>
Managerial and Professional	21 percent	19 percent
Technical and Sales	15 percent	16 percent
Service	33 percent	43 percent
Farming and Fishing	6 percent	5 percent
Precision, Craft and Operators	16 percent	11 percent
Transportation	5 percent	4 percent
Handlers, Cleaners and Laborers	4 percent	2 percent

Source: U.S. Census Bureau, 1991 and 1992.

However, more West Maui workers were employed in the service industry (43 percent) than the County-wide profile (33 percent). Because of West Maui's

emphasis on service jobs, all other job sectors exhibited slightly lower distribution rates.

7. *Economy*

The economy of Maui is heavily dependent upon the visitor industry. The dependency on the visitor industry is especially evident in West Maui, one of the State's major resort destination areas. As such, a community of tourism service sector workers has developed in the area. This group includes former sugar workers and their families, younger mobile workers, and immigrants from Asia and other Pacific Islands.

Agriculture, another vital component of the West Maui economy, is handled by Pioneer Mill Company, Ltd. and Maui Land & Pineapple Company, Inc. Until the closure of sugarcane cultivation in September 1999, Pioneer Mill cultivated most of its approximately 6,700 acres of fee simple and leased lands. Pioneer Mill is currently in the process of diversifying its agricultural operations by utilizing portions of its lands to grow seed corn. Maui Land & Pineapple's fields remain an important component of the region's agricultural base.

8. *Police and Fire Protection*

The Proposed Project Area is within the Lahaina Police Station service area, which includes the entire Lahaina district. The Lahaina Station is located in the Lahaina Civic Center complex at Wahikuli, and was built in the early 1970's. The Lahaina Patrol includes 54 full-time personnel, consisting of one (1) captain, one (1) lieutenant, seven (7) sergeants, and 39 police officers. The remaining six (6) personnel consist of public safety aides and administrative support staff.

Fire prevention, suppression and protection services for the Lahaina District is provided by the Lahaina Fire Station, also located in the Lahaina Civic Center,

and the Napili Fire Station, located about 6 miles to the north of the Project Area. The Lahaina Fire Station includes an engine and a ladder company, and is staffed by 30 full-time personnel. The Napili Fire Station consists of an engine company with 15 full-time firefighting personnel.

9. Medical Facilities

The only major medical facility on the island is Maui Memorial Medical Center, located midway between Wailuku and Kahului. The 196-bed facility provides general, acute and emergency care services.

Private medical offices are found in West Maui. For example, regular hours are offered by the Maui Medical Group, Lahaina Physicians, West Maui Healthcare Center and Kaiser Permanente Lahaina Clinic.

10. Recreational Facilities

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

Recreational facilities in Lahaina Town include the Lahaina Aquatic Center, the West Maui Youth Center and the Lahaina Recreation Center. The Lahaina Aquatic Center contains an Olympic-size swimming pool, a children's wading pool, a paved parking lot and office and storage space, as well as shower, restroom and changing room facilities. The 15 acre Wainee Park expansion donated to the County by an affiliate of the Applicant includes new fields, parking and washroom facilities. The West Maui Youth Center has a building for youth activities, as well as paved parking, an outdoor playground and a

basketball court. The Lahaina Recreation Center includes baseball fields and playfields for soccer and football, as well as restrooms and paved parking facilities.

The clear ocean waters and well-developed reef system along the Lahaina and Kaanapali coastline offer many recreational opportunities for residents and visitors. Many tourism-based businesses also rely on the ocean and reef system for their operation.

Fishing by shorecasting and netting is practiced in the ocean waters near Lahaina Town, Kaanapali Beach, Hanakaoo Point and Honokowai Point. Edible seaweed collecting, octopus fishing and spearfishing occur on the adjacent reef flat fronting Kaanapali. During periods of wave activity, the area is a good location for surfing, with several instructors using it on a daily basis to teach the sport.

An inventory of Maui's coral reefs, published by the Corps of Engineers, documents the extensive coral cover and excellent visibility of the deeper waters off Kaanapali Beach. This water quality characteristic is important to residents and visitors, as well as commercial diving charter and glass-bottom boats operating out of Lahaina Harbor.

11. Educational Facilities

The State of Hawaii, Department of Education operates four (4) public schools in West Maui: Lahainaluna High School; Lahaina Intermediate School; King Kamehameha III Elementary School; and Princess Nahienaena Elementary School. All of the public schools are located within the Lahaina Town area.

The region is also served by privately operated pre-elementary and elementary schools.

C. INFRASTRUCTURE

1. Roadways

Honoapiilani Highway (State Highway 30), a minor arterial roadway in West Maui, provides north-south mobility and access to communities in the region. For most of its length, Honoapiilani Highway operates as a two-lane arterial roadway with median left-turn lanes provided at major intersections. From Lahaina Town (just south of Dickenson Street) to the Honokowai Stream Bridge, Honoapiilani Highway functions as a four-lane arterial roadway. In the vicinity of the Kaanapali 2020 Project Development Area, Honoapiilani Highway has a posted speed limit of 45 mph.

Mauka access in the vicinity of the Project Area includes Puukolii Road, a two-lane Collector County roadway. The intersection of Puukolii Road and Honoapiilani Highway is signalized. The South Beach Mauka area of Kaanapali, which borders the Lower Honokowai project area, has its own system of internal roadways servicing its various residential projects. These roadways do not extend to the Project Area.

Aside from Puukolii Road, there are no improved roadways within the Project Area. However, there are unimproved former cane haul roads used to access agricultural fields and utility structures.

2. Lahaina Bypass

The proposed Lahaina Bypass State Highway from Launiupoko in the south to Honokowai in the north is presently undergoing a final supplementary environmental impact statement review. This project is anticipated to be developed in phases with the Phase I improvements scheduled to begin in late 2004. The Bypass traverses the Project Area between the approximately 240 foot and 300 foot MSL elevation. The Bypass is located approximately 4,000 to 5,000 feet mauka (east) from Honoapiilani Highway and forms the boundary

between the Lower and Middle Honokowai Project Development Areas. The roadway would initially consist of two (2) travel lanes. Its right-of-way will allow for the expansion of two (2) additional lanes.

The present Bypass plans provides for two (2) connectors, linking Honoapiilani Highway to the Bypass, in the Project Area. The Kaanapali Connector is located in the vicinity of Lower South Honokowai and the Puukolii Connector in the vicinity of Lower North Honokowai. The final alignment of the connector accesses through the Project Area will be coordinated with the State Department of Transportation.

3. *Sugar Cane Train*

The other transportation feature near the Project Area is the Sugar Cane Train railroad track located just mauka of Honoapiilani Highway. The track, owned by Railroad of Hawaii/Lahaina-Kaanapali & Pacific Railroad, starts from the Lahaina train station and runs north to a looped end located about 2,000 feet north of Puukolii Road where another train station is located. Typically, the train makes about six (6) round trips per day, seven days a week. Flashing red lights and warning sounds are used to stop traffic at the railroad crossing while the train crosses Puukolii Road (Wilson Okamoto & Associates, March 2001).

4. *Water*

The West Maui region is served by the County's Department of Water Supply domestic water system. The County water system services the coastal areas from Launiupoko to Kaanapali and from Honokowai to Napili. The County's system includes both surface and groundwater sources.

The source of water for Lahaina are four (4) deepwells located above Alaeloa and referred to as Napili Wells 1, 2, and 3 and Honokohau Well A. These wells are supplemented by water treatment plants above Honokowai and Lahainaluna

High School that draws surface water from the Honolua Ditch and Kanaha Valley. Several miles of 12- and 16-inch lines and two (2) in-line booster stations convey water from these sources to consumers in Lahaina.

Storage is provided by a 1.5 million gallon (MG) storage tank above Wahikuli and a 1.0 MG tank on Lahainaluna Road.

In addition to the County system, the West Maui region is served by private water systems, including the Aqua Source/Kaanapali Water Corporation (AKWC), which services the Kaanapali Resort, and the Kapalua Water Company, which provides water service to the Kapalua Resort.

The AKWC water system service area extends from Puukolii Road southward to the Hyatt Regency Maui Resort and almost one-mile inland (eastward) from the coast. The system provides potable, fire protection, and irrigation water for developed areas, except for irrigation water for the golf courses and agricultural fields. Irrigation water requirements for the golf courses and agricultural fields are met by separate water systems using the R-1 effluent from the County of Maui's Lahaina Wastewater Reclamation Facility.

Potable water for the AKWC system is presently supplied by the basal groundwater obtained from seven deepwells. The wells range from 650 feet to 1,090 feet in depth and have the capacity to produce up to a total of 4.9 million gallons per day (Wilson Okamoto & Associates, March 2001).

5. *Wastewater Systems*

The County's wastewater collection and transmission system and the Lahaina Wastewater Reclamation Facility (LWRF) accommodate the region's wastewater needs. The LWRF, located along Honoapiilani Highway just north of Kaanapali Resort, has a design capacity of 9.0 MGD. A portion of the treatment system

provides R-1 effluent used to irrigate the Kaanapali golf courses and highway landscaping.

The collection system for the LWRF consists of a series of gravity and force main systems and pump stations.

6. *Solid Waste*

Residential refuse collection is provided by the County's Solid Waste Division. Private refuse collectors provide solid waste disposal services for commercial and institutional users. With the exception of the Hana region, residential and commercial solid waste from the island is transported to the Central Maui Landfill at Puunene.

A refuse transfer station located at Olowalu accepts household and green wastes, as well as used oil, for transport to the Central Maui Landfill in Puunene. The disposal of commercial and institutional refuse is not permitted at the Olowalu transfer station.

7. *Drainage*

The Project Area is located on the lower west slopes of the West Maui Mountains. Stormwater runoff sheet flows in a westerly direction from the upland slopes towards the ocean.

There are two major natural drainages within the Project Area. Hanakao Gulch drains the northern portion of the Project Area and Hahakea Gulch drains the southern portion. The U.S. Geological Survey topographic map (Lahaina) shows an intermittent stream in Hahakea Gulch. The stream in Hanakao Gulch is not identified on the U.S. Geological Survey topographic map.

Flows from Hanakao Gulch are conveyed to the large trapezoidal channel by

three 24-inch pipes and three 5-foot by 2-foot box culverts under Honoapiilani Highway. Since no outlets or other improvements were constructed to convey flows, the trapezoidal channel is essentially a large retention basin.

Flows from Hahakea Gulch are carried to the ocean by a box culvert crossing Honoapiilani Highway. The existing Hahakea Gulch ocean outlet is located just south of the Hyatt Regency Maui parking lot (Wilson Okamoto & Associates, Inc., March 2001).

8. *Electrical, Telephone and CATV Service*

Electrical, telephone and cable television (CATV) services for the West Maui region are provided by Maui Electric Company, Ltd., Verizon Hawaii, and Hawaiian Cablevision Company, respectively.

The Kaanapali area is currently serviced by a 69 KVA, overhead transmission powerlines which run from the existing Maui Electric Company plant in Lahaina to the Puukoolii substation just mauka of Puukoolii Road. The substation steps down the power for distribution to the Kaanapali area. The overhead primary lines are diverted underground within the existing subdivisions and resort areas (Wilson Okamoto & Associates, Inc., March 2001).

III. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. IMPACTS TO THE PHYSICAL ENVIRONMENT

1. Land Use

The 1,154-acre Kaanapali 2020 Project Development Area Plan will be implemented in the context of a comprehensive master land use plan. It will provide for approximately 2,810 residential units, three (3) commercial centers, a golf course, a school site, a community center, a cultural heritage center, a wellness center, a hospital, parks, open space and related infrastructure. Transportation corridors will be integrated with the existing and planned highways and arterial roadways. It will be developed similar in character to the existing Kaanapali Resort and golf course community and the adjacent single- and multi-family residential developments. It will also include new community centers reminiscent of historical plantation settlements. As a master-planned development, the implementation will be carried out in a comprehensive manner with impacts to surrounding land uses mitigated by infrastructure development, retention of open spaces, and the provision of community facilities and services. Further investigation of potential impacts to surrounding land uses will be assessed and the results, findings, and possible mitigation measures included in the Draft EIS document.

2. Flora and Fauna

A faunal (bird and mammal) survey of six (6) sites covering the original conceptual plan area of 4,325 will be performed during the Draft EIS phase of work. This field work will focus on recording those species of birds and mammals found on the various parcels of the Project Area and beyond. Particular emphasis will be placed on native and migratory species. Any unusual or unique habitat resources important to native (endangered or threatened) species will be noted. Findings from this field work and pertinent information on fauna in this region will be included in the Draft EIS document.

3. *Nearshore Reef Ecosystems*

The Project Area lies inland from other lands fronting approximately 3.7 miles of Kaanapali's coastline. The potential for stormwater runoff impacts emanating from land-based activities will be greatest to those marine communities closest to the source. Therefore, field investigations will be carried out in the marine communities in close proximity to the shoreline to establish baseline conditions of the nearshore reef ecosystem. A quantitative delineation of marine communities will be carried out to define zones or biotopes present in the study area. Beside the quantitative measures, a qualitative reconnaissance will be made to identify a species list and abundance estimates. Field work will also be undertaken to assess water quality and surface discharge resulting from the Proposed Project. Potential impacts to marine communities and water quality will be identified. Possible mitigation measures to prevent or minimize degradation to the marine environment from the Proposed Project will also be identified. These findings will be included in the Draft EIS document.

4. *Archaeological Resources*

The already commenced Phase II of the archaeological inventory survey field work includes evaluation, documentation and recordation, and when necessary, limited subsurface investigation of the recently recorded sites. Laboratory analysis of certain cultural artifacts will follow the Phase II fieldwork. In addition, after consultation with State Historic Preservation Division's main office, an approximate 20- to 25-acre portion of Honokowai Gulch will undergo an archaeological inventory survey. This area is presently being restored with Native Hawaiian plants under the stewardship of the Kaanapali 2020 Multi-Cultural Overlay Committee. The findings of the Phase I and II archaeological inventory, including the Honokowai gulch area, will be presented in the Draft EIS document.

5. Cultural Impact Assessment

a. Settlement Context

The Project Area is located in the *moku* or district of Lahaina and Kaanapali, in the *ahupua'as* of Honokowai, Hanakaoo, Kahua, Kapunakea and Wahikuli (predominantly Hanakaoo). The Lahaina District was considered to be a favored place of high chiefs because of its natural resource qualities and its proximity to Lanai and Molokai (Rosendahl, 1994). The majority of those lands up to approximately the 700-foot elevation comprised a nearly continuous band of agricultural and related habitation features. Initial development of the field systems likely occurred between 1200 to 1400 AD. Seasonal dryland agricultural practices eventually evolved to year-round cultivation as water diversion and distribution improvements were implemented.

Oral accounts tell of noble families who lived at Kaanapali and Lahaina after the 1100's. In Hawaiian, the words Ka'Ana Pali mean "the rolling cliffs" in reference to the wide sloping ridges mauka of Kaanapali Beach that rise to Pua Kukui, the highest peak in the West Maui Mountains (Belknap, 1981). Historical accounts document Lahaina as an important population center. Such accounts also note the continued presence of agriculture through the early 1800's. Crops included taro, potatoes, yams and sugarcane.

With the decline of the whaling industry, the sugar industry began to evolve. The sugar industry first began in the mid-1800's and over the next few years, further developed with the consolidation of several smaller mills into what is known today as Pioneer Mill Company, Ltd. As with other sugar plantation communities, the late 1800's and early 1900's saw the rapid expansion and growth of Pioneer Mill Company. In the early 20th century, Pioneer Mill controlled approximately 12,500

acres of land (Xamanek Researches, 2000). A 1919 map by W.E. Wall reveals that approximately 15,000 acres were under sugarcane cultivation by Pioneer Mill (Rosendahl, 1989.) Sugar cultivation areas extended from Ukumehame to Honokowai.

In addition to sugar, pineapple was established as a viable commercial crop in West Maui. Baldwin Packers opened a cannery in Lahaina in 1919 to provide the product processing component of the pineapple industry. Pineapple cultivation lands are generally delineated from Honokowai north to Honokohau.

The historic significance of Lahaina Town itself is well documented. Lahaina was the home of Kahekili until his death in 1794 (Spenser Mason Architects/Austin Tsutsumi & Associates, Inc., 1988). It became the home of Kamehameha I and was designated the capital of the Hawaiian Kingdom until 1843. Evidence of this historic era is apparent today, and includes remnants of Kamehameha's Brick Palace built at Lahaina Harbor in 1803 (Belt Collins & Associates). Today, Lahaina is designated a National Historic Landmark.

b. Cultural Impact Considerations

A cultural impact assessment based on Kirch's (1985) model will be carried out. Kirch (1985) believed that initial settlement occurred much earlier than 600 AD. His culture-historical sequence model has four (4) phases: (i) Phase I Colonization Period (300-600 AD); (ii) Phase II Developmental Period (600-1100 AD); (iii) Phase III Expansion Period (1100-1650 AD); and (iv) Phase IV Proto-Historic Period (1650-1795 AD) (Kirch, 1985: 296-308; Kolb, 1991:205). The additional Early Historic Period (1795-1950 AD) and Modern Historic Period (Post 1950 AD) will be added to Kirch's model to capture more recent cultural

impact considerations.

The scope of the cultural impact assessment will include an ethnographic survey designed so that information from those interviewed would facilitate a determination of the impacts of the Proposed Project on cultural sites or practices. To this end, the following research categories or themes will be incorporated into the ethnographic survey: Consultant Background, Land Use and Resources, Water Use and Resources, Marine Resources, World War II influences, Heritage Resources and Anecdotal Stories. Except for the Consultant Background category, all the other research categories have sub-categories or sub-themes that will be developed based on the ethnographic data or responses of the interviewees. The responses or clusters of information will then become supporting evidence for any determinations on cultural impacts. The findings from this survey will be included in the Draft EIS document.

6. *Air Quality*

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

All bare earth areas, including all diversion surfaces, will be vegetated to mitigate dust generated impacts. In the long term, the Proposed Project is not expected to adversely impact local and regional ambient air quality conditions.

7. *Water Quality*

An ocean water quality baseline study will be carried out over 3.7 miles of coastline fronting the Project Area. The objectives of the ocean water quality

baseline study will be to (1) quantify the concentration of measure parameters in the marine environment fronting the project and (2) to quantify any input of these parameters that may come from the project site. The parameters to be measured include nitrate+nitrite nitrogen, ammonia nitrogen, total dissolved nitrogen, orthophosphorus, total dissolved phosphorus, silica, nephelometric turbidity, chlorophyll-a, salinity, temperature, dissolved oxygen, and ph. Based on this data and analyses, potential impacts to water quality and mitigation measures will be identified and the findings will be included in the Draft EIS document.

8. Noise

Dominant noise sources in the Project Area include traffic on Honoapiilani Highway and aircraft noise from West Maui Airport to the north of the Kaanapali 2020 project development area.

Ambient noise conditions will be temporarily impacted by construction activities. Heavy construction equipment, such as bulldozers, front-end loaders, and material-transport vehicles, will likely be the dominant source of noise during the construction period.

An acoustical study will be carried out to evaluate potential traffic and aircraft noise impacts associated with the Project Area. Aircraft noise measurements and new aircraft noise contours will be used to describe the existing aircraft noise levels in the Project Area. Anticipated aircraft noise levels and contours for the year 2020 time frame will be provided using available aircraft operation forecasts. Aircraft noise attenuation, measures in the form of minimum exterior-to-interior noise reduction requirements, noise easements and noise disclosures will be discussed as required. Potential impacts from roadway traffic noise will be analyzed using available base year and year 2020 traffic data. Existing noise levels will be measured on roadways servicing the Project Area. Future traffic

assignments with and without the Proposed Project will be used to predict 2020 traffic noise levels and potential noise impacts with and without the project. Possible noise mitigation measures for traffic and construction noise will be assessed and identified as required. The findings of the acoustical study will be included in the Draft EIS document.

9. *Visual Resources*

The Proposed Project proposes the long-term development of approximately 1,154 acres of land in a master-planned community context. The potential impacts on the area's visual resources will be assessed.

The Project Area will be located on the slopes above the Kaanapali Resort extending from 40 feet MSL to an elevation of approximately 400 feet MSL.

The Proposed Project settlement densities and the urban characteristics will be focused on Lower South, East and North Honokowai and Middle Honokowai located mauka of the proposed Lahaina Bypass right-of-way. The settlement pattern of Lower East Honokowai will be similar in character to the existing Kaanapali Resort community mauka of the Honoapiilani Highway (South Beach Mauka) with single- and multi-family residential developments integrated within a golf course setting and buffered by open spaces. To the north and south of Middle Honokowai will be agricultural lands similar to existing land uses. The lands in Honokowai Mauka, east of the Honokohau Ditch, will remain in agricultural or open space.

The Project Area will be developed within the context of a comprehensive Master Plan. Development guidelines will be adopted to maintain the urban design standards established by surrounding properties. Design standards will establish landscaping details within open space, roadways, and transportation corridors, public and semi-public areas. Approximately 77 percent of the overall

4,325 acres of Kaanapali lands will be maintained as agriculture and open space, thereby maintaining the surrounding community character.

The visual resources of the area will be further addressed in the preparation of the Draft EIS.

B. SOCIO-ECONOMIC IMPACTS

1. Land Use and Community Character

The Project Area is bordered: (a) on the north by public/quasi-public land, DHHL lands, and agricultural lands; (b) on the east agricultural lands, the West Maui Forest Reserve and conservation designated lands; (c) on the south by the Lahaina Community and Recreation Center, the HCDCH Villages of Lealii, and agricultural designated lands; and on the west, by single and multi-family residences, a golf course and open space designated lands and the resort development of Kaanapali which includes hotel, commercial, retail and residential land uses.

The overall average low density of the Kaanapali 2020 Project Development Area Plan will be complementary to adjacent residential and resort developed lands. In addition to land planning considerations, further research during the Draft EIS phase will include an identification of the population and housing trends and other information required to identify a social profile of the West Maui community. The baseline data will be expanded to identify major State and County policies that guide the development of West Maui, as well as major development proposals and public improvements within the Project Area, all to gain an understanding of the social context and community expectations. Potential social impacts will be identified in the context of resident and visitor population growth and the effects of the Proposed Project on the character of the region and its public goals, on specific community plan components, surrounding land uses and displacement impacts. The findings will be included

in the Draft EIS document.

2. **Agricultural Land Use Impacts**

Assessment of the agricultural land use impacts will be carried out during the Draft EIS phase. Historic and current agricultural uses of the lands will be documented. The agricultural variables, including but not necessarily limited to, conditions of the site, soil types, characteristics, and ratings, terrain, elevation, climatic conditions, and availability of irrigation water will be identified. Locational advantages and disadvantages for serving the West Maui, Maui, Honolulu, and mainland markets will be assessed. The impact of the Proposed Project on current agricultural activities on the land and on nearby agricultural activities will be identified. In addition, consistency of the proposed Project with State and County goals, objectives and policies relating to agriculture will be evaluated. The findings from the analyses and their assessment will be incorporated in the Draft EIS document.

3. **Population and Economy**

An economic impact assessment will be documented in the Draft EIS phase. This assessment will cover population projections, the current uses of the land and their associated economic activities. Further analysis on the impacts from construction will include projected job and payroll totals, secondary jobs generated, goods and services providers, and job-training and placement programs. A financial impact assessment will build on the data to quantify changes in the tax base, assess taxable family income and property values. The findings will be incorporated in the Draft EIS document.

4. **Police, Fire and Medical Services**

A comprehensive assessment of the impacts to police, fire, and medical services which includes a new hospital in the Project Area will be carried out in the Draft EIS phase. The support facility needs will be assessed in relation to

population generated demands, tax revenues generated from construction activities and business operations, and debt service on support facilities. Operating expenditures to support new residents and additional economic activity will be analyzed and net revenues or net deficits will be determined. Findings will be included in the Draft EIS document.

5. *Recreational and Educational Facilities*

The Project Development Area Plan includes approximately 45 acres of park area, comprised of a community park/gardens in Middle Honokowai and approximately 18 acres of park lands in Lower Honokowai. An elementary school site is located in Lower South Honokowai. Further coordination will be undertaken with the Maui Department of Parks and Recreation and the Department of Education during the Draft EIS phase to determine fair-share funding requirements for recreational and educational facilities. Findings will be included in the Draft EIS document.

6. *Use of Chemicals and Fertilizers*

The use of herbicides will be generally limited to the initial planting periods for the subdivision landscaping and for the golf course. Pesticides are expected to be used only as a treatment and not as a preventative measure, with application being minimal and conducted only by a licensed commercial service provider.

Nitrogen/Phosphorus/Potash mixed-fertilizers are anticipated to be applied to landscaped areas and agricultural lands. By using proper irrigation management practices, leaching and runoff of fertilizers are expected to be minimized.

Marine water quality considerations will be addressed in the Draft EIS document.

7. Traditional Beach and Mountain Access

Possible impacts to traditional beach or mountain access will be evaluated as part of the Draft EIS.

C. IMPACTS TO INFRASTRUCTURE

1. Roadways

A traffic impact analysis report (TIAR) for the Proposed Project will be prepared. The TIAR will address the impacts of traffic generated from the proposed action and identify measures required to mitigate the impacts, as well as identify cumulative traffic impacts. In addition, a transportation plan is being formulated to address non-automobile modes of transportation. The transportation plan elements will serve to mitigate impacts of vehicle trips attributed to the Proposed Project. The TIAR and transportation plan will be included in the Draft EIS document.

2. Water

The estimated water demand for the Kaanapali 2020 Project Development Area Plan based on the Water System Standards is presented in Table 7.

Table 7

<i>AVERAGE WATER DEMAND</i>	
<i>Area</i>	<i>Volume (Gallons Per Day)</i>
Lower Honokowai	1,800,000 gpd
Middle Honokowai	510,000 gpd
Total Average Water Demand	2,310,000 gpd
Source: Wilson Okamoto & Associates, Inc.	

It is proposed that the water for Lower South and East Honokowai and Middle Honokowai will be supplied by the County water system while the water for Lower North Honokowai will be supplied by the Aqua Source/Kaanapali Water

Company.

An infrastructure assessment report will be prepared to analyze the phasing of water system development to accommodate project development increments. The results of the water system analysis will be provided in the Draft EIS.

3. Wastewater

The estimated wastewater flows for the Kaanapali 2020 Project Development Area Plan based on the Design Standards of the Wastewater Management are presented in Table 8.

Table 8

<i>AVERAGE WASTEWATER FLOWS</i>	
<i>Area</i>	<i>Flow Gallons Per Day</i>
Lower Honokowai	1,380,000 gpd
Middle Honokowai	330,000 gpd
Total	1,710,000 gpd
Source: Wilson Okamoto & Associates, Inc.	

As with water system requirements, the infrastructure assessment will analyze wastewater collection and treatment implementation needs to accommodate the proposed Kaanapali 2020 Project Development Area Plan. The results of the assessment will be presented in the Draft EIS.

4. Solid Waste

Solid waste generated from the construction of the Proposed Project will not be disposed at the County's Central Maui Landfill. Instead, alternative sites, such as the Maui Demolition and Construction Landfill and the Pohakulepo Concrete Recycling Facility, will be utilized. Upon completion, the single-family

residential properties will be served by the County's solid waste disposal facilities. Further coordination will be carried out with the Maui Department of Public Works and Waste Management during the Draft EIS to identify project implications to solid waste facilities. The findings will be incorporated in the Draft EIS document.

5. *Drainage*

The 18-hole golf course proposed in Lower Honokowai will be designed to serve as the Project Area retention system for the storm water runoff. Overflows from the retention systems will be diverted into the natural streams or gulches or existing retention basins. If required, other options such as retention basins within the Project Area and underground infiltration piping (subdrain) system will be considered. Findings from the drainage assessment will be incorporated in the Draft EIS document.

6. *Electrical, Telephone and CATV Service*

Electrical, telephone, and CATV services for the Proposed Project Plan will be coordinated with Maui Electric Company, Verizon Hawaii and Hawaiian Cablevision. Since the implementation of the development will be phased over a long-term period, it is anticipated that service capacity will be available for the proposed development and will not have an adverse impact on service providers.

D. *CUMULATIVE AND SECONDARY IMPACTS*

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

As the proposed implementation of the Proposed Project Plan will impact infrastructure and public service systems and facilities, cumulative and secondary impacts will be

further considered in the preparation of the Draft EIS document. In this context, impacts of the Proposed Project, as well as impacts associated with the conceptual land use plan covering the North Beach Makai development, agricultural land use in the Middle and Mauka Honokowai will be cumulatively assessed.

IV. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS

A. STATE LAND USE DISTRICTS

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, established 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 Project Area is within the State "Agricultural" and "Urban" District. Refer to Figure 4.

A State Land Use District Boundary Amendment from the Agricultural District to the Urban District is being requested as part of the entitlement application to bring consistency to the State Land Use District Boundaries and the Kaanapali 2020 Project Development Area Plan. Criteria considered in the reclassification of lands are set forth in the State Land Use Commission Rules (Chapter 15-15, Hawaii Administrative Rules). Further coordination with State agencies will be carried out in the Draft EIS phase and the proposed reclassification will be analyzed with respect to the appropriate district use criteria.

B. HAWAII STATE PLAN

Chapter 226, HRS, also known as the Hawaii 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 State policies and objectives relevant to the Proposed Project Plan are as follows.

1. Section 226-7, Objectives and policies for the economy-agriculture. To achieve this objective it shall be the States policy to:
 - a. Facilitate the transition of agriculture lands in economically nonfeasible agricultural production to economically viable agricultural uses.
2. Section 226-12, Objective and policies for the physical environment-scenic beauty, natural beauty, and historic resources. To achieve this objective it shall

be the State policy to:

- a. Promote the preservation and restoration of significant natural and historic resources.
 - b. Protect those special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage.
3. Section 226-17, Objectives and policies for facility systems-transportation. To achieve the transportation objectives it shall be the policy of the State to:
- a. Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties.
 - b. Encourage transportation systems that serve to accommodate present and future development needs of communities.
4. Section 226-19, Objectives and policies for socio-cultural advancement-housing. To achieve the housing objectives, it shall be the policy of the State to:
- a. Effectively accommodate the housing needs of Hawaii's people.
 - b. Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households.
 - c. Increase home ownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.

C. SESSION LAWS OF HAWAII, ACT 15, 1988

The Puukolii Village project, covering an approximate area of 299 acres, was approved by the Housing Finance and Development Corporation (HFDC) pursuant to Act 15 Rules. The Act 15 area consists of two (2) noncontiguous parcels separated by the proposed Lahaina Bypass right-of-way. The smaller portion (Puukolii Triangle) is approximately 59 acres and is situated makai of the proposed Bypass right-of-way and the larger portion (Puukolii Mauka) is approximately 240 acres and is situated mauka of the proposed Bypass right-of-way. These parcels are located in the area designated Lower North Honokowai and Middle Honokowai in the Kaanapali 2020 Project Development Area Plan. In May, 1993, the State Land Use Commission approved the petition of Amfac Property Investment Corporation and the Housing Finance and Development Corporation of the State of Hawaii to amend the Agricultural District Boundary covering the Puukolii Village project from Agricultural District to Urban District. Further coordination with the State Land Use Commission will be conducted

during the preparation of the Draft EIS document to bring conformance between the Act 15 Urban District lands and the State Land Use District Boundary amendments proposed by the Proposed Project land use designations.

D. MAUI COUNTY GENERAL PLAN

The Maui County General Plan (1990 Update) sets forth broad objectives and policies to help guide the long-range development of the County. As stated in the Maui County Charter, "The purpose of the General Plan is to recognize and state the major problems and opportunities concerning the needs and the development of the County and the social, economic and environmental effects of such development and set forth the desired sequence, patterns and characteristics of future development".

The Proposed Project is in keeping with the following General Plan objectives and policies:

Objectives:

1. To use the land within the County for the social and economic benefit of all the County's residents.
2. To preserve and protect the County's unique and fragile environmental resources.
3. To provide a choice of attractive, sanitary and affordable homes for all our residents.
4. To see that all developments are well designed and in harmony with their surroundings.
5. To develop a program for anticipating and enlarging the local street and highway systems in a timely response to planned growth.
6. To develop a Maui County transportation system linked to land use planning that is less dependent on the automobile as its primary mode of moving people.

Policies:

1. Encourage land use patterns that foster a pedestrian oriented environment to

include such amenities as bike paths, linear parks, landscaped buffer areas, and mini-parks.

2. Encourage land use methods that will provide a continuous balanced inventory of housing types in all price ranges.
3. Preserve scenic vistas and natural features.
4. Provide or require adequate physical infrastructure to meet the demands of present and planned future affordable housing needs.
5. Encourage the construction of housing in a variety of price ranges and geographic locations.
6. Ensure that transportation facilities are anticipated and programmed for construction in order to support planned growth.
7. Support and expand programs to reduce automobile dependent employee commuting for hotel, commercial and industrial projects.

E. WEST MAUI COMMUNITY PLAN

Nine (9) community plan regions have been established in Maui County. Each region's growth and development is guided by a Community Plan, which contain objectives and policies drafted 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 falls within the jurisdiction of the West Maui Community Plan adopted in 1996. The existing land use designations for the Project Area under the West Maui Community Plan are set forth by the West Maui Land Use Map. Refer to Figure 5.

The Proposed Project is in keeping with, among others, the following goals, objectives, and policies of the West Maui Community Plan.

Goals:

1. An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of residents and visitors in a manner that provides for the stable social and economic well-being of residents and the preservation and enhancement of the region's open space areas and natural environmental resources.
2. A sufficient supply and choice of attractive, sanitary and affordable housing accommodations for a broad cross section of residents.
3. An attractive and functionally integrated urban environment enhances neighborhood character, promotes quality design at the resort destinations of Kaanapali and Kapalua, defines a unified landscape planting and beautification theme along major public roads and highways, watercourses, and at major public facilities, and recognizes the historic importance and traditions of the region.

Objectives:

1. Preserve and enhance the mountain and coastal scenic vistas and the open space areas of the region.
2. Ensure that appropriate lands are available to support the region's present and future agricultural activities.
3. Establish an appropriate supply of urban land within the region to meet the needs of the community over the next 20 years. The Community Plan and its map shall define the urban growth limits for the region and all zoning requests and/or proposed land uses and developments shall be consistent with the West Maui Community Plan and its land use map.
4. Accommodate the 20-year housing needs of the planning region.
5. Integrate stream channels and gulches into the region's space system for the purposes of safety, open space greenways for public use and visual separation.
6. Enhance the appearance of major public roads and highways of the region.
7. Maintain a high level of design quality for West Maui destination areas.
8. Improve pedestrian and bicycle access within the region.

A 310-acre parcel located within the proposed Lower North Honokowai is designated

Project District 3 in the West Maui Community Plan. As stated, the objective of Project District 3 is as follows.

This project district is intended to provide, within the context of the Kaanapali Resort, a mixture of resident and visitor-oriented residential, commercial and recreational areas. ... The project district's 1200 residential units will be characterized by a variety of single-family and multi-family product types. Amenities such as parks, gardens, golf activities, and other recreational activities or attractions will be included to provide open space with the project district. (West Maui Community Plan, pages 53 and 54.)

Further coordination with the Department of Planning will be carried out during the Draft EIS preparation to bring consistency between the land use designations in the Project Area and the West Maui Community Plan. The results of this coordination will be reviewed pursuant to Maui County Code Chapter 19.510 Application and Procedures for a community plan amendment.

F. COUNTY ZONING

The lands underlying the Project Area are zoned "Agricultural" and R-3, Residential by Maui County Zoning. Further coordination with the County of Maui, Department of Planning will be carried out during the Draft EIS preparation, to bring consistency between the land use designations in the proposed Project Area and County zoning. The results of this coordination will be reviewed pursuant to Maui County Code Chapter 19.510.040, General Application Procedures for a change of zoning.

G. COASTAL ZONE MANAGEMENT/SPECIAL MANAGEMENT AREA

The Hawaii Coastal Zone Management Program (HCZMP), as formalized in Chapter 205A, HRS, establishes objectives and policies for the preservation, protection, and restoration of natural resources of Hawaii's coastal zone. Although, it is noted that the Project Area is not within the County of Maui's Special Management Area, consideration of County coastal zone objectives and policies will be carried out.

As set forth in Chapter 205A, HRS, and the rules of the Maui Planning Commission, this section preliminarily addresses the Project's relationship to applicable coastal zone management considerations. The responses provided herein will be updated and further detailed as results of the various technical studies being conducted for the Draft EIS are made available.

(1) *Recreational Resources*

Objective:

Provide coastal recreational opportunities accessible to the public.

Policies:

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

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

Response: Recreational area needs of the Proposed Project will be addressed through the allocation of approximately 45 acres of parks designated within the master planned area. The Draft EIS will further address recreational resources impacts.

(2) **Historic Resources**

Objective:

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

Policies:

- (A) Identify and analyze significant archeological resources;
- (B) Maximize information retention through preservation of remains and artifacts or salvage operations; and
- (C) Support state goals for protection, restoration, interpretation, and display of historic resources.

Response: An archaeological inventory survey will be carried out in preparation of the Draft EIS document in order to identify, protect and preserve historic resources.

(3) **Scenic and Open Space Resources**

Objectives:

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

Policies:

- (A) Identify valued scenic resources in the coastal zone management area;

- (B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;
- (C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and
- (D) Encourage those developments which are not coastal dependent to locate in inland areas.

Response: The Project Area is located along the lower slopes of the West Maui Mountains above Honoapiilani Highway and Kaanapali Resort from 40 feet MSL rising to approximately 400 feet MSL. The urban forms established by the Proposed Project Plan will be buffered with large landscaped areas to mitigate the impact on visual resources.

(4) **Coastal Ecosystems**

Objective:

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

Policies:

- (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (B) Improve the technical basis for natural resource management;
- (C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
- (D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
- (E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.

Response: The condition and characteristics of the existing coastal environment will be studied. The results of the study will be incorporated in the Draft EIS document.

(5) Economic Uses

Objectives:

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

Policies:

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

Response: The economic impacts of the Proposed Project will be studied and addressed in the Draft EIS.

(6) Coastal Hazards

Objectives:

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

Policies:

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

Response: The Proposed Project will not be located within environmentally sensitive areas which are subject to natural hazards. Appropriate technical measures will be designed and implemented to address stormwater management requirements for the Proposed Project Plan. Technical design measures will be addressed in the Draft EIS document.

(7) **Managing Development**

Objectives:

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

Policies:

- (A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;
- (B) Facilitate timely processing of applications for development permits and resolve overlapping of conflicting permit requirements; and
- (C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

Response: A number of community and committee public informational meetings have been incorporated into the Kaanapali 2020 planning process over the past several years. Further opportunities for public understanding of the proposed project are provided for in accordance with Chapter 343, HRS, notice and public review provisions. Opportunity for public review and participation will also be provided pursuant to the Maui County ordinances and the Maui Planning Commission rules applicable to the change of zoning and community plan amendments.

(8) **Public Participation**

Objectives:

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

Policies:

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

Response: As previously mentioned, public information meetings and community participation have been incorporated into the Kaanapali 2020 planning process. This EIS document will be processed in accordance with Chapter 343, HRS, and opportunity for comment by agencies and the public will be provided. Additionally, public input opportunities will be provided through the various land use entitlement processes.

(9) **Beach Protection**

Objectives:

Protect beaches for public use and recreation.

Policies:

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

Response: In broad objective terms, the Proposed Project will provide appropriate Best Management Practices in the upland region to manage overall drainage in the Project Area. In the long term, upland drainage improvements will help protect beach resources from flood damage and reduce the adverse impact to recreation caused by "red tide" from upland sedimentation in

stormwater runoff. Further water quality and coastal processes assessment will be carried out.

(10) Marine Resources

Objectives:

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

Policies:

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

Response: As part of the Draft EIS document preparation, marine studies will be carried out along Kaanapali Beach to increase the body of knowledge regarding the understanding of ocean processes, marine life and marine inventory information in the West Maui region. These findings will be applied to assess potential adverse impacts to marine resources and identification of mitigative measures to protect the marine resources and to assure their sustainability.

H. OTHER APPROVALS

Prior to the filing of the Draft EIS document, coordination will be undertaken with the U.S. Department of the Army regarding permitting requirements associated with the proposed work within the development area and surrounding environs. Similar

coordination with the State Department of Health and State Office of Planning will be conducted to determine the applicability of Section 401 Water Quality Certification and Coastal Zone Management Consistency approval requirements, respectively. Additionally, coordination with the State Land Use Commission will be undertaken to determine criteria and requirements for the Land Use District Boundary amendment.

The results of the foregoing coordination will be incorporated in the Draft EIS document.

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

Assessment of construction-related impacts, noise and air quality impacts, and potential impact on the physical and socio-economic environment, as well as shoreline conditions, characteristics, and coastal processes, nearshore marine water quality biological investigations and assessments and an archaeological inventory and survey will be carried out to identify potential impacts resulting from the proposed project and to determine appropriate mitigation measures. More detailed assessment of these issues will be addressed by the Draft EIS document.

VI. ALTERNATIVES TO THE PROPOSED ACTION

A. PREFERRED ALTERNATIVE

The Proposed Project represents the preferred alternative. This alternative covering approximately 1,154 acres provides a comprehensive community based land use development plan that best responds to the community vision set for the Kaanapali 2020 lands. Background information relating to the formulation of the preferred plan is presented in Chapter X, Community Based Planning Process.

B. ORIGINAL PLAN

The original plan covering approximately 4,325 acres was presented at the first Kaanapali 2020 "Making It Pono" Reunion in 2000. Continued committee input and refinement brought about amendments to the original concept. Plan adjustments resulted in excluding North Beach makai lands, the conservation lands, Honokowai Mauka lands, agricultural lands in Middle Honokowai and portions of Honokowai Gulch from the Project Area since land entitlements were not required for these areas. Further refinements to the original plan involved relocating the Puukoolii Village concept to the Lower South Honokowai area, with priority given to the establishment of affordable and employee housing early in the development phase. Other major changes involved reducing the golf course development from two (2) to one (1); and lowering the overall units proposed from 3,515 to 2,810 units.

C. NO ACTION ALTERNATIVE

The no action alternative would involve the continuation of the underutilized and unmaintained nature of the site. Apart from the approximately 1,000 acres planted in seed corn, the remaining portion of the land is fallow. The no action or no build alternative would involve the continuation of the underutilized nature of the Project Area. The no action alternative is not deemed appropriate given the changing land use context in the West Maui region and the economic infeasibility of sugarcane and coffee production. As such, the Applicant considered it essential to implement a community

based planning process, mandated by the Maui Planning Commission as part of the condition of approval for the North Beach (makai) entitlement, and to respond appropriately to current market conditions and attendant infrastructure system upgrades.

VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The development of the Proposed Project would involve the commitment of land and funds. In addition, labor and material resources would be expended as part of the project's construction phase. Commitment of these resources are considered irreversible and irretrievable. This commitment, however, is considered appropriate in the context of providing a comprehensive long term Master Land Use Plan for the development area.

Addressing land use development issues and market needs from a community based, comprehensive master planning perspective provides an efficient and effective means of developing and implementing infrastructure and related service components. It is in this context that commitment of resources will be considered in the Draft EIS.

VIII. FINDINGS AND CONCLUSIONS

Every phase of the Proposed Project, its expected consequences, both primary and secondary, and the cumulative as well as the short-term and long-term effects of the action have been evaluated in accordance with the Significance Criteria of Section 11-200-12 of the Administrative Rules. Discussion of project conformance to the criteria is noted as follows:

1. *No Irrevocable Commitment to Loss or Destruction of any Natural or Cultural Resource Would Occur as a Result of the Proposed Project*

A marine survey and assessment, as well as an archaeological inventory survey will be carried out to address issues relating to loss or destruction of natural or cultural resources.

In addition, the implementation of the Proposed Project will be assessed in the context of the area's land use history and surrounding existing developments. Additional informant interviews will be conducted to complete the project's cultural impact assessment. The findings will be used to assess potential impacts and identify mitigation actions to prevent the loss or destruction of any natural or cultural resources.

2. *The Proposed Action Would Not Curtail the Range of Beneficial Uses of the Environment*

The Proposed Project is not anticipated to curtail the range of beneficial uses of the environment. There are no impacts attributed to the Proposed Project which will limit the use of surrounding lands. Similarly, environmental parameters such as air quality will not be adversely affected by the Proposed Project. Adverse effects on scenic views resulting from the Proposed Project can be mitigated by landscape screening buffer zones around development areas, and maintaining large tracts of open space. Assessment on water quality parameters will be investigated during the EIS preparation phase and the findings will be used to assess potential impacts and mitigation measures to ensure that the Proposed Project will not curtail the beneficial uses of the

environment.

3. **The Proposed Action Does Not Conflict With the State's Long-Term Environmental Policies or Goals or Guidelines as Expressed in Chapter 344, HRS**

The State Environmental Policy and Guidelines are set forth in Chapter 344, HRS. Upon completion of investigations for the EIS document, an assessment of the Proposed Project relative to the policies and guidelines will be undertaken.

4. **The Economic or Social Welfare of the Community or State Would Not Be Substantially Affected**

The Proposed Project will directly benefit the local economy by providing construction and construction-related employment. In the long term, the project will support the local economy through the contribution of salaries, wages, benefits and taxes, as well as through the purchases of goods and services. An economic impact assessment for the Proposed Project will be undertaken with its results incorporated in the Draft EIS.

5. **The Proposed Action Does Not Affect Public Health**

Preliminarily, no adverse impacts to the public's health and welfare are anticipated as a result of the Proposed Project. Further review of public health impacts will be carried out as part of the Draft EIS preparation process.

6. **No Substantial Secondary Impacts, Such as Population Changes or Effects on Public Facilities, are Anticipated**

The Proposed Project will be a source of new population to the West Maui region. In this regard, the Proposed Project will impact public service in the region such as schools, police, and fire protection. Further coordination will be undertaken during the Draft EIS with State and County agencies to address services and facilities requirements for the Kaanapali 2020 Project Development Area Plan.

7. **No Substantial Degradation of Environmental Quality is Anticipated**

Construction excavation and grading activities will create temporary nuisances related

to noise and dust. Appropriate dust control and noise mitigation measures will be implemented during construction to ensure that fugitive dust and noise generated in connection with construction is minimized.

Marine processes and marine water quality will be investigated as part of the EIS preparation phase and appropriate mitigation measures will be identified.

8. *The Proposed Action Does Not Involve a Commitment to Larger Actions, Nor Would Cumulative Impacts Result in Considerable Effects On The Environment*

There are no additional development components associated with the Proposed Project. Accordingly, the impacts to be assessed in the EIS document will be based on the entire action.

9. *No Rare, Threatened or Endangered Species or Their Habitats Would be Adversely Affected By The Proposed Action*

A flora and fauna study will be carried out during the EIS preparation. A marine biological assessment will be conducted as an element of the EIS preparation phase. The potential impacts and mitigation will be identified through these studies to ensure that rare or threatened or endangered species or their habitats will not be adversely affected by the proposed action. The findings will be incorporated in the Draft EIS document.

10. *Air Quality, Water Quality or Ambient Noise Levels Would Not Be Detrimentially Affected By The Proposed Project*

Construction activities will result in short-term air quality and noise impacts. Dust control measures, such as regular watering and sprinkling, and installation of dust screens will be implemented to minimize wind-blown emissions. Noise impacts will occur primarily from construction equipment. Equipment mufflers or other noise attenuating equipment, as well as proper equipment and vehicle maintenance, will be used during construction activities. Construction noise impacts will be mitigated

through compliance with the provisions of the State of Hawaii, Department of Health, Administrative Rules, Title 11, Chapter 46, "Community Noise Control". These rules require a noise permit if the noise levels from construction activities are expected to exceed the allowable levels set forth in the Chapter 46 rules.

Long-term impacts and mitigation on noise and water quality resulting from the Proposed Project will be studied and the findings will be incorporated into the Draft EIS document.

11. *The Proposed Project Would Not Affect Environmentally Sensitive Areas, Such As Flood Plains, Tsunami Zones, Erosion-prone Areas, Geologically Hazardous Lands, Estuaries, Fresh Waters or Coastal Waters*

The Project Area is not located within any environmentally sensitive areas. Coastal water quality assessment parameters will be addressed in the Draft EIS document.

12. *The Proposed Project Will Not Substantially Affect Scenic Vistas and Viewplanes Identified in County or State Plans or Studies*

Adverse effects to coastal scenic and open space resources and scenic view corridors resulting from the Proposed Project will be mitigated by landscaping, buffer zones around developed areas and maintaining large areas of open space.

13. *The Proposed Project Will Not Require Substantial Energy Consumption*

The Proposed Project will involve the commitment of fuel for construction equipment, vehicles, and machinery during construction and maintenance activities.

In the context of the region's long-term energy consumption, the project's demand for energy will be phased in over several years. Coordination with Maui Electric Company will, therefore, be undertaken during the preparation of the Draft EIS to ensure that appropriate planning is implemented to address energy supply issues.

The Proposed Project is considered to be a major land use and infrastructure improvement covering 1,154 acres in the Kaanapali area. While the benefits of the project are deemed substantial, the Applicant and the Kaanapali 2020 Advisory Committees have jointly determined that the preparation of an EIS is appropriate to ensure thorough environmental analysis and public input.

IX. LIST OF PERMITS AND APPROVALS

The following Federal, State and County permits and approvals may be required for project implementation:

Federal Permits

1. Department of Army Permit (U.S. Army Corps of Engineers)

State of Hawaii

1. Section 401 Water Quality Certification (Department of Health)
2. Coastal Zone Management Consistency Approval (State Office of Planning)
3. State Work-to-Perform Permit (Department of Transportation)
4. State Land Use Commission District Boundary Amendment
5. Session Laws of Hawaii, Act 15 Amendment

County of Maui

1. Community Plan Amendment
2. Project District Phase I, Phase II and Phase III approvals
3. Subdivision Approval
4. Change in Zoning
5. Construction Permits (includes without limitation grading and building permits)

Coordination with the appropriate administering agencies will be conducted during the preparation of the EIS document.

X. COMMUNITY BASED PLANNING PROCESS

A. BACKGROUND

In July 1998, the Kaanapali North Beach Joint Venture, a partnership between Amfac Property Investment Corp. (Amfac) and Tobishima Pacific, Inc., was granted a Special Management Area Use Permit for its North Beach Kaanapali Ocean Resort project. As a condition of this approval, Amfac prepared a community-based master plan for the North Beach area comprised of approximately 96 acres. Though not required under the SMA condition, Amfac decided that the community-based master planning effort should encompass not only 96 acres at North Beach but the balance of Amfac's lands in Kaanapali/Honokowai, totaling approximately 4,325 acres.

In early 1999, ten (10) members were appointed to serve on a advisory/planning committee, and a facilitator and planning consultants were selected to assist with the community-based planning effort. Planning and preparation for a six-month period resulted in the sponsorship of "Kaanapali 2020: Making it Pono" (Future Search Conference). The conference was set with eight (8) stakeholder groups: (1) Amfac, (2) Business and Commerce, (3) Community Organizations, (4) Cultural Heritage, (5) Environment, (6) Government (County, State and Federal), (7) Social Services and (8) Organized Labor. Each stakeholder group had eight members. This began the process of creating a common vision for Amfac's Kaanapali/Honokowai lands for the year 2020.

The planning process involved the following steps.

1. Vision Statement

More than sixty (60) individuals participated in the Future Search Conference on November 4 to 6, 1999. Personal, local and global perspectives were shared. Participants conceptualized ideas for the future, sought common ground for their vision, and chose themes and projects for reaching that common vision. Working Groups were formed to focus on key areas: (1) Agriculture and Soil

Stabilization, (2) Education, (3) Environment, (4) Health Facilities, (5) Multi-Cultural Overlay, (6) Recreation, (7) Transportation and (8) Water Resources. Community members who participated in the Conference and other interested individuals held meetings of the respective Working Groups between November 1999 and March 2000. The Working Groups submitted their findings and recommendations to the Land Planning and Economic Feasibility Group in February 2000.

2. **The Formulation of the Preliminary Land Plan (Kaanapali 2020)**

The Land Planning and Economic Feasibility Group met almost weekly from February through June 2000 and formulated a preliminary land plan. The land plan was divided into the following sections: (1) North Beach or Kekaa, (2) Lower Honokowai (3) Middle Honokowai, (4) Mauka Honokowai, (5) Conservation and (6) Gulch. Decisions on the preliminary land plan were based on 100% consensus and resulted in the following:

<i>Section</i>	<i>Size Acres</i>	<i>Open Space Acres</i>	<i>Maximum Units</i>
Kekaa/North Beach	96	29	1,950
Lower Honokowai	917	524	2,000
Middle Honokowai	1,050	595	1,500
Mauka Honokowai	775	698	102
Conservation	1,187	1,187	0
Gulch	300	300	0
TOTAL	4,325	3,333	5,552

3. **Review of the Preliminary Land Plan**

On July 14, 2000, a "reunion" conference was held with approximately fifty (50) individuals in attendance. The participants reviewed, discussed and approved the reports of the Working Groups and the Preliminary Land Plan.

At the “reunion”, additional committees were formed to make the “vision” a reality. A Steering Committee and an Entitlements Committee were formed.

4. **Refinement of the Preliminary Land Plan**

The Steering Committee and Entitlements Committee held meetings, separately and jointly, to continue the community’s efforts towards the common vision. The committees moved the plan forward and kept the community informed of the plans.

The committees selected consultants needed for the eventual entitlements processing, which includes the preparation of an Environmental Impact Statement. The emphasis was on refining a land plan for the primary sections of Lower Honokowai, Middle Honokowai, and Mauka Honokowai. The decision was made to prepare a Marketing Study. The study was used to prepare a more economically realistic land plan and an alternative land plan. These plans were reviewed in conjunction with the preparation of an Economic Feasibility Study.

5. **The Alternative Land Plan (Kaanapali 2020 Project Development Area Plan)**

The alternative land plan focuses on the Lower and Middle Honokowai. Representatives from the Steering Committee and Entitlements Committee have approved the alternative land plan which calls for the following:

<i>Section</i>	<i>Size Acres</i>	<i>Maximum Units</i>
Lower Honokowai	914	2,100
Middle Honokowai	240	710
Total	1,154	2,810

The alternative land plan is referred to as Kaanapali 2020 Project Development Area Plan.

A second "reunion" was held on August 14, 2002 to inform the wider participants of the community based planning process of the committees' work. The committee representatives presented the Kaanapali 2020 Project Development Area Plan and the ensuing environmental impact statement process and the land entitlements required to implement the plan.

**XI. AGENCIES AND ORGANIZATIONS TO BE CONSULTED IN
THE PREPARATION OF THE DRAFT EIS**

The following agencies, organizations and individuals will be consulted in the preparation of the Draft EIS. These agencies and organizations will receive copies of the EIS Preparation Notice.

1. William Lennan
Department of the Army
U.S. Army Engineer District, Hnl.
Attn: Operations Division
Bldg. T-1, Room 105
Fort Shafter, Hawaii 96858-5440
2. Robert P. Smith
Pacific Islands Manager
U. S. Fish and Wildlife Service
P.O. Box 50167
Honolulu, Hawaii 96850
3. David Blane, Director
State of Hawaii
Office of Planning
**Department of Business, Economic
Development and Tourism**
P.O. Box 2359
Honolulu, Hawaii 96804
4. Denis Lau, Chief
Clean Water Branch
State of Hawaii
Department of Health
919 Ala Moana Blvd., Room 300
Honolulu, Hawaii 96814
5. Herbert Matsubayashi
District Environmental Health
Program Chief
State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793
6. Ray Soon, Chair
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805
7. Gilbert Coloma-Agaran
State of Hawaii
**Department of Land and Natural
Resources**
P. O. Box 621
Honolulu, Hawaii 96809
8. Don Hibbard
State of Hawaii
**Department of Land and Natural
Resources**
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawaii 96707
9. Brian Minaai, Director
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813
10. Fred Cajigal, Maui District Engineer
State of Hawaii
**Department of Transportation
Highways Division**
650 Palapala Drive
Kahului, Hawaii 96732
11. Colin Kippen, Deputy Administrator
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813
12. Clayton Ishikawa, Chief
County of Maui
Department of Fire Control
200 Dairy Road
Kahului, Hawaii 96732

13. Alice Lee, Director
County of Maui
Department of Housing and Human Concerns
200 S. High Street
Wailuku, Hawaii 96793
14. John Min, Director
County of Maui
Department of Planning
2200 Main Street, Suite 610
Wailuku, Hawaii 96793
15. Cultural Resources Commission
c/o Maui Planning Department
2200 Main Street, Suite 335
Wailuku, Hawaii 96793
16. Floyd Miyazono, Director
County of Maui
Department of Parks and Recreation
1580-C Kaahumanu Avenue
Wailuku, Hawaii 96793
17. Tom Phillips, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawaii 96793
18. David Goode, Director
County of Maui
Department of Public Works and Waste Management
200 South High Street
Wailuku, Hawaii 96793
19. David Craddick, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793
20. Maui Electric Company, Ltd.
P.O. Box 398
Kahului, Hawaii 96732
21. **Verizon Hawaii**
(Address)
22. West Maui Taxpayers Association
P.O. Box 10338
Lahaina, Hawaii 96761
23. Councilmember JoAnne Johnson
Maui County Council
200 South High Street
Wailuku, Hawaii 96793
24. Buddy Nobriga
Chair, West Maui Soil and Water Conservation District
P.O. Box 1170
Wailuku, Hawaii 96793
25. Mr. Glenn Shishido
State of Hawaii
Division of Forestry and Wildlife
54 South High Street
Wailuku, Hawaii 96793
26. Terryl Vencl, Executive Director
Maui Hotel Association
1727 Wili Pa Loop
Wailuku, Hawaii 96793
27. Lahaina Public Library
680 Wharf Street
Lahaina, Hawaii 96761
28. Patty Nishiyama
Na Kapuna O Maui
320 Kaeo Place
Lahaina, Hawaii 96761
29. Akoni Akana
Friends of Moku'ula
505 Front Street
Lahaina, Hawaii 96761
30. Peter McKenney
West Maui Heritage Foundation
P.O. Box 519
Lahaina, Hawaii 96761
31. Sierra Club
71 Baldwin Avenue, Unit C8
Paia, Hawaii 96779
32. Lucienne DeNaie
Maui Tomorrow
P.O. Box 47
Haiku, Hawaii 96708

33. Nature Conservancy
81 Makawao Avenue, Suite 203A
Makawao, Hawaii 96768
34. Theo Morrison
Lahaina Town Action Committee
648 Wharf Street
Lahaina, Hawaii 96761
35. Shelley Kekuna
Kaanapali Operators Association
2530 Kekaa Drive, Building B
Kaanapali, Hawaii 96761
36. May Fujiwara
Lahaina-Honolua Senior Citizens Club
P.O. Box 1086
Lahaina, Hawaii 96761
37. Lynne Woods, President
Maui Chamber of Commerce
250 Alamaha Street, Suite N16A
Kahului, Hawaii 96732
38. Lloyd Akiona
Kaanapali Water Corp.
P.O. Box 13220
Lahaina, Hawaii 96761
39. Dave Ferguson
Kaanapali Hillsides AOA
c/o Management Consultants
727 Wainee Suite 106
Lahaina, Hawaii 96761
40. George Freeland
Lahaina Restoration Foundation
120 Dickenson Street
Lahaina, Hawaii 96761
41. Roz Baker
County of Maui
Office of Economic Development
200 South High Street
Wailuku, Hawaii 96793
42. Mayor James "Kimo" Apana
County of Maui
Office of the Mayor
200 South High Street
Wailuku, Hawaii 96793
43. Sharyn Miyashiro
State of Hawaii
Housing and Community Development
Corporation of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813
44. Anthony Ching, Executive Officer
State of Hawaii
State Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804

REFERENCES

Belknap, Jody Parry, Kaanapali, Amfac Property Corporation, 1981.

Belt Collins & Associates, Design Study for Front Street Improvement Plan, Lahaina Historic District - Past and Present, Document C, prepared for Planning Department, County of Maui, December 1992.

Brock, R.E. An Inventory of the Nearshore Marine Communities Fronting the Kaanapali Airstrip, Maui. Prepared for AECOS, Inc., Kailua, Hawaii. 1986.

Brock, R.E. (Environmental Assessment Co.), A Quantitative Assessment of the Marine Communities and Water Quality Along the Kaanapali, Maui Coastline for the Puukolii and North Beach Developments. Prepared for AMFAC/JMB Hawaii, Inc. 1992a.

Brock, R.E. (Environmental Assessment Co.), A Quantitative Assessment of the Marine Communities and Water Quality in an Area Fronting the Development of the North Beach Project Site (former Kaanapali Airstrip), West Maui, Hawaii. Prepared for SVO Pacific Inc. 2001a.

Brock, R.E. (Environmental Assessment Co.), Status of the Green Turtle (*Chelonia mydas*) Population in the Vicinity of Honokowai and Mahinahina Streams, Kaanapali, West Maui. Prepared for Engineering Division, Department of Public Works, County of Maui. 1992b.

Community Resources, Inc., Maui County Community Plan Update Program Socio-Economic Forecast Report, January 1994.

County of Maui, Maui County Data Book, 1999.

County of Maui, West Maui Community Plan, February 1996.

Munekiyo & Arakawa, Inc., Application for Housing Development Pursuant to Chapter 201E, Hawaii Revised Statutes - Waiale Road Affordable Rental Project, September 1995.

Munekiyo & Hiraga, Inc., Application for Housing Development Pursuant to Section 201E-210, HRS - Lanai City Housing Project, January 1996.

Munekiyo & Arakawa, Inc., Application for Special Management Area Use Permit, Kaanapali Ocean Resort, March 1997.

Munekiyo, Arakawa & Hiraga, Inc., Draft Environmental Assessment, Five-Lot Subdivision, Kaanapali (TMK 4-4-08:16), July 2000.

Munekiyo, Arakawa & Hiraga, Inc., Draft Environmental Assessment - Napili Villas, August 2000.

Munekiyo, Arakawa & Hiraga, Inc., Final Environmental Assessment - Honoapiilani Highway Widening (Kaanapali Parkway to Honokowai Stream), April 1998.

Munekiyo, Arakawa & Hiraga, Inc., Final Environmental Assessment - Kapalua Site 19, September 1999.

Munekiyo, Arakawa & Hiraga, Inc., Final Environmental Assessment - Wainee Office Building, July 1999.

Rosendahl, Paul H., Ph.D., Archaeological Inventory Survey Lahaina Bypass Highway New Connector Roads Project Area, prepared for Amfac/JMB Hawaii, Inc. and Munekiyo, Arakawa & Hiraga, Inc., January 1994.

Rosendahl, Paul H., Ph.D., Archaeological Inventory Survey, Lahaina Master Planned Project Site, Land of Wahikuli, Lahaina District, Island of Maui, prepared for Housing Finance and Development Corporation, October 1989.

Sato & Associates, Inc., Drainage Master Plan, Kaanapali North Beach (Mauka and Makai), prepared for Amfac Property Investment Corp., April 2000.

SMS, Maui County Community Plan Update Program: Socio-Economic Forecast, June 14, 2002.

Spenser Mason Architects, Historic Site Survey for Lahainaluna Road and Wainee Street Widening Projects, prepared for Austin, Tsutsumi & Associates, Inc., October 1988.

State Department of Labor and Industrial Relations, personal communication with Ray Domingo, June 6, 2000.

State Department of Transportation, personal communication with Athan Adachi, September 1, 2000.

University of Hawaii, Department of Geography, Atlas of Hawaii, Third Edition, 1999.

U.S. Department of Agriculture, Draft Watershed Plan and Environmental Assessment - Lahaina Watershed, February 1992.

U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, 1972.

Wilson Okamoto & Associates, Inc. Kaanapali 2020 Plan, Infrastructure Concept Development Plan, Part I - Existing Infrastructure, Prepared for Amfac/JMB Hawaii, March 2001.

Xamanek Researches, An Archaeological Inventory Survey of the West Side Resource Center (Ka Hale A Ke Ola), Lands of Ko'oka, Waine'e, Pua'a nui, Lahaina District, Maui Island

(TMK 4-6-15:por. 1), prepared for Munekiyo, Arakawa & Hiraga, Inc., November