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February 5, 2014

Munekiyo & Hiraga, Inc.
Attn: Colleen Suyama, Senior Associate
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Office of Environmental Quality Control
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Honolulu, HI 96813
oeqchawaii@doh.hawaii.gov

Re: **Environmental Impact Statement Preparation Notice (EISPN) for the Proposed Pu'unani Subdivision Project at TMK: (2) 3-5-002:002 and 003 (Por), Wailuku, Maui, Hawaii**

My name is Darren J. Corrao, and I am a long-time resident of Wailuku Heights. My home is located on South Alu Road, immediately adjacent to the proposed Pu'unani Subdivision (the "Proposed Subdivision"). I would like to take this opportunity to provide my comments to you in the hope that you will consider and address the issues raised when preparing the Environmental Impact Statement for the Proposed Subdivision (the "EIS").

First of all, for the record I would like to be made a "consulted party" and receive all future notices on this project. It is my intention to devote my time and resources in becoming substantially involved with this project and its impact on our island and Wailuku community going forward.

LAND USE COMMISSION
STATE OF HAWAII
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Housing Needs:

Considering the substantial number of unconstructed, unsold, yet authorized housing units in the on-going neighboring developments of Maui Lani, Kehalani, Waiale, and Waikapu Townhouses, how can the Proposed Subdivision justify itself as meeting housing needs?

My understanding is that as of January 2013, the Kehalani Development Project had 1,180 remaining, unconstructed, authorized units; Maui Lani Development Project had 2,596 remaining, unconstructed, authorized units; Waiale Development Project proposes 2,554 housing units, and the Waikapu Townhouses Development Project is authorized for 1,433 units, none of which have been constructed. Not until those units are substantially built and sold should housing needs be a justification for the Proposed Subdivision.

Commercial Space:

Given the substantial Maui Lani commercial lands presently being populated and under development near to the Proposed Subdivision, and just a few miles from the new Safeway commercial center in Kahului, how can additional commercial space be needed or desirable to our local Wailuku community?

A new gas station is currently being built on Kuikahi Drive between the Honoapiilani Highway and Waiale Road, not a few blocks from a recently built gas station on Maui Lani Parkway. On one corner of Kuikahi Drive and Waiale Road, there is a Long's Drugs, while on the adjacent corner a new Walgreen's is currently under construction. On Kuikahi Drive and Honoapiilani Highway, a Foodland is currently under construction while our new Safeway was recently completed just a few miles away on Maui Lani Parkway and W. Kaahumanu Avenue. How is our local Wailuku community served with such redundant commercial congestion? At what point is allowing development for development's sake counterproductive to the quality of life and living space of our community? When is it too much? There is no turning back development. Precious open land and beauty is permanently lost in this over-development. To allow even more commercial space to be built within the Proposed Subdivision when there has already been much too much commercial space authorized at its border would be beyond irresponsible.

Traffic:

With so many authorized and proposed new housing units and commercial space, how will the two-lane Honoapiilani Highway, Maui Lani Parkway, and Waiale Road be able to handle so much additional traffic to Wailuku town and Kahului?

Anyone who has tried to take the Maui Lani Parkway to or from Kahului during rush hour will already have seen traffic jams that are reminiscent of the old two-lane Piilani Highway in Kihei as cars approach the Kamehameha Avenue intersection. Unless and

until better road infrastructure is in place to handle the traffic that will come with so many new Wailuku housing units and commercial space, how can we justify approving additional development in the area at this time?

Police and Fire Protection:

Will there be a sufficient increase in the budgets and infrastructure of police and fire services to support the Proposed Subdivision's potential increase in Wailuku population?

As I understand it from neighborhood meetings with the Maui Police Department last year, there are only three police officers assigned to the entire area from Wailuku to Maalaea. Will the EIS for the proposed subdivision consider whether MPD has approved budget to hire more officers specifically for all the new housing developments within the Wailuku – Maui Lani area? Will an additional Waikapu fire station be budgeted and approved before completion and approval of all the additional housing units and commercial space in the Wailuku-Maui Lani-Waikapu areas?

Water Issues:

The residents of Wailuku are regularly warned of drought conditions on Maui and the need to conserve water. What will be the impact on water availability from all the authorized and proposed housing units?

I understand that the Proposed Subdivision is suggesting that it will build a water storage tank site and develop a new water well. First, I would hope that construction of a storage tank and development of a water well would be prerequisites before any construction or lot development takes place on the Proposed Subdivision. Until any developed water well is proven to provide sufficient additional water, no lot or housing development should be allowed. Having said that, development of water resources should be addressed on a county-wide level for all existing, authorized and proposed housing. Water, even that of a newly-tapped well, should belong to all the people of Maui, not just one subdivision. Finally, the EIS should carefully consider the impact of the Proposed Subdivision and its water well and tank storage proposals on the `Iao aquifer and the Na Wai `Eha watershed areas.

Jobs:

Will the jobs created by development of the Proposed Subdivision provide a benefit to the local community and will they provide any long-term benefits to Maui County?

The applicant for the Proposed Subdivision indicates that the development of the Proposed Subdivision will create jobs. The EIS should consider carefully whether any such job creation is anything other than short-term and will provide any lasting benefit to the economy of Maui County. In addition to finding assurances that jobs are provided to the local community, the EIS should consider whether over-development of Maui is a long-term job and wealth destroyer, as tourism on Maui depends on the natural beauty of

the island and an over-supply of housing will depress existing home values. Once the construction ends, how will the workers in the construction industry fare? The focus should be on longer-term job creation in industries that are sustainable within the economic needs of Maui County.

Park Areas:

Will the Proposed Subdivision provide sufficient park areas for the additional potential population? Is a 15-acre park sufficient? What assurances if any, have been provided that the proposed park will incorporate the natural slope and features of the land? What provision has been made for parking in the area?

Open Space:

What open space will remain within the Wailuku – Waikapu corridor?

I understand that the Proposed Subdivision plans to include only a 15-acre park for a potential population of 2,000 people. With the on-going neighboring developments of Maui Lani, Kehalani, Waiale, and Waikapu Townhouses, and now the Proposed Subdivision, what open space will be left in Wailuku? At what point will Wailuku just be a dense, congested extension of Kahului with no appeal to our tourism industry and our quality of life?

Agricultural Use:

Should the rare and valuable agricultural land of the Proposed Subdivision, with its desirable amounts of rainfall and ability to be used for sustainable crops, be permanently destroyed?

Maui's history and natural beauty is rooted in its agricultural lands as well as its beautiful shoreline. The land of the Proposed Subdivision is rated "prime" agricultural land and had historically been used for sugarcane and pineapple production. Its agricultural use should be restored in support of Maui's sustainable cultivation of crops and an example of Maui's self-sufficiency, natural beauty and history.

Dust Issues:

There will be greater dust issues created by the development of the subdivision than ever existed from the existing agricultural lands.

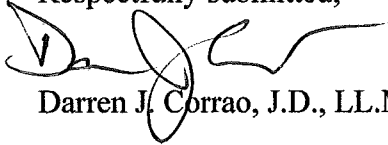
I understand that in the County Council discussions of including the Proposed Subdivision in the Urban Growth Boundary, the Council concluded that Wailuku Heights neighbors were bothered by the dust from the former agricultural operations; and that therefore, it made sense to develop the area to get rid of the problem. I can assure you that, as a resident immediately adjacent to the former

agricultural land and the Proposed Subdivision, I have never been bothered by any such dust problem. In fact, the biggest dust problem we have faced was the massive development of the Kehalani subdivision on the other side of Kuikahi Road. My wife and I instead consider the agricultural land immediately adjacent to and below our property to be a thing of peace and beauty and one of the wonderful features life on Maui has to offer.

Should the EIS address this "dust issue," it should take a statistically relevant survey of the residents of the adjacent neighborhoods and not just rely on generalized, self-supporting political conclusions based on one or two past individual complaints or hearsay.

I hope that due, fair and honest consideration will be given to all of the above issues when preparing the EIS for the Proposed Subdivision.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Darren J. Corrao", with a stylized flourish extending to the right.

Darren J. Corrao, J.D., LL.M.

Christine L. Andrews, J.D.
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February 2, 2014

Munekiyo & Hiraga, Inc.
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Dan Orodener
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2014 FEB - 6 A 8: 14
LAND USE COMMISSION
STATE OF HAWAII

Subject: Environmental Impact Statement Preparation Notice (EISPN) for the Proposed Pu'unani Subdivision Project at TMK: (2) 3-5-002:002 and 003 (Por), Wailuku, Maui, Hawaii

These are my written comments in response to the content of the EISPN. The content of the EISPN is insufficient to provide a basis for me to adequately comment regarding the environmental effects of the proposed action.

The EISPN Publication Form Summary for the Project failed to appropriately place the Project into the context of the surrounding area, especially the H.A.R. 11-200-2 "cumulative impacts" of this Project and the approved and authorized neighboring projects of Kehalani, Maui Lani, Waiale, and Waikapu Townhouses. Therefore, the EISPN was insufficient, as it failed to properly disclose that the Project proposal for a Land Use Boundary Amendment would result in the "significant effect" of irrevocably committing for urban and rural development the last available agricultural parcel in the Wailuku - Waikapu corridor. Based upon this insufficiency, I request that the EISPN be withdrawn and resubmitted with a Publication Form sufficient to provide adequate notice of the significant effects of the Project.

In addition, the EISPN is insufficient as it failed to disclose or provide notice of the ownership interest of Wailuku Kuikahi, LLC in Parcel 3 or to include Wailuku Kuikahi, LLC as an applicant on this EISPN. It appears that there may be insufficiency on the related Land Use Commission docket related to this Project and this Action, as Wailuku Kuikahi, LLC, owner of Parcel 3, is not listed as an Applicant.

I understand that Act 172(12), "Relating to Environmental Impact Statements" became effective upon its approval on June 27, 2012. The Act bypasses the environmental assessment in the case

of projects, such as subject Project, that state agencies are able to determine are likely to require full environmental review. As such, these projects are able to proceed directly to the preparation of the environmental impact statement. The legislature found that bypassing the environmental assessment in certain situations will improve the efficiency of the environmental review process and speed the progress of completing proposed actions.

My understanding from the Office of Environmental Quality Control ("OEQC") is that this Project is the first project to go to its statutory public comment period under the new "Direct to EIS" Law implemented by Act 172(12). It is my further understanding that the Department of Health and the Environmental Council are in the process of updating Chapter 200, "Environmental Impact Statement Rules", to reflect the impact of Act 172(12) upon the environmental review process. Therefore, while this Project is no longer required under Chapter 343 of the Hawaii Revised Statutes, to conduct an Environmental Assessment that meets the content requirements of Section 11-200-10, Hawaii Administrative Rules ("H.A.R."), I appreciate that Applicant submitted an EISPN set out in the general content format of an Environmental Assessment.

Given the current state of uncertainty while the OEQC and Environmental Council work to update H.A.R. Chapter 200, Environmental Impact Statement Rules, I reserve the right, in making my comments in response to the EISPN, to supplement my comments in the future to address any additional or supplemental content or other requirements that may be produced in the promulgation of the updated Chapter 200. In addition, given the uncertainty in the process while the H.A.R. are updated to reflect the implementation of Act 172 (12), I respectfully request that the EIS for subject Project be delayed until such time as the H.A.R. Chapter 200 is duly updated to set out the administration of Act 172(12).

H.A.R. Section 11-200-15(A), requires that, in the preparation of the draft EIS, applicants consult all appropriate agencies noted in section 11-200-10(10) and other citizen groups, and concerned individuals as noted in sections 11-200-9 and 11-200-9.1. As such, my comments will include substantial recommendations for agencies, individuals, citizen groups, and others whom should be consulted prior to Applicant filing the draft EIS. I will list these consulted parties in my comments for each section of the EISPN for which I believe that they have information and expertise to contribute to the EIS process.

In addition, as provided for by H.A.R. 11-200-9(B)(1), I am attaching as "Appendix A" a list of property owners, with addresses, within a 1000 foot radius of the Project's parcel(s) as listed in the Maui County Real Property Tax records. All of these property owners are individuals whom the approving agency should reasonably believe to be affected by the Project (for example, traffic impacts, noise and air quality impacts, aesthetic impacts on view plane and density, infrastructure impacts (especially on schools)). I request that these property owners be made Consulted Parties as to this Project for the purposes of consultation prior to filing the draft EIS.

Due to the importance of the guiding principals reflected therein, I reiterate for both the Applicant and the Approving Agency the language of H.A.R. 11-200-14, "the EIS process involves more than the preparation of a document; it involves the entire process of research, discussion, preparation of a statement, and review. The EIS process shall involves at a

minimum: identifying environmental concerns, obtaining various relevant data, conducting necessary studies, receiving public and agency input, evaluating alternatives, and proposing measures for avoiding, minimizing, rectifying, or reducing adverse impacts. An EIS is meaningless without the conscientious application of the EIS process as a whole, and shall not be merely a self-serving recitation of benefits and a rationalization of the proposed action.”

The various departments of the Maui County government have a pertinent level of expertise relevant to many of the issues related to the proposed action and the draft EIS. As such, I request that the following be made Consulted Parties for the purposes of the draft EIS and the proposed action, the Maui County Departments of:

- Environmental Management
- Fire and Public Safety
- Housing and Human Relations
- Parks & Recreation
- Planning, including Long Range Planning
- Police
- Public Works
- Transportation
- Water Supply

In this context of consultation of the various departments (and divisions and sections) of the County of Maui, I reiterate the language of H.A.R. Section 11-200-16 which states, “In order that the public can be fully informed and that the agency can make a sound decision based upon the full range of responsible opinion on environmental effects, a statement shall include responsible opposing views, if any, on significant environmental issues raised by the proposal.”

Based upon the principals illuminated in the sections of the H.A.R. cited above, and to ensure the objectivity of the relevant County experts, I request that, when consulted in response to my comments, and as part of the broader EIS process, the staff of the various departments of the County of Maui be specifically requested by the Applicant to provide, not only the rote view supporting the proposed action, but the opposing view as well. Their expertise makes the various staff members of the many relevant departments of the County of Maui important consultants for this process. Based upon the value of their relevant expertise, it is important that when providing comments and input on the EIS that the staff of the various departments of the County of Maui are duly objective, as befits the intent of the EIS process, and that any comments from County of Maui staff persons are not unduly influenced by political pressure from the Arakawa administration or the Maui County Council, or influence from Applicant.

In addition to my comments outlined in my letter above, and in the appendixes and attachments hereto, the following comments address the specific sections of the Act 172-12 EISPN for the Proposed Pu`unani Subdivision Project in the format of the EISPN as outlined in its Table of Contents.

Finally, I want to bring to the attention of Applicant, OEQC, and the Land Use Commission evolving developments with important implications for the availability of water for subject

project. As I discuss in greater detail in my comments, a contested case hearing relating to instream flow standards for the Na Wai `Eha (the Four Waters of `Iao, Waikapu, Waiehu, and Wahe`e streams) is on remand from the Hawaii Supreme Court to the Commission on Water Resource Management. The hearing is scheduled for March, 2014. In addition, the U.S. Geological Survey is in the process of updating relevant research applicable to the availability of groundwater from the `Iao Aquifer that Applicant proposes as a source of water for subject project. The Commission on Water Resource Management is in the process of updating the Hawaii Water Resource Protection Plan, a process that has implications for groundwater and surface water availability for subject project. Finally, the USGS and CWRM are in the process of updating the Water Budget. This update seems likely to result in a revision of sustainable yield downward for `Iao Aquifer.

Based upon the upcoming developments related to availability of water for subject project, I request that the draft EIS be delayed until the CWRM renders its Decision and Order in the Na Wai `Eha contested case hearing, until CWRM completes its update of the Hawaii Water Resource Protection Plan, and until CWRM and USGS complete the update of the relevant research and come up with a revised water budget and new sustainable yield, if any, for `Iao Aquifer.

Thank you for the opportunity to provide comments.

Yours truly,

A handwritten signature in cursive script that reads "Christine L. Andrews". The signature is written in black ink and is positioned above the printed name.

Christine L. Andrews, J.D.

Comments on Part I of the EISPN: Project Overview

COMMENTS ON SECTION I. A. PROPERTY LOCATION, EXISTING USE AND LAND OWNERSHIP:

Applicant indicated that the project site is vacant and has been fallow after years of pineapple and sugarcane production. As these are former pineapple and sugarcane lands, I reference the public comments submitted to Applicant on subject EISPN by the State of Hawaii, Department of Health, Maui District Health Office, dated December 20, 2013. In its comments, Maui District Health office referred Applicant to the Department's Standard Comments at the Department's website.

According to the standard comments from the Hazard Evaluation and Emergency Response Office ("HEER") of the Hawaii State Department of Health ("DOH"), incorporated herein by reference by the comments from the Maui District Health Office, a phase I Environmental Site Assessment should be conducted for all developments or redevelopments. Please provide this Assessment in the Draft EIS. If the investigation shows that a release occurred at the site, please provide an approved DOH-HEER soil and or groundwater sampling plan, and provide all removal and remedial actions required by the Environmental Response Law and State Contingency Plan as outlined in the HEER standard comments.

In addition, in paragraph two of their standard comments, HEER indicates that all lands formerly in the production of sugarcane should be characterized for arsenic contamination. Please conduct the arsenic contamination investigation. If arsenic is detected above the levels indicated in the HEER standard comments, a removal and/or remedial plan must be submitted to HEER. All of the foregoing should be incorporated into the draft EIS.

Finally, in paragraph 3 of their standard comments, HEER indicates that, "if the land has a history of previous releases of petroleum, hazardous substances, pollutants, or contaminants, we recommend that the applicant request a 'no further action' letter" from HEER prior to the approval of the land use change. As the lands are former sugarcane and pineapple production lands, I request that the EIS includes a due-diligence analysis for the aforementioned releases, especially releases of agricultural chemicals or petroleum products from farm vehicles. Currently the subject site houses a number of shipping containers and other refuse that could be the source of previous or contemporary releases that require investigation for the EIS.

Applicant indicates that Parcel 3 is currently owned by Wailuku Kuikahi, LLC, and that Towne Development of Hawaii, Inc. has an option agreement to purchase the property. Please indicate the terms of the option agreement and address the apparent insufficiency of the EISPN and Docket before LUC on Project, which does not indicate Wailuku Kuikahi's ownership interest in the property.

COMMENTS ON SECTION I.B. PROPOSED ACTION:

Applicant indicates the land use plan calls for the development of 147 rural residential lots, a village mixed-use district consisting of approximately 450 multi-family units, and approximately 25,000 square feet of commercial office/retail space, and an approximate 15-acre park and

stormwater retention area. Applicant indicates appropriate open space buffers will be developed along Honoapiilani Highway, Kuikahi Drive, and the adjacent Waiolani Subdivision.

Already Authorized Housing Capacity of other Developments in Central Maui Exceeds Projected Population Growth

This analysis should explore the need for the proposed action in the context of the authorized capacity of the Central Maui projects of Kehalani, Maui Lani, Waiale, Waikapu Townhomes, and the A&B Properties Maui Business Park Phases 1 & 2. I request that Applicant also consult the Consultants and Applicants for the aforementioned Central Maui projects to access market demand, pricing, and schedule of build-out.

In particular, I request that Applicant justify the Proposed Action when considered in the context of the 2030 Socio-Economic Forecast cited in the Maui Island Plan (General Plan 2030) indicating a Community Plan Area Population for Wailuku-Kahului in 2015 of 52,343 persons, in 2020 of 56,492 persons, in 2025 of 60,689 persons, and in 2030 of 64,853 persons. Based upon the projections of the Forecast, the population of Wailuku-Kahului is predicted to grow by only 10,420 persons from 2015 to 2030.

According to the Maui County Planning Department Long Range Planning Division the Land Use Forecast figure for Wailuku – Kahului is 3.33 persons per household, the highest on the island. As of January, 2013, the Kehalani Development Project had 1,180 remaining, unconstructed, authorized units; Maui Lani Development Project had 2,596 remaining, unconstructed, authorized units; Waiale Development Project (which has received the necessary Land Use Boundary Amendments, and for which I ask that the zoning and community plan amendments be assumed for analysis purposes) proposes 2,554 housing units, and the Waikapu Townhomes Development Project is authorized for 1,433 units, none of which have been constructed. Applying the 3.3 persons per household figure for the Wailuku – Kahului area used by the Planning Department, the unconstructed housing capacity of the foregoing projects is 25,617 persons, or more than double the projected population growth for the Wailuku – Kahului area of 10,420 from now until 2030.

I request that Applicant in the draft EIS, discuss with the specificity required by the H.A.R. applicable to EIS alternatives to its mixed-use multi-family units that incorporate the housing potential of the authorized or proposed units for the foregoing projects. My understanding is that Maui Lani had proposed multi-family units to the Maui County Council under a zoning/community plan amendment application back in 2006, but that the County Council did not approve the required zoning/community plan amendments. I request that the Applicant fully discuss the alternative to the proposed action of including the proposed mixed-use, multi-family units not within the proposed action, but, as an alternative, within the projects of Maui Lani, Kehalani, Waiale, and Wailuku Townhomes for which the necessary Land Use District Boundary Amendments have already been approved, especially when the approved and authorized housing capacity for Wailuku – Kahului so far outstrips the projected population growth.

This analysis should also explore the potential implications of having housing supply in excess of projected population growth, namely in-migration to satisfy this gap between housing capacity and population projections, and the added infrastructure burden, in dollars, to the County of this in-migration, as well as the objective capacity of developer impact fees to share of fair portion of the true costs of the infrastructure burden of said in-migration as well as a thorough discussion of the burden of the costs of infrastructure not sufficiently addressed by impact fees and therefore shifted to the general Maui public.

In addition to an analysis of the need for the housing units contemplated by the proposed action, I request an objective analysis of the demand for the proposed 25,000 square feet of commercial retail/office space. This analysis should consider not only the authorized, constructed and unconstructed, commercial retail/office space of the aforementioned Kehalani, Maui Lani, Waiale, Waikapu Townhouses, and A&B Maui Business Park, but also the vacancy rates for existing commercial space in the towns of Wailuku and Waikapu and the pressures that adding additional commercial space will place on owners of vacant commercial space in our small business districts of Wailuku and Waikapu.

In responding to this request for a market analysis of demand for additional commercial space, Applicant should consult: the Wailuku Community Association, Waikapu Community Association, the Wailuku Redevelopment Plan, the Maui Redevelopment Agency, the Maui County Economic Development Office, Maui Chamber of Commerce, Commercial Properties of Maui (1955 Main Street, Suite 400, Wailuku, HI 96793), and CBRE (Kahului Office Building, Suite 295, 33 Lono Avenue, Kahului, HI 96732).

Applicants indicate in this section that they anticipate initiating construction in response to market demand, and that they have yet to determine the preliminary sale terms and prices for the residential products proposed. A consistent theme in the Hawaii State Plan, the Countywide Policy Plan, the Maui Island Plan, and the Wailuku-Kahului Community Plan is the need not for housing to meet the needs of in-migrants, but the need for affordable housing to meet the needs of Maui residents. The Applicants Proposed Action should incorporate plans for affordable housing to serve the needs of the Maui community. For example, the Wailuku-Kahului Community Plan identified the lack of affordable housing as a major problem of the region. It particularly recognized the need for housing units for families earning below 80 percent to 140 percent of median income. The Proposed Action should detail with specificity how many of the proposed units will be constructed to satisfy this need.

Applicants should consult with the Applicants and Consultants for the aforementioned Kehalani, Maui Lani, Waiale, and Waikapu Townhouses developments, and compare its proposed action to the preliminary sale terms and prices for the residential products offered by those developers, including an analysis of the cost-competitiveness of the proposed action. Considering that Applicant is also the named developer for Kehalani and Maui Lani, Applicant should be able to provide and incorporate this information.

Acreege of Proposed Park Does Not Meet National Recreation and Parks Association Guidelines and Add to Existing Shortage of Park Acreege in Central Maui:

Applicants propose an approximate 15-acre park and stormwater retention area. The Proposed Action proposes 597 additional housing units, 450 multi-family units and 147 rural residential units. Assuming the 3.3 persons per unit figure adopted by the County of Maui Department of Planning, the Proposed Action will house almost 2,000 persons.

I incorporate herein by reference the Infrastructure and Public Facilities Technical Issue Paper prepared by Chris Hart & Partners for the Maui County General Plan 2030, Maui Island Plan. In the Parks section of the Paper, the authors reference guidelines from the National Recreation and Parks Association. These guidelines establish a standard of 10-acres of sub regional park land per 1,000 of de facto population and 15-acres of regional park land per 1,000 of defacto population. Applying these guidelines, the Paper concluded that, in 2005, the Wailuku-Kahului area had a shortage of 291 acres of park area.

Applying these guidelines, and the projected population of the housing units contemplated by the Proposed Action, the proposed 15-acre park is insufficient for the potential population of 1,970 persons for the housing units contemplated by the Proposed Action. With a potential population approaching 2,000 people, Applicant should include in the EIS an amended proposal that accounts for the park areas recommended by the guidelines. In other words, the EIS should include provision for 20-acres of sub regional park land and 30-acres of regional park land. Some of this park land should be considered as an open-space buffer along the mauka boundary of the Project area, along the property lines of Wailuku Heights residences abutting the subject Parcel. This would protect the property interests of Wailuku Heights property owners who purchased their homes abutting agricultural land in reliance upon the continued use of that land for agriculture or as open space. Some of the required park land could be used to supplement the Wailuku Heights Park in such as way as to also protect the view plane from the park. This addition to Wailuku Heights Park could incorporate a community garden or other agricultural use so as to protect the cultural heritage of this land as former sugarcane land.

I incorporate by reference the comments on subject EISPN dated December 19, 2013, from Glenn Correa, the Director of Parks & Recreation. He indicates that the park and stormwater retention area is not detailed in the updated Conceptual Land Use Map. Please provide sufficient detail regarding the park in the draft EIS. In addition, the Department indicates it is not in support of a combined park and storm water retention area as a means of satisfying park assessment requirements. Please provide an alternative that would meet the Department's requirements, including the provisions for restroom and parking facilities.

In providing details regarding the proposed park, please indicate the topography of the park. The Project is located on a sloped parcel, and park needs for level areas, such as for necessary playing fields, could require substantial grading. An agricultural park or community garden that better incorporated the natural slope and features of the land is an alternative that the EIS should address. In addition, parking areas could also create a drainage or runoff issue that must also be addressed with specificity in the draft EIS. In addition, please address the comments from the Department of Health Maui District Health Office and the Clean Water Branch regarding the possible need for National Pollutant Discharge Elimination System permit coverage for this Project as a whole and for the proposed park, as they involve construction activities for land disturbances of one acre or more, where land disturbance includes: clearing, grading, grubbing,

excavation, demolition, uprooting of vegetation, equipment staging, and storage areas. Please provide sufficient detail regarding the park plan and the separate stormwater retention area so that this component of the Project can be adequately assessed in the draft EIS.

Comments on Figures:

Figure 1, Regional Location Map, and Figure 3, Aerial Photograph of Property, of the EISPN should be updated to document the current status of the property, including the approved and authorized projects in the surrounding area, including, but not limited to, Kehalani, Maui Lani, Waiale, and Waikapu Townhomes. The figures are inaccurate to the extent that they do not accurately reflect the potential “cumulative impacts” of the Project and the surrounding projects, the resulting urban growth and, therefore, the unique nature of subject parcel as the last remaining open space and agricultural land in the Wailuku, Waikapu corridor and in the greater Wailuku – Kahului area.

Comments on Grading:

In this section, Applicant alludes to “site grading work” but does not provide sufficient detail for the Approving Agency to make a determination regarding the “primary impact” or “secondary impact” of such grading work, especially when considered in the context of the “cumulative impacts” with the surrounding projects of Kehalani, Maui Lani, Waiale, and Waikapu Townhomes. The draft EIS must provide sufficient detail regarding the proposed grading, for lots, improvements, roads, parks, retention, so that the Approving Agency can determine the impacts (direct, indirect, and cumulative) of the grading required for the Project. The draft EIS must not only provide detail regarding the grading, but also a study regarding the resulting stormwater and runoff, including runoff over Honoapiilani Highway, and intrusion into the Kehalani project, and the commercial areas makai of the Project on the other side of Honoapiilani Highway. Any drainage, grading, stormwater or runoff analysis must also include the direct, indirect, and cumulative coastal impacts of stormwater or runoff that may enter coastal waters by way of feeding waterways (the two gulches that feed into the parcel from Wailuku Heights, Waikapu Stream, and Iao Stream).

Comments on Repurposing of Old Waikapu Road:

In this section, Applicant proposes the Old Waikapu Road be improved and serve as a project collector road, that a portion of Old Waikapu Road be extended to connect to Kuikahi Drive, and that a project collector road culminate in a right-turn in, right-turn out access off of Honoapiilani Highway. This proposal is contrary to the Wailuku-Kahului Community Plan (2002). One of the Goals of the Cultural Resources section of the Plan, is the identification, protection, preservation, and enhancement of historic sites, cultural landscapes, and view planes that provide a sense of history and define a sense of place for the Wailuku-Kahului region. The Plan identifies as one of the Objectives and Policies for implementation of the Goal, the preservation and restoration of historic roads as cultural resources. The proposal as to Old Waikapu Road is contrary to this policy.

Comments on Justification for Proposed Action, Need to Sufficiently Explore Alternatives:

Finally, the Proposed Action calls for the development of 147 rural residential lots, a village mixed-use district consisting of approximately 450 multi-family units, and approximately 25,000

square feet of commercial office/retail space. The requirements of H.A.R. 11-200-16 state that contents of the environmental impact statement shall fully declare the environmental implications of the proposed action, shall discuss all relevant and feasible consequences of the action, and shall include responsible opposing views, if any, on significant environmental issues raised by the proposal. In addition, H.A.R. 11-200-17(F) states that the draft EIS shall describe in a separate and distinct section alternatives which could attain the objectives of the action, regardless of cost in sufficient detail to explain why they were rejected.

Considering the foregoing basis and content requirements of H.A.R. Chapter 200 for the EIS for this Project, I request that Applicant consult the County of Maui Planning Department, County of Maui Zoning Department, RM Towill, Inc. (author of the Public Facilities special study of the Maui Island Plan), Tom Dinell & Associates (authors of the Housing / Economy special studies of the Maui Island Plan), SMS Consulting (author of the Socio-Economic Forecast special study of the Maui Island Plan), and Wilson Okamoto & Associates (author of the Infrastructure special study of the Maui Island Plan) to assist Applicant in providing the rigorous exploration and objective evaluation of alternatives to the proposed action in sufficient detail to explain why they were rejected.

COMMENTS ON SECTION I. D. ENTITLEMENTS REQUIRED:

In order that the direct, indirect, and cumulative impacts of this Project and neighboring projects can be appropriately addressed, Figure 5 -“Existing State Land Use Classifications,” Figure 6 – “Proposed State Land Use Designations,” Figure 7 – “Existing Wailuku-Kahului Community Plan Designation,” and Figure 8 ‘ “Proposed Community Plan Map Amendment” must be updated to accurately reflect the changed character of the surrounding areas due to the previously authorized and approved, or the currently proposed, land use, community plan, and zoning changes and amendments for the Kehalani, Maui Lani, Waiale, and Waikapu Townhouses projects.

Comments on Part II of the EISPN: Description of Existing Conditions, Potential Impacts, and Proposed Mitigation Measures

COMMENTS ON SECTION II.A.1, 2, AND 3. DESCRIPTION OF EXISTING CONDITIONS, POTENTIAL IMPACTS, AND PROPOSED MITIGATION MEASURES: PHYSICAL SETTING: SURROUNDING LAND USES, CLIMATE, AND TOPOGRAPHY AND SOILS CHARACTERISTICS.

Due to the inter-related nature of the Subsections on Surrounding Land Uses, Climate, and Topography and Soils Characteristics within the Section on Physical Setting, I will address my comments on these sections as a comprehensive whole. Please note that Section II.A.1.a. Existing Conditions should be amended to also include a description of the proximity of the Kehalani, Maui Lani, Waiale, and Waikapu Townhouses projects, and the corresponding loss of agricultural land as a direct, indirect, and cumulative impact of those projects.

As Applicant indicates on page 15 of the EISPN, the State Department of Agriculture has established three categories of Agricultural Lands of Importance to the State of Hawaii. As indicated by the ALISH map the project site falls with the "Prime" agricultural lands category. "Prime" agricultural lands have the soil quality, growing season, and moisture supply needed to produce sustainable crop yields. I was unable to obtain from the Office of Planning, State GIS Program an updated inventory of "Prime" agricultural lands in Maui County that have not since redistricted to other land uses, such as urban. According to the information I was able to obtain, in 1977, there were only 70,714 acres of such "Prime" agricultural land on Maui. These "Prime" lands comprised only 44% of then agricultural lands on Maui. While I was unable to obtain the exact figures, much of that "Prime" land is held by large industrial agricultural land owners, and is therefore not available to support smaller, diversified agriculture. According to The State of Hawaii Data Book 2012, in 2011, Alexander & Baldwin owned 92,864.8 acres on Maui and Maui Land & Pineapple owned 22,800 acres. As is demonstrated by the example of subject parcel, and the A&B residential and commercial developments in Kahului, many formerly productive agricultural lands have been redistricted away from agricultural use directly to residential or commercial development.

The University of Hawaii Land Study Bureau (LSB) classifies productivity characteristics on a scale of "A" to "E", with lands designated as "A" reflecting the highest productivity and "E" representing lands ranked lowest. Productivity classifications are further classified by soil types, characterized by texture, drainage, and stoniness. The land underlying the subject project site are characterized as A80i and B8li. The A80i classification reflects soil that is over 30 inches deep, non-stony, and well to excessively drained. The B8li classification possesses similar characteristics, but are considered less suited for machine tillability. According to information prepared by the Office of Planning, State GIS Program on February 5, 2013, attached as "Appendix B", LSB "A" lands comprise only 30,943 acres, or 13.2% of Maui lands within the State Land Use Agricultural District, and LSB "B" lands comprise only 17,283 acres, or 7.3% of Maui lands within the State Land Use Agricultural District. Given the above-referenced acreage owned by large private landowners, as well as state lands, the inventory of State Land Use Agricultural District lands on Maui that are rated ALISH "Prime" and LSB "A" and "B" that may be available for diversified agriculture is actually quite small. In the EIS, Applicant must indicate the current inventory of similarly suited lands to those underlying the Proposed Project. This must include an inventory of ALISH "Prime" and LSB "A" and "B" lands within the State Land Use Agricultural District.

In Maui, due to competition with the large industrial agribusinesses of sugarcane and pineapple, and the pressures of urban development upon former sugarcane and pineapple lands, much diversified agriculture has been relegated to Upcountry Maui communities and agricultural lands with less desirable ALISH and LSB rankings. In addition, Upcountry farmers rely upon the County water supply system for irrigation water. The County water supply in Upcountry relies largely upon surface waters. As a result, Upcountry farmers are often impacted by summer droughts. There was a recent proposed ordinance to raise the County agricultural water rates for agricultural users in Upcountry.

This contrasts sharply with the lands underlying the Proposed Project. Applicant states that the elevations at the project site range from approximately 350 to 815 feet above sea level. The lands underlying the Proposed Project are on the windward side of the West Maui Mountains, and lands are comprised of soils in the `Iao soil series. According to Table 9 of Scientific Investigations Report 2007-5103, "Effects of Agricultural Land-Use Changes and Rainfall on Ground-Water Recharge in Central and West Maui, Hawai'i, 1926-2004" by the U.S. Geological Survey, available water capacity for `Iao soils is 0.140 inches per inch of soil. Available water capacity is a measure of the maximum depth of water per unit of soil available for consumption by plants and varies by soil type. Available water capacity impacts the suitability of the land to sustain agriculture and the amount of irrigation that may be required. The available water capacity of 0.0140 inches for the `Iao soils that comprise the subject parcel compares favorably with the available water capacity of other areas on Maui where much of the island's diversified agricultural activities take place. Haiku, for example, has an available water capacity of 0.120, Haliimaile of 0.095, and Makawao has available water capacity 0.100.

In addition, the lands underlying the Proposed Project receive greater amounts of rainfall than many agricultural lands on the leeward sides of Haleakala and the West Maui mountains. The project site is bifurcated by the Waihee Ditch, owned by Wailuku Water Company. There are two natural drainage gullies which cut across the site in a west to east (mauka to makai) direction and converge into a single drainageway before crossing Waihee Ditch and Honoapiilani Highway. Runoff from the gullies flows to Waiale Reservoir, located below Honoapiilani Highway and Waiale Road. The available water sources, outlined above, could be converted or acquired for use for agricultural production on the subject parcels. All of the foregoing make the preservation in agricultural use of the subject lands an important alternative that the EIS must fully explore.

Based upon the foregoing information provided by Applicant in the EISPN, the land underlying the Project, satisfies all or almost all of the standards and criteria set out in Section 205-44 Hawaii Revised Statutes for the identification of important agricultural lands. Notwithstanding the failure of the County of Maui, the State Department of Agriculture, the Land Use Commission, and other statutorily-obligated parties for fulfill the intent of the Legislature and timely complete the required designations of important agricultural lands under the requirements of Part III, Important Agricultural Lands, of Chapter 205 Land Use Commission of the Hawaii Revised Statutes, since the lands underlying the Project satisfy the statutory criteria for designation as important agricultural lands, the Land Use Commission is obligated to apply

H.R.S. 205-50, standards and criteria for the boundary amendment or rezoning of important agricultural lands, to the Proposed Action for subject Project.

In discussing Potential Impacts and Proposed Mitigation Measures in the EISPN related to surrounding land uses, climate, and topography and soils characteristics, Applicant failed to sufficiently discuss the direct, indirect, and cumulative impacts of the Project, and the Maui Lani, Kehalani, Waiale, Wailuku Country Estates, Waikapu Townhouses, and other existing developments, upon the available stock of Prime agricultural land with comparable productivity characteristics available for purchase or lease in the Waikapu, Wailuku, and Waihee districts. I request that Applicant compile an inventory of comparable Prime agricultural lands, with productivity characteristics similar to the land underlying the Project, currently available for purchase or lease on the open market, including price or lease information, lot size information, and availability of water for agricultural purposes associated with the parcel/lot. I also ask for an inventory for the Island of Maui of all undeveloped Prime agricultural land with comparable productivity characteristics within Agricultural Land Use Districts for the island of Maui.

I request that the following be made Consulted Parties regarding the importance of protecting the agricultural resource represented by the lands underlying the Project and the need to keep these lands within the Agricultural Land Use District. I request that Applicant consult the following individuals and organizations to discuss alternatives to the Proposed Action that would serve the priorities, goals, policies, and objectives of the Hawaii State Plan, Maui Island Plan, and Wailuku-Kahului Community Plans to protect the scarce agricultural resource underlying the proposed project. Prime agricultural lands such as those underlying Project, with the subject land's desirable agricultural productivity characteristics, and with subject land's access to water for agriculture, are well suited for sustainable, diversified agriculture, a use that is explicitly prioritized in the priorities, goals, policies, and objectives of the Hawaii State Plan, Maui Island Plan, and Wailuku-Kahului Community Plan. These alternatives could include: a landowner petition for designation of Project lands as Important Agricultural Lands, a dedication of the lands for a conservation easement, a dedication of the lands to the Affordable Farming Land Trust (a project of Na Hale O Maui) or the Hawaiian Islands Land Trust, the development of an Agricultural Park, Community Garden, or Food Forest, or the creation of an agricultural subdivision with sufficient conditions thereupon to ensure that it is actually used for the promotion of sustainable, diversified agriculture, and not turned in to luxury "agriculture" estates such as can be seen in the neighboring Wailuku Country Estates development and other areas of the island.

Consulted Parties for Alternatives to Proposed Action – Maintaining Current Agricultural Land Use District Boundary

1. Affordable Farming Land Trust project of Na Hale O Maui, PO Box 1829, Wailuku, HI 96793.
2. Chris Kanazawa, State Director, U.S. Dept. of Agriculture, Rural Development Office, Federal Building Room 311, 154 Waiianuenue Avenue, Hilo, HI 96720
3. Maui Economic Development Board, Focus Maui Nui Project, 1305 North Holopono Street, Suite 1, Kihei, HI 96753

4. Board of Directors (Vincent Mina, Melissa Olivit, Bill Greenleaf, Simon Russel, Evan Ryan, David Fisher, Kelly King, Susan Teton), Maui Farmers Union, P.O. Box 880794, Pukalani, HI 96768
5. Maui County Farm Bureau, Warren Watanabe, Executive Director, P.O. Box 148, Kula, HI 96790
6. Maui County Farm Service Agency, Maui FSA Center, 77 Hookele Street, Ste 201, Kahului, HI 96732
7. Tri-Isle Resource Conservation and Development Program, PO Box 338, Kahului, HI 96793
8. Maui Coffee Association, PO Box 1089, Kula, HI 96790
9. UH Manoa College of Tropical Agriculture, 3050 Maile Way, Gilmore Hall 202, Honolulu, HI 96822
10. UH College of Tropical Agriculture, Kahului Extension Office, 310 Kaahumanu Avenue, Building 214, Kahului, HI 96732
11. UH Manoa, Dept. of Natural Resources and Environmental Management, 1910 East-West Road, Honolulu, HI 96822
12. Hawaii Tropical Fruit Growers Association, PO Box 1162, Captain Cook, HI 96794. Especially their Maui members: Chuck Boerner, Ian Cole, and Doug MacCluer (Doug's address is 360 Hoopalua Drive, Pukalani, HI 96768)
13. Maui Flower Growers Association, 176 Mehani Circle, Kihei, HI 96753
14. Maui Cattlemen's Association, HC1, Box 901, Kula, HI 96790
15. Maui Onion Growers Association
16. Maui Aloha Aina Association, 1768 Kalawi Place, Wailuku, HI 96793
17. Kahanu Aina Greens, PO Box 2296, Wailuku, HI 96793
18. Kenneth Yamamura, Agricultural Specialist, Office of Economic Development, 2200 Main Street, One Main Plaza #305, Wailuku, HI 96793
19. Upcountry Sustainability Maui, upcountrysustainability@gmail.com
20. Maui Tomorrow, 55 N Church Street, Wailuku, HI 96793
21. Hawaiian Islands Land Trust, P.O. Box 965, Wailuku, HI 96793
22. Maui Sierra Club, P.O. Box 791180, Paia, HI 96793
23. Sustainable Living Institute of Maui, UH Maui College, 310 Kaahumanu Ave, Kahului, HI 96732.
24. Jennifer Chiraco, Partner, Sustypacific, Jennifer@sustypacific.com

I request that, as required by H.A.R. Section 11-200-17(F) the draft EIS shall describe in a separate and distinct section alternatives to the Proposed Action which could attain the objectives of the action, regardless of cost, in sufficient detail to explain why they were rejected. The section shall include a rigorous exploration and objective evaluation of the environmental impacts of all such alternative actions. This discussion of alternatives to the Proposed Action should appropriately address the competing interests of the Proposed Action and the state, county, community goals, priorities, objectives, and policies that specifically call for the protection of agricultural lands and promote diversified and sustainable agriculture outlined in the Hawaii State Plan, Maui Island Plan, and Wailuku-Kahului Plan.

I request explicit discussion of the following provisions of the Hawaii State Plan: HRS Section 226-7 "Objectives and policies for the economy – agriculture"; HRS Section 226-103(d)

“Priority Guidelines to Promote the Growth and Development of Diversified Agriculture and Aquaculture”; and HRS Section 226-104(b)(2) “Priority guidelines for regional growth distribution and land resource utilization” that indicates, “Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.”

I request that the following individual, organizations, and agencies be made “Consulted Parties” and that Applicant consult them for discussion of the importance of protecting the agricultural district boundary for subject Project lands due to the possible impacts of natural disaster or climate change upon other agricultural resources of Maui. This request is based upon the climate change adaptation priority guidelines of the Hawaii State Plan as codified in HRS Section 226-109. I request that Applicant discuss the present threats and pressures of extended drought in the areas of upcountry Maui that are already creating pressure upon water use for agricultural purposes. Due to the high elevation of agricultural lands in upcountry Maui (Kula, Makawao, Ulupalakua, Pukalani, Olinda, etc), there is a need to pump water to these elevations. Extended periods of drought have caused the County Department of Water Supply to propose an ordinance, now before committee of the County Council, to increase agricultural water rates.

Due to climate change, there are predictions that rainfall rates and available streamflow will be reducing freshwater, surface, and groundwater supplies and aquifer recharge rates. There is also a threat to low-lying agricultural lands in the central Maui valley from salt water intrusion from tsunami, or from rising sea levels due to climate change. The rising sea levels of climate change can also impact our groundwater resources of the aquifer, increasing salinity that may limit or reduce the availability of water for agricultural use. Heat stress upon crops from rising global temperatures associated with climate change may also make agricultural lands in the low-lying areas of the central Maui valley unproductive for agriculture. The higher elevation of subject Project’s lands may make it a valuable agricultural resource when the indirect and cumulative impacts of climate change upon Maui’s agricultural resources are considered. Again, the following persons have valuable expertise and should be consulted for the purposes of analyzing the possible impacts of tsunami and climate change upon the agricultural resources of central, leeward, and upcountry Maui, which would make the preservation of subject Project’s agricultural lands even more of a priority. Many of the below listed consulted parties are the authors of Chapter 23- Hawaii of the (draft) National Climate Assessment. They are the recognized authorities on climate change impacts in Hawaii and the U.S. Affiliated Pacific Islands.

1. Hawaii State Climatology Office, UH Manoa, Dept. of Meteorology, 2525 Correa Road, Honolulu, HI 96822
2. National Oceanic and Atmospheric Administration, Climate Services and Monitoring Division, Pacific Regional Climate Service Director, ATTN: John Marra, East-West Center, 1601 East-West Road, Honolulu, HI 96822
3. Melissa Finucane, East-West Center, 1601 East-West Road, Honolulu, HI 96822
4. Professor Thomas Giambelluca, UH Manoa, Department of Geography, 2424 Maile Way, Saunders Bldg #417, Honolulu, HI 96822
5. Mark Merrifield, UH Manoa Joint Institute for Marine and Atmospheric Research, 1000 Pope Road, MSB 317c, Honolulu, HI 96822

6. Eileen Shea, Director, NOAA Integrated Data and Environmental Applications Center, East West Center, 1601 East-West Road, Honolulu, HI 96822
7. Maxine Burkett, UH Richardson School of Law, 2515 Dole Street, Law 207C, Honolulu, HI 96822
8. Dr. Bin Wang, Chair, UH Manoa Meteorology Department, Director International Pacific Research Center, 680 East-West Road, POST 409E, Honolulu, HI 96822.

COMMENTS ON SECTION II.A.4, 5, AND 6 DESCRIPTION OF EXISTING CONDITIONS, POTENTIAL IMPACTS, AND PROPOSED MITIGATION MEASURES: PHYSICAL SETTING: FLOOD AND TSUNAMI HAZARD, STREAMS AND RESERVOIRS, FLORA AND FAUNA.

Flood and Tsunami Hazard: Potential Impacts and Proposed Mitigation Measures:

Applicant should adopt proposals recommended by the visions, goals, objectives, policies, recommendations and implementing actions of the Hawaii State Plan, Hawaii State Functional Plans, Maui Countywide Policy Plan, Maui Island Plan, and the Wailuku-Kahului Community Plan, and their referenced technical documents, to reduce the potential for stormwater runoff and reduce the percentage and impacts of impervious surfaces. Implementation of these methods to reduce runoff and impervious surfaces should be detailed explicitly in the draft EIS.

Streams and Reservoirs: Existing Conditions and Potential Impacts and Proposed Mitigation Measures:

Applicant indicates Waikapu Stream is located approximately one-half mile north of project site. This is incorrect. `Iao Stream is located approximately one-half mile north, and Waikapu Stream is located less than one-half mile south of the project site. The project site is in the vulnerable West Maui Watershed area between these streams, which are a part of the historic Na Wai `Eha, for the Four Waters. Due to the sensitivity of these stream systems, they have been the subject of a Contested Case Hearing before the Hawaii Commission on Water Resource Management, Case No. CCH-MA-06-01, for approximately ten years. There is a hearing on this matter scheduled before the Commission on Water Resource Management scheduled in March to address matters on remand from the decision of the Hawaii Supreme Court. Due to the relevance of the Hearing to the issues facing these two impacted streams, I herein incorporate by reference the documents on the docket of the Commission related to CCH-MA-06-01, as well as the relevant case law associated with the judicial interpretations of the Decision and Orders of the Commission on Water Resource Management.

I also incorporate herein by reference the following reports by the U.S. Geological Survey (USGS), U.S. Department of the Interior, relevant to this watershed and to `Iao and Waikapu streams. These reports are also relevant to the subject of Water in the Infrastructure comments to this EISPN, and are incorporated by reference therein. I request that the USGS, and the authors of the following reports, be made Consulted Parties for the EIS process. These reports are available online at the USGS website, and are easily found by entering the report number into a web search engine:

USGS Scientific Investigations Report 2010-5011, "Effects of Surface-Water Diversion on Streamflow, Recharge, Physical Habitat, and Temperature, Na Wai `Eha, Maui, Hawaii."

USGS Scientific Investigations Report 2008-5236, "Ground-Water Availability in the Wailuku Area, Maui, Hawai`i."

USGS Scientific Investigations Report 2007-5103, "Effects of Agricultural Land-Use Changes and Rainfall on Ground-Water Recharge in Central and West Maui, Hawai`I, 1926-2004."

USGS Water-Resources Investigations Report 00-4223, "The Response of the Iao Aquifer to Ground-Water Development, Rainfall, and Land-Use Practices Between 1940 and 1998, Island of Maui, Hawaii."

The aforementioned USGS reports are comprehensive as to matters relevant to the potential impacts of proposed project upon both `Iao and Waikapu Streams. Applicant fails to mention the presence of historic irrigation ditches, such as the Waihe`e Ditch, in project area. This ditch is relevant to issues related to these streams. To summarize the foregoing USGS reports, alteration of land use from agriculture to urban and rural can have a negative impact on recharge of the underlying `Iao and Waikapu aquifers. It can also have a negative impact on the streamflow for both streams, most likely Waikapu Stream. The reports detail how the streams either gain or lose water during their reaches at elevations relevant to subject project area, as groundwater seeps in to the streams at different elevations, or streamflow is lost to aquifer recharge. This gain and loss varies based upon elevation, recharge from agricultural irrigation, groundwater withdrawals. The relationship between groundwater and surface water, and groundwater recharge, as to subject project area and the neighboring streams of `Iao and Waikapu is complicated and nuanced. Applicant must consult USGS and Hawaii Commission on Water Supply in order to formulate a sufficiently detailed draft EIS as to the potential impacts and proposed mitigation measures for these streams.

In addition to potential impacts on streamflow and groundwater recharge, the draft EIS must also consider potential impacts upon species observed in `Iao and Waikapu streams, and the potential importance of project area as necessary habitat for stream species. `Iao stream and Waikapu stream host a number of native aquatic species that may be impacted by proposed action. These species include a native Hawaiian damselfly of the endemic genus *Megalagrion* referred to as pinao `ula. The draft EIS must incorporate analysis of impacts on native species of the stream system. For guidance, I refer Applicant to the guidelines available on the website of the Hawaii Office of Environmental Quality Control entitled, "Biological Surveys, Ecosystem Impact Analysis and Mitigation Measures."

Flora and Fauna: Existing Conditions and Potential Impacts and Proposed Mitigation Measures:

I refer Applicant to the Office of Environmental Quality Control guidelines, "Biological Surveys, Ecosystem Impact Analysis and Mitigation Measures" for guidance in conducting a sufficient analysis for the draft EIS. Applicant indicates that a field study was conducted in 2005. According to the OEQC guidelines, if a biological survey for a given site is older than five years it should be updated. Applicant must have an updated survey conducted.

In addition, the endangered Hawaiian goose (nene) has been seen at the subject site, and threatened or endangered Hawaiian owls are also associated with the subject site. According to the OEQC guidelines, biological surveys should take into account the activities of nocturnal, migratory, and seasonal species and conduct surveys accordingly (e.g. a survey of wetland flora should take place during the rainy season to observe otherwise dormant species).

A thorough flora/fauna survey should provide a map containing the survey routes, and cover a minimum of 50% coverage of the study area. The Hawaiian Stream Bio-assessment Protocol developed by OEQC should also be utilized to study habitat and biotic quality of Waikapu stream. The draft EIS must include an analysis of the need to protect subject area as necessary habitat for threatened and endangered species.

The Hawaii Bird Conservation Plan of the U.S. Fish and Wildlife Service must be consulted. The following should be made Consulted Parties as to the draft EIS analysis of steam, flora, and fauna:

U.S. Fish & Wildlife Service
The Nature Conservancy
West Maui Mountains Partnership
Maui Forest Bird Recovery Project
Hawaii-Pacific Islands Cooperative Ecosystems Studies Unit
Haleakala National Park,
Hawaiian Islands Land Trust
Maui Bird Conservation Center
Maui Nui Seabird Recovery Project

COMMENTS ON SECTION II.A.7 DESCRIPTION OF EXISTING CONDITIONS,
POTENTIAL IMPACTS, AND PROPOSED MITIGATION MEASURES: PHYSICAL
SETTING: ARCHAEOLOGICAL AND CULTURAL RESOURCES.

Subject area is a unique cultural resource with an important history dating back to pre-contact times. Applicant should utilize the “Guidelines for Assessing Cultural Impacts” Adopted by the Environmental Council, State of Hawaii, and available on the OEQC website. I request that Victor and Hoku`au Pelligrino and Clare Apana, knowledgeable informants, be made Consulted Parties. Scoping, community meetings, ethnographic interviews, and oral histories should be conducted.

COMMENTS ON SECTION II.A.7 DESCRIPTION OF EXISTING CONDITIONS,
POTENTIAL IMPACTS, AND PROPOSED MITIGATION MEASURES: PHYSICAL
SETTING: ARCHAEOLOGICAL AND CULTURAL RESOURCES.

Analysis of the scenic and open space resources presented by subject area must be considered in the context of the direct, indirect, and cumulative impacts of the nearby Kehalani, Maui Lani, Waiale, and Waikapu Townhouses projects. Subject area constitutes that last portion of mauka open space on the slopes of the West Maui Mountains from Wailuku to Waikapu, and beyond.

Development of subject area will negatively impact the scenic and open space resources of the Wailuku Heights Park, located on the mauka, western border of subject area. The proposed action will also negatively impact the open space and viewplanes of Wailuku Heights residents whom purchased their properties in reliance upon the open space associated with the agricultural land use district boundary designation of subject area. Impacts upon this open space must be duly addressed in the draft EIS, and mitigation measures should include, in addition to those already proposed, a 100-foot buffer along the northern and western boundary of subject area where it abuts Wailuku Heights.

COMMENTS ON SECTION II.B.1 TO 3: DESCRIPTION OF EXISTING CONDITIONS, POTENTIAL IMPACTS, AND PROPOSED MITIGATION MEASURES: SOCIO-ECONOMIC ENVIRONMENT: POPULATION, HOUSING, ECONOMY

Applicant fails to address the direct, indirect, and cumulative impacts of the authorized housing capacity of the Central Maui projects of Kehalani, Maui Lani, Waiale, Waikapu Townhomes, and the A&B Properties Maui Business Park Phases 1 & 2. I incorporate herein by reference my other comments on subject EISPN related to the issues of population, housing, and the economy.

The 2030 Socio-Economic Forecast cited in the Maui Island Plan (General Plan 2030) indicates a Community Plan Area Population for Wailuku-Kahului in 2015 of 52,343 persons, in 2020 of 56,492 persons, in 2025 of 60,689 persons, and in 2030 of 64,853 persons. Based upon the projections of the Forecast, the population of Wailuku-Kahului is predicted to grow by only 10,420 persons from 2015 to 2030.

According to the Maui County Planning Department Long Range Planning Division the Land Use Forecast figure for Wailuku – Kahului is 3.33 persons per household, the highest on the island. As of January, 2013, the Kehalani Development Project had 1,180 remaining, unconstructed, authorized units; Maui Lani Development Project had 2,596 remaining, unconstructed, authorized units; Waiale Development Project (which has received the necessary Land Use Boundary Amendments, and for which I ask that the zoning and community plan amendments be assumed for analysis purposes) proposes 2,554 housing units, and the Waikapu Townhouses Development Project is authorized for 1,433 units, none of which have been constructed. Applying the 3.3 persons per household figure for the Wailuku – Kahului area used by the Planning Department, the unconstructed housing capacity of the foregoing projects is 25,617 persons, or more than double the projected population growth for the Wailuku – Kahului area of 10,420 from now until 2030. In addition, demand for housing typically is demand for affordable housing. Applicant should provide specifics regarding the provision for affordable housing in the draft EIS.

As to Applicant's statement regarding jobs, Applicant indicates that proposed action will create jobs associated with subdivision improvements and building construction. However, considering the need to construct the already authorized units for the Kehalani, Maui Lani, Waiale, and Waikapu Townhouses projects, there is substantial danger that the jobs associated with subject project will be filled by in-migrant or contract workers from the U.S. mainland, as has happened in the past. Applicant must demonstrate a Memorandum of Agreement to employ only local, unionized workers if it intends to use job creation to justify subject project. Applicant should

also provide figures regarding its current workforce on other Maui construction projects that demonstrate its good faith employment of Maui residents, union members, and apprentices for its projects.

COMMENTS ON SECTION II.C. 1: DESCRIPTION OF EXISTING CONDITIONS, POTENTIAL IMPACTS, AND PROPOSED MITIGATION MEASURES: PUBLIC SERVICES: POLICE, FIRE, AND MEDICAL SERVICES

I incorporate herein by reference the “Infrastructure and Public Facilities Technical Issue Paper,” of the Maui County General Plan 2030, Maui Island Plan, by Chris Hart and Partners (“Hart Infrastructure Paper”). I also incorporate the Maui Countywide Policy Plan, Maui Island Plan, and Wailuku-Kahului Community Plan, and supporting documents.

The Hart Infrastructure Paper indicates that, based on the residential district standard of a 2 road mile service radius, areas around Waihee, Waiehu, and Waikapu do not have adequate protection. This lack of service area may include subject area. In addition, the Hart Infrastructure Paper indicates that plans call for an additional fire station in Waikapu which would service the areas of Maui Lani, Maui Waeana, Waikapu, and Wailuku Heights. Applicant should include the current status of such station in the draft EIS, as well as provisions for Applicant to cover its pro rata or fair share of associated costs of such service.

As to police services, according to the Maui County Police Department, current staffing levels are only at approximately 90 percent of needed staffing. The Hart Infrastructure Paper indicates a planning standard for police service is a derived ratio of number of officers required per 1,000 de facto population to maintain existing levels of service. As the proposed action will create housing for up to 2,000 additional residents, Applicant should address in the draft EIS impacts of the proposed action on police service levels, and how Applicant will provide sufficient funding to ensure an adequate level of service.

COMMENTS ON SECTION II.C. 2: DESCRIPTION OF EXISTING CONDITIONS, POTENTIAL IMPACTS, AND PROPOSED MITIGATION MEASURES: PUBLIC SERVICES: SOLID WASTE

Applicant describes a potential waste-to-energy (“WTE”) project that does not seem economically or politically viable at this time. At a public forum on the WTE project last fall, the Director of the County of Maui Solid Waste Management system indicated that the WTE project was under consideration as a possible solution to chronic revenue shortfalls in that system. The Director indicated that the county’s residential solid waste collection service cost more to operate than the fees for the service generated.

In order to mitigate the costs to the County of adding additional residential solid waste demands upon the County, Applicant should consider mitigating factors in the draft EIS that include private solid waste removal for subject project area, on-site recycling centers or private curbside recycling services, zero-waste building practices and net-zero waste best management practices, as well as on-site composting of food and landscaping/agricultural waste.

COMMENTS ON SECTION II.C. 3: DESCRIPTION OF EXISTING CONDITIONS, POTENTIAL IMPACTS, AND PROPOSED MITIGATION MEASURES: PUBLIC SERVICES: RECREATIONAL RESOURCES

As discussed elsewhere in these comments, Applicants proposal for 15-acres of park is insufficient to meet the level of service guidelines of the National Recreation and Parks Association for the population housed by the project as detailed in the Hart Infrastructure Paper and the Maui Countywide Policy Plan and Maui Island Plan. The Hart Infrastructure Paper identified a substantial shortage of sub-regional and regional park lands in Wailuku-Kahului. The 2005 deficit of 477 acres of sub-regional park and 382 acres of regional parks in the area was expected to grow through 2030. The Applicant's proposal for a 15-acre park does nothing to improve the situation. Based upon the aforementioned guidelines, and the potential 2,000 residents the proposed project could generate, the propose area would require 20 acres of sub-regional park land and 30-acres of regional park land to meet the recreational resource needs of the project's residents. The draft EIS should detail Applicant's proposal to mitigate this shortage.

COMMENTS ON SECTION II.C. 4: DESCRIPTION OF EXISTING CONDITIONS, POTENTIAL IMPACTS, AND PROPOSED MITIGATION MEASURES: PUBLIC SERVICES: SCHOOLS

The Hart Infrastructure Paper indicates that a new intermediate school is necessary in project area. The draft EIS should include plans for the provision of the necessary school. Maui's schools are chronically underfunds, draft EIS should incorporate mitigating factors for proposed action that include the fair, pro rata share of school expenses associated with the proposed project.

COMMENTS ON SECTION II.D. 1 DESCRIPTION OF EXISTING CONDITIONS, POTENTIAL IMPACTS, AND PROPOSED MITIGATION MEASURES: INFRASTRUCTURE: ROADWAYS

Applicant must address the direct, indirect, and cumulative impacts of the Maui Lani, Kehalani, Waiale, and Waikapu Townhouses projects on roadways affected by proposed project. The proposed action includes a collector road exiting into Kuikahi Drive, and a right-turn-in, right-turn-out collector road onto Honoapiilani Highway. The collector road exiting into Kuikahi Drive will dramatically increase traffic on Kuikahi Drive makai-bound approaching Honoapiilani Highway. Already, traffic makai of Honoapiilani Highway is so congested at the left-turn onto Waiale Drive that the traffic backs up along Kuikahi Drive mauka through the intersection with Honoapiilani Highway. During the morning rush hour, I already must occasionally pause before the stoplight at Honoapiilani Hwy as I head makai on Kuikahi Drive because the traffic precludes me from traveling through the intersection. In addition to the current congestion along Kuikahi Drive from Honoapiilani Hwy to Waiale Drive, there is also substantial congestion along Maui Lani Parkway east-bound at its intersection with Kamehameha Avenue. The congestion during the morning rush hour east-bound on Maui Lani Parkway causes a five to ten-

minute delay. Applicant must address these concerns, and appropriate mitigating factors, in the draft EIS.

The Hart Infrastructure Paper included a detailed analysis of the Wailuku-Kahului Roadway system, and a Level of Service (LOS) analysis. The analysis evaluated 2004 conditions and 2030 conditions based on projected population growth and land use trends. For 2030, “no improvements” and “proposed improvements” scenarios are provided.

The Hart Infrastructure Paper indicates that the County of Maui’s Level of Service goal for roadways is that all roadways throughout the island shall operate at LOS “D” or better. In 2004, 27 locations on Maui operated at “E” or “F”. The 2030 projections of the roadway analysis found that if “no improvements” were made, by 2030 there would be 77 locations on Maui operating below the LOS goal of “D”. Even if all proposed improvements were made, by 2030 there would still be 62 locations on Maui below the LOS goal.

Applicant must include mitigating measures in the draft EIS that include a private, developer-operated shuttle service from project area, as well as other Applicant projects, to the Wailuku Town district, as well as provisions for bikeways and pedestrian paths to connect project area to the employment center of Wailuku town. A park-and-ride solution and provisions for additional developer funds for the County public bus system should also be considered in the draft EIS.

COMMENTS ON SECTION II.D. 2. DESCRIPTION OF EXISTING CONDITIONS,
POTENTIAL IMPACTS, AND PROPOSED MITIGATION MEASURES:
INFRASTRUCTURE: WATER

Due to their relevance to the question of water availability for subject project, I incorporate herein by reference, again, the following reports by the U.S. Geological Survey (USGS), U.S. Department of the Interior, relevant to the Na Wai `Eha watershed where subject project is located, and to the `Iao and Waikapu streams which are both within approximately one mile or less of subject project. I request that the USGS, and the authors of the following reports, be made Consulted Parties for the EIS process. These reports are available online at the USGS website, and are easily found by entering the report number into a web search engine:

USGS Scientific Investigations Report 2010-5011, “Effects of Surface-Water Diversion on Streamflow, Recharge, Physical Habitat, and Temperature, Na Wai `Eha, Maui, Hawaii.”

USGS Scientific Investigations Report 2008-5236, “Ground-Water Availability in the Wailuku Area, Maui, Hawai`i.”

USGS Scientific Investigations Report 2007-5103, “Effects of Agricultural Land-Use Changes and Rainfall on Ground-Water Recharge in Central and West Maui, Hawai`I, 1926-2004.”

USGS Water-Resources Investigations Report 00-4223, “The Response of the Iao Aquifer to Ground-Water Development, Rainfall, and Land-Use Practices Between 1940 and 1998, Island of Maui, Hawaii.”

Due to its relevance to the issue of water availability for subject project, I also incorporate herein the case-law and docket documents of Case No. CCH-MA-06-01, in the Matter of Iao Ground Water Management Area High-Level Source Water Use WUPS and Petition to Amend Interim Instream Flow Standards of Waihee, Waiehu, Iao, & Waikapu Streams Contested Case Hearing. As indicated previously, this matter is on remand from the Hawaii Supreme Court to the Hawaii Commission on Water Resource Management (“CWRM”), and is scheduled for hearing beginning in March, 2014.

Applicant’s EISPN as to the water issues relevant to subject project are misleading. Subject project proposes using groundwater from `Iao aquifer to service the water needs of proposed project. `Iao Aquifer was designated in 2003 by CWRM based upon concerns regarding the sustainable future of the aquifer. This was triggered by the moving average annual pumpage exceeding 90% of sustainable yield and rising chlorides.

While Applicant is also developer for the Kehalani Project, the discussion of Kehalani’s storage tanks and wells in the EISPN is not relevant to subject project. Shaft 33 is an existing well utilized by Maui Department of Water Supply and RCFC Kehalani, that is currently in the process of replacement. Applying research on the `Iao Aquifer, including that of the USGS mentioned above, best practices indicate that deterioration of the aquifer that triggered designation by CWRM can be remediated somewhat by relieving the pressure upon the aquifer of the large capacity pumpage of Shaft 33 and distributing the groundwater withdrawal amongst smaller capacity wells distributed more broadly along the aquifer. This process of adjusting the method of groundwater withdrawal has included the relocation of wells among lands, including those of the Kehalani and subject projects. This process does not, however, increase the availability of groundwater for County of Maui or subject project. Applicant’s EISPN seems to indicate otherwise. This is incorrect.

Please reference the comments to subject EISPN submitted January 7, 2014, by the Commission on Water Resource Management. These comments indicate that, currently, `Iao Aquifer System Area has an approved sustainable yield of 20 million gallons per day (mgd), and that 19.089 have already been allocated. According to Eva Blumenstein, Water Resource Planner with the County of Maui, in her written response to my written request for information:

CWRM issues water use permits (WUPs) for existing and new well users up to SY. This has no relation to the availability policy codified in Title 14 that the council passed. This policy applies county wide to DWS systems.

Kehalani Mauka has their own allocated WUP from their source Shaft 33 in Iao aquifer. Their remaining demand should roughly be covered by their allocation from CWRM. KM allocation is transferred to DWS as meters are issued for their project.

Based upon the foregoing, any allocation associated with Kehalani Mauka is sufficient only to meet the demand for that project, which as of January, 2013, had 1,180 remaining unbuilt units.

The allocation to Kehalani Mauka does not have any excess available or transferrable to subject project.

In its comments, CWRM indicates that in addition to the 19.089 mgd that have been allocated of the current 20 mgd sustainable yield, another 1.635 mgd are requested in pending applications. Accommodating the existing pending applications would result in overallocation. According to CWRM, it is possible that the outcome of the pending Na Wai `Eha contested case hearing involves loss of all or a portion of the 1.5 mgd of surface waters from `Iao stream currently used by Department of Water Supply to serve county water supply demands. Loss of this 1.5 mgd would render the availability of water for subject project even more remote.

In addition, the USGS is in the process of updating its above-referenced research on surface water diversion, land use, and groundwater availability relevant to Na Wai `Eha and `Iao aquifer. USGS and CWRM are also working on an update of the water budget for `Iao aquifer, and CWRM is in the process of updating the Water Resource Protection Plan. I incorporated herein by reference, "Water Resources and Climate Change Adaptation in Hawai`i: Adaptive Tools in the Current Law and Policy Framework – 2012," produced by the Center for Island Climate Adaptation & Policy and the Pacific Regional Integrated Sciences and Assessments Program. I request that the Frameworks' authors be made Consulted Parties for the purposes of the EIS. Among the planning and policy tools for water resource management in Hawaii recommended by the Framework is that climate change planning be incorporated into the Hawaii Water Plan, and that climate-conscious sustainable yield and instream flow standards be adopted.

The USGS reports cited above address the negative impacts of drought upon groundwater recharge to the aquifers of the Na Wai `Eha watershed areas. Historical rainfall records of the USGS for the Pu`u Kukui rain gage in the subject watershed area indicate a downward trend in cumulative average annual rainfall since the 1950's. Cumulative average annual rainfall has fallen from approximately 400 inches per year to about 350 inches per year. This is a substantial decline in rainfall that may already have implications for sustainable yield of `Iao aquifer. More alarming is the trend of recent years, with rainfall in the years since 2006 below 250 inches per year. Based upon the potential cumulative impacts of the Na Wai `Eha contested case hearing for instream flow restoration and reduced rainfall as a result of climate change, it appears that USGS and CWRM may be shortly reducing the sustainable yield for `Iao aquifer. While it appears that under existing conditions there is no groundwater available for subject project, it seems clear that sustainable yield for `Iao aquifer will be revised downward, making the availability of water for subject project is more unlikely.

Based upon the foregoing, I request that the draft EIS be delayed until the CWRM renders its Decision and Order in the Na Wai `Eha contested case hearing, until CWRM completes its update of the Hawaii Water Resource Protection Plan, and until CWRM and USGS complete the update of the relevant research and come up with a revised water budget and new sustainable yield, if any, for `Iao Aquifer.

Comments on Part III of the EISPN: Relationship to Land Use Plans, Policies, and Controls.

Article XI, Section 3 of the Constitution of the State of Hawaii addresses agricultural lands. It states:

“Section 3. The State shall conserve and protect agricultural lands, promote diversified agriculture, increase agricultural self-sufficiency and assure the availability of agriculturally suitable lands. The legislature shall provide standards and criteria to accomplish the foregoing.

Lands identified by the State as important agricultural lands needed to fulfill the purposes above shall not be reclassified by the State or rezoned by its political subdivisions without meeting the standards and criteria established by the legislature and approved by a two-thirds vote of the body responsible for the reclassification or rezoning action.”

COMMENTS ON PART III. A. STATE LAND USE DISTRICTS, CHAPTER 205 HAWAII REVISED STATUTES

The Proposed Land Use District Boundary Amendment from Agricultural District to Urban and Rural District Is Violative of Section 205-2 HRS.

The proposed land use district boundary amendment from agricultural district to urban and rural district is violative of Section 205-2(a)(3) which states that in the establishment of the boundaries of agricultural districts the greatest possible protection shall be given to those lands with a high capacity for intensive cultivation. The subject lands are lands with a high capacity for intensive cultivation. They are ALISH “Prime” rated agricultural lands, with a historic intensive cultivation as sugarcane and pineapple lands. These lands are LSB rated “A” and “B” lands, which comprise only 13.2% and 7.3%, respectively, of LSB acreage within state land use agricultural district on Maui. The lands have access to the desirable amounts of rainfall of lands on the windward side of the West Maui Mountains at 350-850 feet elevation. These lands are also served by historic Waihe’e Ditch and two natural gullies, as well as potential stormwater runoff from the mauka Wailuku Heights neighborhood that could be diverted for agricultural irrigation. These lands also contain a historic Wailuku Sugar Company reservoir that historically irrigated these lands for agricultural production.

HRS 205-2(d) provides that agricultural districts shall include:

- (1) Activities or uses as characterized by the cultivation of crops, crops for bioenergy, orchards, forage, and forestry;
- (2) Farming activities or uses related to animal husbandry...

These lands meet the requirements of HRS 205-2(d). They have historically been used for as long as a hundred years for sugarcane and pineapple production. While the lands have been withheld from the agriculture market while awaiting development, they are currently used for as grazing land for goats. Organic herbs were grown on or near the northwest-most portion of the lands until the recent death of the farmer. This is land of rare agricultural value the preservation of which is the intent of HRS 205-2 provisions related to the agricultural district.

The Proposed Land Use District Boundary Amendment from Agricultural District to Urban and Rural District Is Not Consistent with the Policies and Criteria of Section 205-16 HRS.

As discussed below, the proposed land use district boundary amendment from agricultural district to urban and rural district is not consistent with Section 205-16 HRS because it does not conform with the Hawaii State Plan. Therefore, the proposed amendment to the land use district boundary shall not be adopted by the Land Use Commission.

The Proposed Land Use District Boundary Amendment from Agricultural District to Urban and Rural District Is Not Consistent with Policies and Criteria of Section 205-17 HRS.

205-17 HRS provides that in its review of any petition for reclassification of district boundaries, the commission shall specifically consider the following:

- (1) The extent to which the proposed reclassification conforms to the applicable goals, objectives, and policies of the Hawaii state plan and relates to the applicable priority guidelines of the Hawaii state plan and the adopted functional plans;
- (2) The extent to which the proposed reclassification conforms to the applicable district standards;
- (3) The impact of the proposed reclassification on the following areas of state concern:
 - (A) Preservation or maintenance of important natural systems or habitats;
 - (B) Maintenance of valued cultural, historical, or natural resources;
 - (C) Maintenance of other natural resources relevant to Hawaii's economy, including agricultural resources;
 - (D) Commitment of state funds and resources;
 - (E) Provision for employment opportunities and economic development; and
 - (F) Provision for housing opportunities for all income groups, particularly the low, low-moderate, and gap groups;
- (4) The standards and criteria for the reclassification or rezoning of important agricultural lands in section 205-50;
- (5) The county general plan and all community, development, or community development plans adopted pursuant to the county general plan, as they relate to the land that is the subject of the reclassification petition; and

As to 205-17(1), and as discussed in specificity in the below Comments on Part III. C. Chapter 226, HRS, the Hawaii State Plan, the proposed reclassification does not conform to the applicable goals, objectives, and policies of the Hawaii state plan and does not relate to the applicable priority guidelines of the Hawaii state plan and the adopted functional plans.

As to 205-17(2), and as discussed in the foregoing sections, the proposed reclassification does not conform to the applicable district standards.

As to 205-17(3) the proposed reclassification will have a negative impact on the following areas of state concern:

- (A) Preservation or maintenance of important natural systems or habitats;

- (B) Maintenance of valued cultural, historical, or natural resources;
- (C) Maintenance of other natural resources relevant to Hawaii's economy, including agricultural resources; and
- (E) Provision for employment opportunities and economic development.

As to 205-17(3)(F), Provision for housing opportunities for all income groups, particularly the low, low-moderate, and gap groups, the Proposed Action is not sufficiently specific to indicate any positive impact on that area of state concern.

As to 205-17(4), as will be described in greater detail in the following section, the proposed reclassification is violative of the standards and criteria for the reclassification or rezoning of important agricultural lands in section 205-50.

As to 205-17(5), as will be described in greater detail in a following section below, the proposed reclassification of district boundaries is not consistent with, and is substantially contrary to, the Maui County General Plan, the Maui Island Plan, and the Wailuku-Kahului Community Plan as they relate to the land that is the subject of the reclassification petition;

The Proposed Land Use District Boundary Amendment from Agricultural District to Urban and Rural District Is Not Consistent with the Policies, Definitions, Objectives and Criteria of Part III, Important Agricultural Lands, of Chapter 205 of the HRS.

Section 1 of Act 183 of the 2005 Hawaii State Legislature states, “the legislature finds that there is a compelling need to provide standards, criteria, and mechanisms to fulfill the intent and purpose of article XI, section 3, of the state constitution and enable implementation of the constitutional mandate.

The purpose of Act 183 of the 2005 Hawaii State Legislature is to further implement article XI, section 3, of the state constitution by establishing a new part in chapter 205 HRS that sets forth policies and procedures for the identification of important agricultural lands.

HRS 205-41, Declaration of policy, states:

“It is declared that the people of Hawaii have a substantial interest in the health and sustainability of agriculture as an industry in the State. There is a compelling state interest in conserving the State's agricultural land resource base and assuring the long-term availability of agricultural lands for agricultural use to achieve the purposes of:

- (1) Conserving and protecting agricultural lands;
 - (2) Promoting diversified agriculture;
 - (3) Increasing agricultural self-sufficiency; and
 - (4) Assuring the availability of agriculturally suitable lands,
- pursuant to article XI, section 3, of the Hawaii State Constitution.”

HRS 205-42 Important Agricultural Lands: Definition and Objectives states:

(a) As used in this part, unless the context otherwise requires, "important agricultural lands" means those lands... that:

(1) Are capable of producing sustained high agricultural yields when treated and managed according to accepted farming methods and technology;

(2) Contribute to the State's economic base and produce agricultural commodities for export or local consumption; or

(3) Are needed to promote the expansion of agricultural activities and income for the future, even if currently not in production.

(b) The objective for the identification of important agricultural lands is to identify and plan for the maintenance of a strategic agricultural land resource base that can support a diversity of agricultural activities and opportunities that expand agricultural income and job opportunities and increase agricultural self-sufficiency for current and future generations. To achieve this objective, the State shall:

(1) Promote agricultural development and land use planning that delineates blocks of productive agricultural land and areas of agricultural activity for protection from the encroachment of nonagricultural uses...

Based upon the foregoing definition and objectives, the lands proposed for reclassification by the proposed development constitute important agricultural lands. The lands are ALISH rated "Prime" and LSB rated "A" and "B". These classifications, by definition, indicate that the subject lands satisfy the definition of important agricultural lands pursuant to HRS 205-42(a). As such, the Land Use Commission, as an Agency of the State, shall delineate this productive agricultural lands and area of agricultural activity for protection from the encroachment of nonagricultural use as required by HRS 205-42(b).

Pursuant to HRS 205-43, important agricultural lands; policies, land use plans and rules shall promote the long-term viability of agricultural use of important agricultural lands and shall be consistent with and implement the following policies:

(1) Promote the retention of important agricultural lands in blocks of contiguous, intact, and functional land units large enough to allow flexibility in agricultural production and management;

(2) Discourage the fragmentation of important agricultural lands and the conversion of these lands to nonagricultural uses;

(3) Direct nonagricultural uses and activities from important agricultural lands to other areas and ensure that uses on important agricultural lands are actually agricultural uses;

(4) Limit physical improvements on important agricultural lands to maintain affordability of these lands for agricultural purposes;

(5) Provide a basic level of infrastructure and services on important agricultural lands limited to the minimum necessary to support agricultural uses and activities;

(6) Facilitate the long-term dedication of important agricultural lands for future agricultural use through the use of incentives;

(7) Facilitate the access of farmers to important agricultural lands for long-term viable agricultural use; and

(8) Promote the maintenance of essential agricultural infrastructure systems, including irrigation systems.

As the subject lands proposed for reclassification satisfy the definition of 205-42(a)(1) to 205-42(a)(3), the long-term viability of agricultural use of these lands shall be promoted by the Land Use Commission and land use plans pursuant to HRS 205-43. The reclassification of these lands from agricultural land use district to urban and rural land use district is inconsistent with the policies of HRS 205-43.

Section 205-44 HRS sets out standards and criteria for the identification of important agricultural lands as follows:

(a) The standards and criteria in this section shall be used to identify important agricultural lands. Lands identified as important agricultural lands need not meet every standard and criteria listed in subsection (c). Rather, lands meeting any of the criteria in subsection (c) shall be given initial consideration; provided that the designation of important agricultural lands shall be made by weighing the standards and criteria with each other to meet the constitutionally mandated purposes in article XI, section 3, of the Hawaii constitution and the objectives and policies for important agricultural lands in sections 205-42 and 205-43.

(c) The standards and criteria shall be as follows:

- (1) Land currently used for agricultural production;
- (2) Land with soil qualities and growing conditions that support agricultural production of food, fiber, or fuel- and energy-producing crops;
- (3) Land identified under agricultural productivity rating systems, such as the agricultural lands of importance to the State of Hawaii (ALISH) system adopted by the board of agriculture on January 28, 1977;
- (4) Land types associated with traditional native Hawaiian agricultural uses, such as taro cultivation, or unique agricultural crops and uses, such as coffee, vineyards, aquaculture, and energy production;
- (5) Land with sufficient quantities of water to support viable agricultural production;
- (6) Land whose designation as important agricultural lands is consistent with general, development, and community plans of the county;
- (7) Land that contributes to maintaining a critical land mass important to agricultural operating productivity; and
- (8) Land with or near support infrastructure conducive to agricultural productivity, such as transportation to markets, water, or power.

The subject lands proposed for reclassification from agricultural land use district under the proposed action satisfy all of the foregoing standards and criteria for important agricultural lands. These lands are currently used for livestock, providing grazing land for goats. These lands have historically been used for intensive agricultural production of sugar and pineapple, and have also been used for the raising of organic herbs.

These lands have soil qualities and growing conditions that satisfy 205-44(c)(2). These lands are LSB rated "A" and "B" and are of a soil type with desirable water content characteristics for agriculture.

These lands are ALISH rated “Prime” satisfying the criteria of 205-44(c)(3).

These lands satisfy the criteria of 205-44(c)(4), as these land are of the type associated with traditional native Hawaiian agricultural uses such as taro cultivation. These lands are within the `Iao and Waikapu watershed districts of Central Maui, an area historically associated with taro cultivation. Neighboring lands of similar elevation just to the south of these lands are currently engaged in coffee cultivation, indicating the suitability of these similarly situated lands for the cultivation of this unique crop.

These lands satisfy the criteria of 205-44(c)(5) as these lands have access to sufficient quantities of water to support viable agricultural production. These lands are bifurcated by the historic Waihe`e Ditch system, which provided irrigation water for agriculture of these lands for almost one hundred years. These lands also house a historic Wailuku Water Company reservoir, historically used for irrigation of agriculture on these lands. There are two natural gulches that empty into these lands, which could also be a source of available water for agriculture. Finally, these lands are makai of the Wailuku Heights subdivision, and the storm water runoff from this subdivision could be diverted from the County wastewater or storm water system to agricultural irrigation.

These lands satisfy the criteria of 205-44(c)(6) as they are lands whose designation as important agricultural lands is consistent with the general and community plans relevant to subject lands.

These lands satisfy the criteria of 205-44(c)(7) as they are lands that contribute to maintaining a critical land mass important to agricultural operating productivity. As indicated elsewhere in these comments, these lands represent a scarce agricultural resource. They are rated LSB “A” and “B”, the most desirable classifications for agricultural production. LSB “A” lands comprise only 13.2% and LSB “B” lands comprise only 7.3% of LSB acreage within the state land use agricultural district on Maui. These lands are also rated ALISH “Prime”, the most desirable ALISH rating for agriculture. The location of these lands at 350-850 foot elevation protects them from the salinization and intrusion of sea level rise associated with the risks of climate change to lower elevation agricultural lands of the central Maui valley. As such, these lands represent a vital resource that contributes to a critical land mass important to agricultural operating productivity on Maui.

Finally, these lands satisfy the criteria of 205-44-(c)(8) as their location in Wailuku means that they are located near support infrastructure conducive to agricultural productivity, such as transportation to markets, water, and power.

HRS Section 205-50 sets out the standards and criteria for the reclassification or rezoning of important agricultural lands. To date, Maui County has failed to designate important agricultural lands in compliance with the intent of Part III, Important Agricultural Lands, of Chapter 205 of the Hawaii Revised Statutes. In order that the intent of the statute, the Legislature in promulgating the statute, and Article XI Section 3 of the Hawaii State Constitution that the statute is intended by the Legislature to implement are not frustrated by the failure of the County of Maui to designate important agricultural lands, the Land Use Commission should utilize its

authority under 205-50(c) to specifically consider the standards under that section in its decision as to the land use district boundary amendment petition for subject lands of proposed action.

Pursuant to HRS 205-50(c), any decision by the Land Use Commission pursuant to section 205-50 shall specifically consider the following standards and criteria:

(1) The relative importance of the land for agriculture based on the stock of similarly suited lands in the area and the State as a whole;

(2) The proposed district boundary amendment or zone change will not harm the productivity or viability of existing agricultural activity in the area, or adversely affect the viability of other agricultural activities or operations that share infrastructure, processing, marketing, or other production-related costs or facilities with the agricultural activities on the land in question;

(3) The district boundary amendment or zone change will not cause the fragmentation of or intrusion of nonagricultural uses into largely intact areas of lands identified by the State as important agricultural lands that create residual parcels of a size that would preclude viable agricultural use;

(4) The public benefit to be derived from the proposed action is justified by a need for additional lands for nonagricultural purposes; and

(5) The impact of the proposed district boundary amendment or zone change on the necessity and capacity of state and county agencies to provide and support additional agricultural infrastructure or services in the area.

Pursuant to HRS 205-50(d), any decision pursuant to this section shall be based upon a determination that:

(1) On balance, the public benefit from the proposed district boundary amendment or zone change outweighs the benefits of retaining the land for agricultural purposes; and

(2) The proposed action will have no significant impact upon the viability of agricultural operations on adjacent agricultural lands.

Section HRS 205-50(e) indicates that the standards and criteria of this section shall be in addition to:

(1) The decision-making criteria of section 205-17 governing decisions of the land use commission under this chapter; and

(2) The decision-making criteria adopted by each county to govern decisions of county decision-making authorities under this chapter.

Pursuant to HRS 205-50(f), any decision of the land use commission and any decision of any county on a land use district boundary amendment or change in zoning involving important agricultural lands shall be approved by the body responsible for the decision by a two-thirds vote of the membership to which the body is entitled.

COMMENTS ON PART III. B. LAND USE COMMISSION RULES, CHAPTER 15-15, HAWAII ADMINISTRATIVE RULES

The Current Land Use Determination of Agricultural District Pursuant to Section 15-15-19 H.A.R. for Subject Lands Conforms with Chapter 15-15 H.A.R.; The Proposed Land Use District Boundary Amendment from Agricultural District to Urban and Rural District Does Not Conform to the Standards of Section 15-15-18 H.A.R., Urban District, or Section Section 15-15-21 H.A.R., Rural District

The Proposed Land Use District Boundary Amendment from Agricultural District to Urban and Rural District Does Not Conform to the Decision-Making Criteria for Boundary Amendments of Section 15-15-77 H.A.R.

As outlined in greater detail in other sections of this Part of the Comments, the proposed land use district boundary amendment does not conform with the decision-making criteria of Section 15-15-77(a) H.A.R. and Sections 15-15-77(b)(1) to 15-15-77(b)(5) H.A.R.

The proposed land use district boundary amendment does not conform with the decision-making criteria of Section 15-15-77(b)(6) H.A.R. which states:

“Lands in intensive agricultural use for two years prior to date of filing of a petition or lands with a high capacity for intensive agricultural use shall not be taken out of the agricultural district unless the commission finds either that the action:

- (A) Will not substantially impair actual or potential agricultural production in the vicinity of the subject property or in the county or State; or
- (B) Is reasonably necessary for urban growth”

The lands proposed for land use district boundary amendment have been in intensive agricultural use for the two years prior to the date of filing of a petition. The lands are currently used for grazing of livestock while awaiting urban development. They have historically been in intensive agricultural use for cultivation of sugarcane and pineapple. Fruit and herb crops have recently been cultivated as well.

The lands proposed for land use district boundary amendment are lands with high capacity for intensive agricultural use. The lands are ALISH rated “Prime” and LSB rated “A” and “B”. These ratings are reserved only for lands with high capacity for intensive agricultural use.

As such, pursuant to Section 15-15-77(b)(6) H.A.R., these lands shall not be taken out of the agricultural district unless the commission finds either that the action:

- “(A) Will not substantially impair actual or potential agricultural production in the vicinity of the subject property or in the county or State; or
- (B) Is reasonably necessary for urban growth”

Taking these lands out of the agricultural district will substantially impair actual or potential agricultural production in the vicinity of the subject property, in the county, or in the State. The inventory of similar ALISH rated “Prime” and LSB rated “A” and “B” agricultural land within the state land use agricultural district in Wailuku, in Central Maui, within Maui County, and within the State is insufficient. Currently, Maui imports the vast majority of its fresh produce.

This is contrary to the visions, goals, policies, and objectives set out in the Maui County General Plan Countywide Policy Plan, the Maui Island Plan, and the Wailuku-Kahului Community Plan. The Affordable Farming Land Trust is a project of Na Hale O Maui working on addressing the current shortage of available agricultural lands on Maui. Kenneth Yamamura, Maui County Agricultural Specialist, has indicated that Maui's only agricultural park, in Kula, is fully subscribed and has no additional lands available for agriculture. The State of Hawaii Agricultural Resource Management Division provides no agricultural parks in Central Maui or on Maui.

The proposed action is not reasonably necessary for urban growth. There is already a sufficient inventory of approved, authorized, but unbuilt, housing units planned in Central Maui under the Kehalani, Maui Lani, Waiale, and Waikapu Townhouses projects to meet the anticipated need of projected population growth through 2030. In addition, there are lands better suited for urban growth in Central Maui than these lands. Subject lands have a slope of eleven percent, and development will require a substantial amount of grading. Lands with a more appropriate topography, and with lower agricultural productivity ratings, are available in the Kahului area, closer to current urban developments and infrastructure. For example, in the upcoming Hawaii Commission on Water Resource Management Contested Case Hearing on Case No. CCH-MA-06-01, one of the issues on remand is the continued cultivation of Hawaiian Commercial and Sugar Company fields 921 and 922. There is a question regarding the agricultural productivity of these lands. If it is concluded that these fields are not suitable for agricultural cultivation, these lands could be better used for urban growth, if needed, than the subject lands.

COMMENTS ON PART III.C. CHAPTER 226, HRS, HAWAII STATE PLAN.

The Proposed Land Use District Boundary Amendment from Agricultural District to Urban and Rural District Does Not Conform to the Applicable Goals of the Hawaii State Plan.

The Proposed Action seeks the district boundary amendment of productive, important agricultural lands from agricultural district to urban and rural districts. The lands are ALISH "Prime" and LSB "A" and "B" rated. Surface water for irrigation may be readily available for agricultural use of these lands. The Proposed Action will develop these agricultural lands to provide housing that population projections indicate is not necessary and commercial space that will compete with vacant commercial space available in the existing historical districts of Wailuku and Waikapu. The Proposed Action is not reasonable, as it will result in the irretrievable loss of agriculturally productive lands at the expense of future generations.

Maintaining these agriculturally productive lands and making them available for diversified agriculture is more conforming than the proposed boundary amendment with the state goals of a "strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawaii's present and future generations."

Reclassifying scarce, productive, important agricultural lands to urban and rural use, resulting in less open space, does not conform with the state goal of a "desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people." Finally, the proposed boundary amendment,

by developing the last remaining portion of former sugarcane lands on the windward side of the West Maui Mountains between Wailuku and Waikapu, will damage the community's connection to its agricultural history and its sense of place as a historical town with a rich cultural heritage. As such, the proposed boundary amendment does not conform with the last state goal, "physical, social, and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring, and of participation in community life."

The Proposed Land Use District Boundary Amendment from Agricultural District to Urban and Rural District Does Not Conform to the Applicable Objectives and Policies of the Hawaii State Plan

The Proposed Boundary Amendment Does Not Conform to H.R.S. 226-5, Objectives and Policies for Population.

The proposed boundary amendment does not conform to H.R.S. 226-5, Objectives and Policies for Population, because the proposed boundary amendment would provide housing and commercial development that population projections do not indicate is necessary. This will lead to undesired in-migration and strains upon infrastructure contrary to the objective, "to guide population growth to be consistent with the achievement of physical, economic, and social objectives contained in this chapter."

The proposed boundary amendment does not conform with the policy of H.R.S. 226-5(2) to "encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs and desires," as it will provide short-term employment in construction at the expense of long-term opportunity in agriculture. Local agricultural production not only provides direct employment opportunities, but by reducing imports of agricultural products, there is a multiplier effect in the local economy. According to Vince Mina, Wailuku farmer and former President of the Maui Farmers Union, every dollar spent by Maui residents on locally produced agricultural products is worth seven dollars to the Maui economy.

The proposed boundary amendment does not conform with the policy of H.R.S. 226-5(7) to "plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area." Already much of Maui's infrastructure is overburdened by the current level of growth, which is considered in excess of what is desired. The proposed boundary amendment is characteristic of undesired growth that will lead to in-migration and increased burdens on limited resources. This does not conform with the Maui values of sustainability and self-sufficiency.

The Proposed Boundary Amendment Does Not Conform to H.R.S. 226-6 Objectives and Policies of the Economy – In General

The proposed boundary amendment does not conform to the objective of HRS 226-6(a)(2), "a steadily growing and diversified economic based that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands."

The proposed boundary amendment does not conform to the following policies of HRS 226-6(b):

- (4) Expand existing markets and penetrate new markets for Hawaii's products and services.
- (5) Assure that the basic economic needs of Hawaii's people are maintained in the event disruptions of overseas transportation.
- (6) Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.
- (7) Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawaii's small scale producers, manufacturers, and distributors.
- (8) Encourage labor-intensive activities that are economically satisfying and which offer opportunities for upward mobility.
- (14) Encourage businesses that have favorable financial multiplier effects within Hawaii's economy, particularly with respect to emerging industries in science and technology.
- (15) Promote and protect intangible resources in Hawaii, such as scenic beauty and the aloha spirit, which are vital to a healthy economy.
- (16) Increase effective communication between the educational community and the private sector to develop relevant curricula and training programs to meet future employment needs in general, and requirements of new, potential growth industries in particular.

The Proposed Boundary Amendment Does Not Conform to H.R.S. 226-7 Objectives and Policies of the Economy – Agriculture

The proposed boundary amendment does not conform to the objectives of HRS 226-7(a)(2), "Growth and development of diversified agriculture throughout the State," and HRS 226-7(a)(3), "An agriculture industry that continues to constitute a dynamic and essential component of Hawaii's strategic, economic, and social well-being."

The proposed boundary amendment does not conform to the following policies of HRS 226-7(b):

- (2) Encourage agriculture by making best use of natural resources.
- (4) Establish strong relationships between the agricultural and visitor industries for mutual marketing benefits.
- (7) Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawaii's food producers and consumers in the State, nation, and world.
- (10) Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.
- (11) Increase the attractiveness and opportunities for an agricultural education and livelihood.
- (12) In addition to the State's priority on food, expand Hawaii's agricultural base by promoting growth and development of flowers, tropical fruits and plants, livestock, feed grains, forestry, food crops, aquaculture, and other potential enterprises.
- (13) Promote economically competitive activities that increase Hawaii's agricultural self-sufficiency, including the increased purchase and use of Hawaii-grown food and food products by residents, businesses, and governmental bodies as defined under section 103D-104.
- (14) Promote and assist in the establishment of sound financial programs for diversified agriculture.
- (15) Institute and support programs and activities to assist the entry of displaced agricultural workers into alternative agricultural or other employment.

(16) Facilitate the transition of agricultural lands in economically nonfeasible agricultural production to economically viable agricultural uses.

The Proposed Boundary Amendment Does Not Conform to H.R.S. 226-10 Objectives and Policies of the Economy – Potential Growth Activities

The Proposed Boundary Amendment does not conform to the objective of H.R.S. 226-10(a), “planning for the State's economy with regard to potential growth activities shall be directed towards achievement of the objective of development and expansion of potential growth activities that serve to increase and diversify Hawaii's economic base.”

The Proposed Boundary Amendment does not conform to the following policies of H.R.S. 226-10(b):

(1) Facilitate investment and employment growth in economic activities that have the potential to expand and diversify Hawaii's economy, including but not limited to diversified agriculture, aquaculture, renewable energy development, creative media, and science and technology-based sectors;

(5) Promote Hawaii's geographic, environmental, social, and technological advantages to attract new economic activities into the State;

(6) Provide public incentives and encourage private initiative to attract new industries that best support Hawaii's social, economic, physical, and environmental objectives;

(8) Develop, promote, and support research and educational and training programs that will enhance Hawaii's ability to attract and develop economic activities of benefit to Hawaii; and

(9) Foster a broader public recognition and understanding of the potential benefits of new, growth-oriented industry in Hawaii.

The Proposed Boundary Amendment Does Not Conform to H.R.S. 226-11 Objectives and Policies for the Physical Environment – Land-based, Shoreline, and Marine Resources.

The proposed boundary amendment does not conform to the objectives of H.R.S. 226-11(a)(1) and (2), prudent use of Hawaii's land-based, shoreline, and marine resources, and effective protection of Hawaii's unique and fragile environmental resources.

The proposed boundary amendment does not conform to the following policies of H.R.S. 226-11(b):

(1) Exercise an overall conservation ethic in the use of Hawaii's natural resources.

(2) Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.

(3) Take into account the physical attributes of areas when planning and designing activities and facilities.

(4) Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.

(5) Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.

- (6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawaii.
- (8) Pursue compatible relationships among activities, facilities, and natural resources.
- (9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.

The Proposed Boundary Amendment Does Not Conform to H.R.S. 226-12 Objectives and Policies for the Physical Environment – Scenic, Natural Beauty, and Historic Resources.

The proposed boundary amendment does not conform to the objective of H.R.S. 226-12(a), the enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.

The proposed boundary amendment does not conform to the following policies of H.R.S. 226-12(b):

- (1) Promote the preservation and restoration of significant natural and historic resources.
- (3) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.
- (4) Protect those special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage.
- (5) Encourage the design of developments and activities that complement the natural beauty of the islands.

The Proposed Boundary Amendment Does Not Conform to H.R.S. 226-13 Objectives and Policies for the Physical Environment – Land, Air, and Water Quality

The proposed boundary amendment does not conform to the objectives of H.R.S. 226-13(a):

- (1) Maintenance and pursuit of improved quality in Hawaii's land, air, and water resources, and
- (2) Greater public awareness and appreciation of Hawaii's environmental resources.

The proposed boundary amendment does not conform to the following policies of H.R.S. 226-13(b):

- (2) Promote the proper management of Hawaii's land and water resources.
- (3) Promote effective measures to achieve desired quality in Hawaii's surface, ground, and coastal waters.
- (4) Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawaii's people.
- (5) Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.
- (6) Encourage design and construction practices that enhance the physical qualities of Hawaii's communities.
- (7) Encourage urban developments in close proximity to existing services and facilities.

(8) Foster recognition of the importance and value of the land, air, and water resources to Hawaii's people, their cultures and visitors.

*The Proposed Boundary Amendment Does Not Conform to H.R.S. 226-14
Objectives and Policies for Facility Systems – In General*

The proposed boundary amendment does not conform to the objective of H.R.S. 226-14(a): water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.

The proposed boundary amendment does not conform to the following policies of H.R.S. 226-14(b):

- (1) Accommodate the needs of Hawaii's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.
- (2) Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.
- (3) Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.

*The Proposed Boundary Amendment Does Not Conform to H.R.S. 226-15
Objectives and Policies for Facility Systems – Solid and Liquid Wastes*

The proposed boundary amendment does not conform to the following objectives of H.R.S. 226-15(a):

- (1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.
- (2) Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.

The proposed boundary amendment does not conform to the following policies of H.R.S. 226-15(b):

- (1) Encourage the adequate development of sewerage facilities that complement planned growth.
- (2) Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.

*The Proposed Boundary Amendment Does Not Conform to H.R.S. 226-16
Objectives and Policies for Facility Systems – Water*

The proposed boundary amendment does not conform to the objective of H.R.S. 226-16(a): the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities.

The proposed boundary amendment does not conform to the following policies of H.R.S. 226-16(b):

- (1) Coordinate development of land use activities with existing and potential water supply.

- (3) Reclaim and encourage the productive use of runoff water and wastewater discharges.
- (4) Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.
- (6) Promote water conservation programs and practices in government, private industry, and the general public to help ensure adequate water to meet long-term needs.

*The Proposed Boundary Amendment Does Not Conform to H.R.S. 226-17
Objectives and Policies for Facility Systems – Transportation*

The proposed boundary amendment does not conform to the following policies of H.R.S. 226-17(b):

- (3) Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;
- (5) Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;
- (6) Encourage transportation systems that serve to accommodate present and future development needs of communities;
- (10) Encourage the design and development of transportation systems sensitive to the needs of affected communities and the quality of Hawaii's natural environment;
- (11) Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation; and
- (13) Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.

*The Proposed Boundary Amendment Does Not Conform to H.R.S. 226-19
Objectives and Policies for Socio-Cultural Advancement - Housing*

The proposed boundary amendment does not conform to the following objective of H.R.S. 226-19(a):

- (1) Greater opportunities for Hawaii's people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more affordable housing is made available to very low-, low- and moderate-income segments of Hawaii's population.
- (2) The orderly development of residential areas sensitive to community needs and other land uses.

The proposed boundary amendment does not conform to the following policies of H.R.S. 226-19(b):

- (1) Effectively accommodate the housing needs of Hawaii's people.
- (2) Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households.
- (3) Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.

(4) Promote appropriate improvement, rehabilitation, and maintenance of existing housing units and residential areas.

(5) Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.

(6) Facilitate the use of available vacant, developable, and underutilized urban lands for housing.

(7) Foster a variety of lifestyles traditional to Hawaii through the design and maintenance of neighborhoods that reflect the culture and values of the community.

*The Proposed Boundary Amendment Does Not Conform to H.R.S. 226-21
Objectives and Policies for Socio-Cultural Advancement - Education*

The proposed boundary amendment does not conform to the objective of H.R.S. 226-21(a): the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.

The proposed boundary amendment does not conform to the following policy of H.R.S. 226-21(b):

(2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.

*The Proposed Boundary Amendment Does Not Conform to H.R.S. 226-23
Objectives and Policies for Socio-Cultural Advancement - Leisure*

The proposed boundary amendment does not conform to the objective of H.R.S. 226-23(a): the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.

The proposed boundary amendment does not conform to the following policies of H.R.S. 226-23(b):

(3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.

(4) Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.

(5) Ensure opportunities for everyone to use and enjoy Hawaii's recreational resources.

(6) Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.

(10) Assure adequate access to significant natural and cultural resources in public ownership.

*The Proposed Boundary Amendment Does Not Conform to H.R.S. 226-24
Objectives and Policies for Socio-Cultural Advancement - Individual Rights and
Personal Well-Being*

The proposed boundary amendment does not conform to the objective of H.R.S. 226-24(a): increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations.

The proposed boundary amendment does not conform to the following policies of H.R.S. 226-24(b):

(1) Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.

(2) Uphold and protect the national and state constitutional rights of every individual.

(3) Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.

The Proposed Boundary Amendment Does Not Conform to H.R.S. 226-25 Objectives and Policies for Socio-Cultural Advancement – Culture

The proposed boundary amendment does not conform to the objective of H.R.S. 226-25(a): the enhancement of cultural identities, traditions, values, customs, and arts of Hawaii's people.

The proposed boundary amendment does not conform to the following policies of H.R.S. 226-25(b):

(1) Foster increased knowledge and understanding of Hawaii's ethnic and cultural heritages and the history of Hawaii.

(2) Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawaii's people and which are sensitive and responsive to family and community needs.

(3) Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawaii.

(4) Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawaii's people and visitors.

The Proposed Boundary Amendment Does Not Conform to H.R.S. 226-26 Objectives and Policies for Socio-Cultural Advancement – Public Safety

The proposed boundary amendment does not conform to the following objectives of H.R.S. 226-26(a):

(1) Assurance of public safety and adequate protection of life and property for all people.

(2) Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruptions, wars, natural disasters, and other major disturbances.

The proposed boundary amendment does not conform to the following policy of H.R.S. 226-26(b): 1) Ensure that public safety programs are effective and responsive to community needs.

The Proposed Boundary Amendment Does Not Conform to H.R.S. 226-27 Objectives and Policies for Socio-Cultural Advancement – Government

The proposed boundary amendment does not conform to the following objectives of H.R.S. 226-27(a):

- (1) Efficient, effective, and responsive government services at all levels in the State.
- (2) Fiscal integrity, responsibility, and efficiency in the state government and county governments.

The proposed boundary amendment does not conform to the following policies of H.R.S. 226-27(b):

- (1) Provide for necessary public goods and services not assumed by the private sector.
- (5) Assure that government attitudes, actions, and services are sensitive to community needs and concerns.
- (6) Provide for a balanced fiscal budget.

The Proposed Land Use District Boundary Amendment from Agricultural District to Urban and Rural District Does Not Relate to the Applicable Priority Guidelines of the Hawaii State Plan

The Proposed Boundary Amendment Does Not Relate to the Applicable H.R.S. 226-103 Economic Priority Guidelines

The proposed boundary amendment does not relate to the following economic priority guidelines of H.R.S. 226-103(a) to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawaii's people and achieve a stable and diversified economy:

(1) Seek a variety of means to increase the availability of investment capital for new and expanding enterprises.

(A) Encourage investments which:

- (i) Reflect long term commitments to the State;
- (ii) Rely on economic linkages within the local economy;
- (iii) Diversify the economy;
- (iv) Reinvest in the local economy;
- (v) Are sensitive to community needs and priorities; and
- (vi) Demonstrate a commitment to provide management opportunities to Hawaii

residents.

(6) Encourage the formation of cooperatives and other favorable marketing or distribution arrangements at the regional or local level to assist Hawaii's small-scale producers, manufacturers, and distributors.

(8) Provide public incentives and encourage private initiative to develop and attract industries which promise long-term growth potentials and which have the following characteristics:

(A) An industry that can take advantage of Hawaii's unique location and available physical and human resources.

(B) A clean industry that would have minimal adverse effects on Hawaii's environment.

(C) An industry that is willing to hire and train Hawaii's people to meet the industry's labor needs at all levels of employment.

(D) An industry that would provide reasonable income and steady employment.

(9) Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawaii business.

(10) Enhance the quality of Hawaii's labor force and develop and maintain career opportunities for Hawaii's people through the following actions:

(A) Expand vocational training in diversified agriculture, aquaculture, information industry, and other areas where growth is desired and feasible.

(F) Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.

The proposed boundary amendment does not relate to the following priority guidelines of H.R.S. 226-103(b) to promote the economic health and quality of the visitor industry:

(1) Promote visitor satisfaction by fostering an environment which enhances the Aloha Spirit and minimizes inconveniences to Hawaii's residents and visitors.

(4) Encourage visitor industry practices and activities which respect, preserve, and enhance Hawaii's significant natural, scenic, historic, and cultural resources.

(8) Support law enforcement activities that provide a safer environment for both visitors and residents alike.

The proposed boundary amendment does not relate to the following priority guidelines of H.R.S. 226-103(d) to promote the growth and development of diversified agriculture and aquaculture:

(1) Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.

(2) Assist in providing adequate, reasonably priced water for agricultural activities.

(3) Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.

(4) Assist in the formation and operation of production and marketing associations and cooperatives to reduce production and marketing costs.

(7) Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.

(8) Continue the development of agricultural parks and other programs to assist small independent farmers in securing agricultural lands and loans.

(9) Require agricultural uses in agricultural subdivisions and closely monitor the uses in these subdivisions.

(10) Support the continuation of land currently in use for diversified agriculture.

(11) Encourage residents and visitors to support Hawaii's farmers by purchasing locally grown food and food products.

The proposed boundary amendment does not relate to the following priority guidelines of H.R.S. 226-103(e) for water use and development:

(1) Maintain and improve water conservation programs to reduce the overall water consumption rate.

(2) Encourage the improvement of irrigation technology and promote the use of nonpotable water for agricultural and landscaping purposes.

(3) Increase the support for research and development of economically feasible alternative water sources.

(4) Explore alternative funding sources and approaches to support future water development programs and water system improvements.

The proposed boundary amendment does not relate to the following priority guidelines of H.R.S. 226-103(f) for energy use and development:

(4) Encourage the development and use of energy conserving and cost-efficient transportation systems.

The Proposed Boundary Amendment Does Not Relate to the Applicable H.R.S. 226-104 Population Growth and Land Resources Priority Guidelines

The proposed boundary amendment does not relate to the following priority guidelines of H.R.S. 226-104(a) to effect desired statewide growth and distribution:

(1) Encourage planning and resource management to insure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawaii's people.

(2) Manage a growth rate for Hawaii's economy that will parallel future employment needs for Hawaii's people.

(3) Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.

(4) Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.

(5) Explore the possibility of making available urban land, low-interest loans, and housing subsidies to encourage the provision of housing to support selective economic and population growth on the neighbor islands.

The proposed boundary amendment does not relate to the following priority guidelines of H.R.S. 226-104(b) for regional growth distribution and land resource utilization:

(1) Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.

(2) Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.

(3) Restrict development when drafting of water would result in exceeding the sustainable yield or in significantly diminishing the recharge capacity of any groundwater area.

(4) Encourage restriction of new urban development in areas where water is insufficient from any source for both agricultural and domestic use.

(5) In order to preserve green belts, give priority to state capital-improvement funds which encourage location of urban development within existing urban areas except where compelling public interest dictates development of a noncontiguous new urban core.

(6) Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.

(7) Pursue rehabilitation of appropriate urban areas.

(9) Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.

(10) Identify critical environmental areas in Hawaii to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.

(11) Identify all areas where priority should be given to preserving rural character and lifestyle.

(12) Utilize Hawaii's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.

(13) Protect and enhance Hawaii's shoreline, open spaces, and scenic resources.

The Proposed Boundary Amendment Does Not Relate to the Applicable o H.R.S. 226-106 Affordable Housing Priority Guidelines

The proposed boundary amendment does not relate to the following priority guidelines of H.R.S. 226-106 for the provision of affordable housing:

(1) Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households.

(2) Encourage the use of alternative construction and development methods as a means of reducing production costs.

(3) Improve information and analysis relative to land availability and suitability for housing.

(4) Create incentives for development which would increase home ownership and rental opportunities for Hawaii's low- and moderate-income households, gap-group households, and residents with special needs.

(5) Encourage continued support for government or private housing programs that provide low interest mortgages to Hawaii's people for the purchase of initial owner- occupied housing.

(6) Encourage public and private sector cooperation in the development of rental housing alternatives.

(8) Give higher priority to the provision of quality housing that is affordable for Hawaii's residents and less priority to development of housing intended primarily for individuals outside of Hawaii.

The Proposed Boundary Amendment Does Not Relate to the Applicable H.R.S. 226-107 Priority Guidelines to Promote Quality Education

The proposed boundary amendment does not relate to the following priority guideline of H.R.S. 226-107 to promote quality education:

(8) Explore alternatives for funding and delivery of educational services to improve the overall quality of education.

The Proposed Boundary Amendment Does Not Relate to the Applicable H.R.S. 226-108 Priority Guidelines and Principles to Promote Sustainability

The proposed boundary amendment does not relate to the following priority guidelines and principles of H.R.S. 226-108 to promote sustainability:

- (1) Encouraging balanced economic, social, community, and environmental priorities;
- (2) Encouraging planning that respects and promotes living within the natural resources and limits of the State;
- (3) Promoting a diversified and dynamic economy;
- (4) Encouraging respect for the host culture;
- (5) Promoting decisions based on meeting the needs of the present without compromising the needs of future generations;
- (6) Considering the principles of the ahupuaa system; and
- (7) Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawaii.

The Proposed Boundary Amendment Does Not Relate to the Applicable H.R.S. 226-109 Climate Change Adaptation Priority Guidelines

The proposed boundary amendment does not relate to the following priority guidelines of H.R.S. 226-109 to prepare the State to address the impacts of climate change, including impacts to the areas of agriculture; conservation lands; coastal and nearshore marine areas; natural and cultural resources; education; energy; higher education; health; historic preservation; water resources; the built environment, such as housing, recreation, transportation; and the economy:

- (5) Encourage the preservation and restoration of natural landscape features, such as coral reefs, beaches and dunes, forests, streams, floodplains, and wetlands, that have the inherent capacity to avoid, minimize, or mitigate the impacts of climate change;
- (6) Explore adaptation strategies that moderate harm or exploit beneficial opportunities in response to actual or expected climate change impacts to the natural and built environments;
- (7) Promote sector resilience in areas such as water, roads, airports, and public health, by encouraging the identification of climate change threats, assessment of potential consequences, and evaluation of adaptation options;
- (9) Use management and implementation approaches that encourage the continual collection, evaluation, and integration of new information and strategies into new and existing practices, policies, and plans; and
- (10) Encourage planning and management of the natural and built environments that effectively integrate climate change policy.

The Proposed Land Use District Boundary Amendment from Agricultural District to Urban and Rural District Does Not Relate to the Applicable Adopted State Functional Plans

The Proposed Boundary Amendment Does Not Relate to the State Agriculture Functional Plan

The lands proposed for land use district boundary amendment are important agricultural lands that are ALISH rated "Prime", LSB rated "A" and "B" lands at 350-850 foot elevation on the windward side of the West Maui Mountains. According to the Office of Planning, State GIS Program, agricultural lands of LSB "A" rating comprise only 13.2%, and LSB "B" rating comprise only 7.3%, of LSB acreage within the state land use agricultural district on Maui.

These lands are bifurcated by historic, agricultural irrigation ditches and include a Wailuku Water Company reservoir for agricultural irrigation. Contrary to the statement of Applicant in the EISPN, there is a shortage of agricultural lands of this high quality and with access to windward rainfall at this elevation and access to possible surface water for irrigation, or stormwater runoff from mauka Wailuku Heights subdivision for irrigation water. According to Vince Mina of the Aloha `Aina Association, there is a shortage of such high-quality agricultural lands on Maui, particularly in Central Maui, available for diversified agriculture. According to the State of Hawaii Agricultural Resource Management Division, there are no state agricultural parks on Maui, and a survey needs to be conducted to assess the demand for a state agricultural park in Central Maui. According to the Kenneth Yamamura, of the County of Maui Office of Economic Development, responsible for the county's agriculture, the county-operated Kula Agricultural Park, the only one on Maui, is fully subscribed with no lands available for agricultural lease. Bill Greenleaf, current President of the Maui Farmers Union, there is demand for agricultural lands for purchase and lease in Central Maui. Finally, the Affordable Farming Land Trust project of Na Hale O Maui, was created in response to the lack of available agricultural lands on Maui.

The lands proposed for land use district boundary amendment from agricultural district to urban and rural district have historically been intensively cultivated for sugar and pineapple, and are currently used to raise goats and apparently bananas. A north-western mauka portion of the lands, bordering Wailuku Heights, were successfully cultivated for organic herbs by Rudy's Organics until the sudden death of the farmer. Maui is currently experiencing a renaissance in diversified agriculture, supported by the emerging locavore, sustainability, and slow-food movements. The Maui Farmers Union, organized in 2009, has established itself as a robust organization. UH Maui College's Sustainable Living Institute of Maui and the nonprofit community organization Upcountry Sustainability, offer a number of courses, public forums, and presentations on issues related to local agricultural practices. These three organizations are also collaborating on an eco-village and food forest project.

According to the State of Hawaii Data Book 2012, the number of farms on Maui grew from 850 in 2007 to 1,150 in 2008, the last year for which data is available. The value of crop sales in Maui County has rebounded from a low of \$113,696,000 in 1996 to \$143,728,000 in 2008, the last year for which data is available. According to the Hawaii State and County Data of the 2007 Census of Agriculture by the U.S. Dept. of Agriculture, the number of farms in Maui county grew from 823 in 2002 to 1,156 in 2007, and total farm sales increased from \$124,511,000 in 2002 to \$139,326,000 in 2007. Most importantly for Maui values of sustainability and self-sufficiency, the value of agricultural products on Maui sold directly to individuals for human consumption increased from 163 farms and \$1,031,000 in 2002 to 270 farms and \$2,019,000 in 2007. Maui county's farmers in diversified agricultural are surviving and thriving on

unproductive agricultural lands in areas, such as Upcountry Maui, with limited access to affordable water for irrigation.

The proposed land use district boundary amendment from agricultural district to urban and rural district does not related to the applicable State Agriculture Functional Plan. The Preface to the Plan reiterates the two fundamental Hawaii State Plan objectives for agriculture: “continued viability in Hawaii’s sugar and pineapple industries, and *continued growth and development of diversified agriculture throughout the State.*” The proposed action is contrary to this objective.

The proposed boundary amendment is not consistent with the following statement from the State Agriculture Functional Plan:

“The mission of the State Agriculture Functional Plan is ultimately to increase the overall level of agricultural development in Hawaii...Agricultural development may be broadly defined as the organization of production and distribution of agricultural commodities to supply the demand within a market territory. The overall goal for the agricultural development process is to ensure the continued growth, diversification and increased self-sufficiency of diversified agriculture...”

The State Agriculture Functional Plan states that the Plan is “one means to support a ‘Vision of Hawaiian Agriculture.’ The future of Hawaiian agriculture is envisioned to have...greatest growth in diversified crops and products. Growth in diversified crops and products requires...ensuring that factors critical to achieving this growth potential are in place.”

The State Agriculture Functional Plan indicates that, “future diversified crops and products are expected to be market niche driven and Hawaii differentiated for export oriented markets. Import replacement will be achieved where feasible, and this will add further value to the local economy. There will be increased complementarity of diversified crops and products with the tourism/recreation industry.”

In the Issue Area: Land and Water of the State Agriculture Functional Plan, the Plan identifies the “need to increase the productive agricultural use of lands most suitable and needed for agriculture.” The lands proposed for district boundary amendment are such lands. The Plan identified the following specific problems affecting agriculture:

- Suitable land is not available for agricultural industries to expand or otherwise improve and modernize their operations.
- Many farmers are threatened by loss of their farm leases or are handicapped by having only short-term leases.
- Land otherwise suitable and available for new or expanding agricultural uses is too costly, particularly for the new farmer.

In the issue area related to water, the Plan identifies, the “continuous need for the efficient and equitable provision of an adequate supply of water for agricultural use. Specific problems

include an inadequate supply of water at reasonable cost in all locations in which agricultural activity is.” The availability of water, through historic ditches and reservoirs intended for agriculture located on subject parcel, make the proposed boundary amendment contrary to the State Agriculture Functional Plan.

In its Strategies Section on the Issue Area: Land and Water, the State Agriculture Functional Plan lays out the following strategies to address the abovementioned problems facing agriculture:

Land. In order to achieve more productive agricultural use of lands most suitable and needed for agriculture ...private lands most suitable for agriculture must be conserved and protected from urbanization in accordance with Constitutional intent. This strategy will require ... (b) continued development of agricultural parks; (c) enactment of standards and criteria to conserve and protect important agricultural lands; ... (e) administration of lands zoned for agricultural use so as to promote diversified agriculture and ensure the continued availability of suitable lands for that purpose.”

Chapter III of the State Agriculture Functional Plan sets out the objectives, policies, and actions for the Plan. Actions are those of highest priority. Objective A of the Plan is “achievement of increased agricultural production and growth through cultural and management practices.” Policy B(2) is to “encourage the development of Hawaii’s agricultural industries,” and Action B(2)(a) is to, “encourage the establishment of successful agricultural cooperatives, associations, and marketing orders.”

Action D(1)(c) of the Plan is to “determine alternative agricultural uses of the land, water, infrastructure, and human resources presently committed to sugarcane and pineapple production.” The proposed district boundary amendment is contrary to this action.

Objective H of the State Agriculture Functional Plan is the “achievement of productive agricultural use of lands most suitable and needed for agriculture.” This objective is supported by Policy H(1), “provide suitable public lands at reasonable cost and with long-term tenure for commercial agricultural purposes.” This policy is supported by Action H(1)(a), “complete agricultural park projects presently committed, and develop additional projects.” The alternative to the proposed action of making the subject lands available for a state or county agricultural park would be consistent with this objective, policy, and action.

Policy H(2) of the State Agriculture Functional Plan is to, “conserve and protect important agricultural lands in accordance with the Hawaii State Constitution.” The Comment to the policy states, “Article XI, Section 3 of the Constitution mandates that important agricultural lands shall not be reclassified or rezoned without meeting standards and criteria established by the Legislature.”

Action H(2)(c) of the State Agriculture Functional Plan is to “administer land use district boundary amendments, permitted land uses, infrastructure standards, and other planning and regulatory functions on important agricultural lands and lands in agricultural use, so as to ensure

the availability of agriculturally suitable lands and promote diversified agriculture.” In its Comment to the Action, the Plan states,

From 1977 through June, 1990, the LUC reclassified 27,159 acres of land from the Agricultural to the Urban District, of which 10,896 acres were prime and unique ALISH lands. The total area approved for reclassification (both prime lands and all agricultural lands) was approximately 81 percent of the area requested. While the amount of prime agricultural land available for agriculture is steadily being reduced, diversified agricultural production is typically being maintained and increased on marginal lands.”

The proposed boundary amendment is not consistent with the Action or the intent to protect Prime agricultural lands reflected in the Comment.

The Proposed Boundary Amendment Does Not Relate to the State Housing Functional Plan of 1989

Applicant states as to the State Housing Functional Plan that recent news reports and growing demand for affordable housing indicates current shortage of housing in Central Maui area. Applicant further states that development of affordably priced units, including for seniors and veterans, within proposed project will help address a critical community need. However, Applicant provides no specifics regarding its plan to provide affordable housing. Applicant must specify the number, type, and pricing of these affordable housing units as part of the draft EIS, and not defer to the “community’s needs at the time of construction.”

According to the County of Maui Planning Department, as of January, 2013, Kehalani had 1,180 remaining unbuilt, authorized units; Maui Lani had 2,596 remaining unbuilt, authorized units, Waiale project proposes another 2,554 units, and Waikapu Townhouses has 1,433 authorized but unbuilt units. Applying the County of Maui Planning Department’s standard figure of 3.3 persons per housing unit for Central Maui to these 7,763 approved, authorized, but un-built housing units, there is sufficient housing for an additional 25,617 residents in Central Maui, well in excess of the projected resident population growth of 10,420 in Wailuku-Kahului from 2020-2030 as provided in Table 1-2: Community Plan Area Population 2000-2030 of the Maui Island Plan 2030.

Based upon the foregoing, Applicant is incorrect regarding a current shortage of housing in Central Maui. Applicant Towne Homes is the named developer of both the Maui Lani and Kehalani subdivision projects, which has many of the abovementioned approved, authorized, yet unbuilt housing units. Applicant should complete build-out of these projects, including adding any necessary affordable housing units, before stating that there is a current housing shortage in Central Maui.

Objective A of the Housing Functional Plan sets an objective of at least sixty percent homeownership by the year 2000. According to the U.S. Census Bureau “QuickFacts” for Wailuku, the homeownership rate in Wailuku for 2008-2012 was 63.8%, above the objective target. Objective B of the Housing Functional Plan sets an objective of rental vacancy rate of at least 3% by 2000. As amended by the 1990 Addendum to the State Housing Functional Plan, priority is given to increasing the supply of units available to very low and lower income households. According to the U.S. Census Bureau, in 2010 the rental vacancy rate in Wailuku was 4.6%, above the objective target. The proposed action does not address rental housing issues with specificity.

Objective D of the Housing Functional Plan seeks the preservation of existing public and private housing stock. The proposed action is inconsistent with this objective, as the proposed new residences will compete with the preservation of existing housing stock in Wailuku, especially historic housing units in Waikapu and Wailuku towns.

The Proposed Boundary Amendment Does Not Relate to the Historic Preservation Functional Plan

The EISPN does not address the Historic Preservation Functional Plan. The proposed action would develop historic sugarcane and pineapple lands for urban and rural use. The Foreword to the State Historic Preservation Functional Plan states, “The historic resources that speak of our past –the evidence of the people and events that have made Hawaii the unique and special place that it is – are threatened by the rapid changes occurring in our communities.” The Preface to the Plan states, “The present cries out for us to step back and assess what has come down and what has gone before, to temper the thrust of development, and to assess its cost in terms of human needs. Historic preservation is one response to this urgent request... historic preservation merely questions whether the destruction of significant remnants of Hawaii’s heritage must accompany the Islands’ movement into the future, and attempts to devise ways for the past to continue to be part of the living fabric of Hawaii’s culture.”

The issues addressed in the Functional Plan includes the preservation of historic properties. This involves three major areas of activity: the identification, protection, and management and treatment of historic properties. Each of these areas has its own specific problems and needs. According to the Plan, the majority of historic properties in Hawaii are identified as a result of compliance actions in response to historic preservation program comments in the development project review process. The primary means of protecting historic properties is Hawaii remains the review of land alternation projects. “A need exists to assure that such reviews are carried out in a timely and thorough manner. Archaeological work undertaken by consultants needs to be closely monitored by DLNR to assure the quality of the endeavor.”

The Plan indicates that the potential for stringent and specific legal protection for historic properties lies at the local level. As such, Counties should be encouraged to enact and implement Cultural Resource Management Plans as a part of the County General Plan.

The Plan indicates that properties need to be preserved within a district wide setting that is sympathetic to and respectful of their historic context. The EIS should address this issue by

reviewing the historic value of the subject property in its context as the last remaining historic parcel of former sugar cane and pineapple lands in the Wailuku-Waikapu corridor. The parcel contains historic agricultural irrigation ditches.

The Proposed Boundary Amendment Does Not Relate to the State Recreation Functional Plan

Applicant states that the proposed action is consistent with the State Recreation Functional Plan because it includes provisions to provide park land. However, Applicant's proposal park has already been criticized by the County of Parks & Recreation in its agency comments dated December 19, 2013, which state the Department is not in support of a combined park and storm water retention area as a means of satisfying park assessment requirements.

The Foreword to the State Recreation Functional Plan outlines the existing pressures on Hawaii's recreational resources as follows, "Hawaii's natural beauty and benign climate have been a magnet, drawing people in increasing numbers to our limited recreational areas. This heavy use has resulted in crowded beach parks and other recreational facilities. It has contributed to conflicts over the use of our natural resources and has led to the degradation of many of our natural and recreational attractions."

The Long Term Philosophy Statement of the State Recreation Functional Plan states that the objectives of the Plan are to:

- Assess present and potential supply of and demand for outdoor recreation resources,
- Guide State and County agencies in acquiring or protecting lands of recreational value,
- Provide adequate recreation facilities and programs, and
- Assure public access to recreation areas.
-

The Plan identified the following concerns as requiring immediate attention to mitigate hazardous conditions and to prevent the loss, unavailability, or degradation of a highly valued resource: shortage of activities and facilities in mauka and other area; restricted public access to the shoreline and upland recreation area; environmental degradation; and inadequate maintenance of existing facilities.

Under Issue Area II, Mauka, Urban, and Other Recreation Opportunities, the Plan identified the need for activities and facilities in mauka and other areas; and the need for expanded urban and community recreation opportunities. It states, "Demand for recreation activities in urban areas, close to home, will continue to grow on all of the islands...many facilities are at maximum capacity."

Under Issue Area III, Public Access to Shoreline and Upland Recreation Areas, the Plan identified the loss of public access due to development. It states, "Access issues become critical as more lands are developed for resorts, subdivisions, and golf courses...providing adequate public access is often part of the zoning and permitting process. This places the burden on government agencies and the public to review development proposals and the impact they may have on access."

Under Issue Area V, Management of Recreation Programs, Facilities, and Areas, the Plan identified concern of county governments about keeping pace with growing operations and maintenance costs for existing facilities, much less new recreation facilities and areas.”

In response to the concerns relevant to the above issue areas, the Plan identified strategies to address the problems.

The Plan’s strategies for Issue Area II include: plan and develop parks featuring historic, cultural, scenic, and natural resources; plan and develop camp sites in mauka areas; proceed with planning, acquisition, and development of hiking trails; and implement a statewide bikeway system. The proposed action is inconsistent with these strategies. The EIS should include incorporation of these strategies into the proposed action.

The Plan’s strategies for Issue Area III include: require land use permit applications to fully address the impact of their projects on trails and public access; facilitate access to recreational areas in Forest Reserve Lands; and acquire public access to selected shoreline and mauka recreation area; and assure provision of adequate improvements and maintenance of public accessways. The proposed action is inconsistent with these strategies. The EIS should include incorporation of these strategies into the proposed action.

Objective II-A of the Plan is to “plan, develop, and promote recreational activities and facilities in mauka and other areas to provide a wide range of alternatives.” Policy II-A(1) is to “plan and develop facilities and areas that feature the natural and historic/cultural resources of Hawaii.” The proposed action is inconsistent with this Policy. The EIS should include a plan for park space that will feature the natural and historic/cultural resources of the subject lands, including the historic use of the lands for sugar and pineapple production and incorporation of historic ditches and reservoir space.

Policy II-A(4) calls for the implementation of bikeways, including areas for mountain biking. Lack of bike paths is a major problem for bicyclists that should be addressed in the EIS. Implementing Action II-C(1)(a) calls for the development of bikeways in residential areas. The comments to the Action state, “Developers of new subdivisions should be encouraged to include bikeways in their plans.” The EIS should address this Policy and Implementing Action.

Objective II-C of the Plan is to “Improve and expand the provision of recreation facilities in urban areas and local communities.” Policy II-C(1) is to “meet the demand for recreational opportunities in local communities.” Proposed action does not comport with this Objective or Policy. As I commented previously, the “Infrastructure and Public Facilities Technical Issue Paper” prepared by Chris Hart & Partners in September, 2007 for the Maui County General Plan 2030 (Hart Technical Paper), outlines the standards recommended by the National Recreation and Parks Association, Urban Land Institute, and the City and County of Honolulu for level of service standards for parks. The standard is relied upon in the County of Maui’s Public Facilities Assessment Update (March, 2007), prepared by R.M. Towill Corporation. The standard is 10-acres of sub regional park land per 1,000 of de facto population and 15-acres of regional park land per 1,000 of defacto population. Applying those guidelines, the Hart Technical Paper regional analysis of Wailuku-Kahului Parks identified a 2007 deficit of sub-regional park space

of approximately 477 acres in the region, a deficit predicted to increase to 541 acres by 2030. The analysis found a 2007 deficit of 382 acres of regional park space in the Wailuku-Kahului region, a deficit projected to increase to 541 acres by 2030. Based upon the foregoing, there is and will continue to be a substantial deficit of sub-regional and regional park space in the Wailuku-Kahului region.

The potential housing units envisioned by proposed action could house approximately 2,000 persons. Applying the above-referenced guidelines for park requirements per de facto population to the proposed action, the proposed action requires 20-acres of sub regional park land and 30-acres of regional park land to meet the level of service outlined in the Hart Technical Paper. As such, the proposed 15-acre is insufficient to meet the recommended level of service.

Implementing Action II-C(1)b of the Plan calls for additional playing fields. The EIS should address the Action. The Hart Technical Paper also indicates that park sites should have favorable topography, with slopes of 6 percent or less. Subject lands have a slope of approximately 11 percent, making them unsuitable for the desired park space. Any proposed park should be sited in such a way as to minimize the natural slope to reduce the need for grading.

Implementing Action II-C(1)c of the Plan calls for developers to provide urban trails and walkways. The EIS should incorporate the Action.

Policy III-A(1) of the Plan “requires land use permit applicants to fully address the impact of their projects on trails and public access.” The EIS should address the Policy.

Issue Area V identified the need to address the continuing shortage of funds available for recreation. Of particular concern are the limited resources available for ongoing operations and maintenance. Due to fiscal constraints, funding of maintenance has not kept pace with the need. Deferred maintenance is seen as likely to lead to misuse of facilities and further deterioration. Implementation Action V-C(1)d of the Plan suggested that establishment of impact fees paid by developers to support the acquisition, development, and/or maintenance of parks, open space, and public access. Implementing Action V-C(3)b recommended programs to get the public involved in caring for public recreation facilities, such as through community associations. The EIS should address this Issue Area and these Implementation Actions, including funding proposed to be provided by Applicant towards the operation and maintenance of its park areas and of plans to provide ongoing support of parks via its community association or neighborhood board.

The Proposed Land Use District Boundary Amendment from Agricultural District to Urban and Rural District, Proposed Change in Zoning from Agricultural, and the Proposed Project Are Inconsistent with the Vision, Core Principles, Key Strategies, Goals, Objectives, Policies, and Actions of the County of Maui 2030 General Plan: Countywide Policy Plan.

The Countywide Policy Plan reviews contemporary issues in Section II: “Maui County Today”. Part A of Section II addresses Natural and Cultural Resources. Subsection 5 of this Part reviews Agricultural Lands, stating “From the early Hawaiian societies to the modern plantation

industries, the important agricultural lands of the County have been utilized and understood as being among Maui County's most valuable resources. Protecting important agricultural lands is a major goal of this Plan." The section states:

Agricultural lands have the potential to move the islands of Maui County toward self-sufficiency. Food and energy production required for Maui County could take place entirely within the County, bolstering our economic security...Moreover, the vast open spaces and beautiful countryside that are the result of agricultural land use improve the quality of life for residents and visitors.

The Plan identifies diversifying the agricultural industry to improve food security and meet a higher percentage of Maui County's resident-food needs is a priority for the upcoming planning period."

Subsection 6 of Part A addresses Scenic Resources. It states, "throughout the County, large-lot residential development and insensitively designed development in all land use sectors have dramatically impacted the County's scenic resources...Protection of valued scenic and natural resources is a priority during this planning period."

Part B of Section II of the Plan addresses Land Use and Development Patterns. Subsection 2 of this Part addresses Sprawl. It states, "Sprawl occurs when rural and agricultural lands are developed into large-lot subdivisions...Enabling urban sprawl can be wasteful and costly. It degrades once-quaint rural communities and devours scenic open spaces. It is responsible for the excessive loss of agricultural lands...Large-lot, single-family subdivisions consume more land *per capita*, require more taxpayer support *per capita*, and function less efficiently than traditionally scaled neighborhoods." [emphasis in original]

Part C of Section II addresses Social Patterns and Housing Trends. Subsection 4 of this Part addresses Island Housing. It states, "participation by off-island investors in Maui County's real estate market has had a profound impact on housing demand." It notes that, "in 2004, 37 percent of all Maui Island housing sales were to buyers residing outside of Maui County." It further notes, "the Census Bureau estimated in 2005 there were 62,178 residential housing units within the County. Of those, 28,476 units were owner-occupied, 19,917 units were renter-occupied, and 13,705 units were vacant. This high vacancy rate (22.1 percent) can likely be attributed to the large number of second homes with absentee owners."

Finally, this section concludes by stating that the largest categories of housing need are for units affordable to households earning below 50% and from 50-80% of the median income. These income groups exhibit the highest incidence of housing problems, cost burden, substandard units, and overcrowding.

Part D of Section II addresses Jobs and Economy. Subsection 3 of this Part addresses Economic Development. It states:

Maui County is extremely dependent upon off-shore sources for energy, food...The participants of Focus Maui Nui expressed a desire to retool the County's economy to enable Hawai'i to be more self-reliant. This would mean expanding agriculture...By working toward self-sufficiency, Maui County's economy could diversify dramatically, thereby offering additional opportunities for employment and income. In addition, the offshore dollars that come into the County through the tourism industry could produce a multiplier effect, as the money earned in this industry would purchase locally grown and produced goods and local services.

Section III of the Countywide Policy Plan, Key Strategies, identifies the concerns over conditions and pattern of Maui and helps define a path for goal setting. The applicable Key Strategies are:

A. *Protect the Natural Environment.* "Protection of the natural environment – including the ecological systems therein – is of vital importance.

B. *Preserve Local Cultures and Traditions.*

E. *Expand Housing Opportunities for Residents.* "Maui County's attractive environment has increased the demand for housing not only for local residents, but for off-shore owners as well, which has contributed to the challenges of obtaining affordable housing for Maui County families. To achieve balance in the housing market, it is important to work cooperatively with developers to ensure a range of housing options is available for varying income levels and demographic groups."

F. *Strengthen the Local Economy.* Recognizes the "need to diversify with environmentally and ethically positive businesses that align with local values. This requires an economic environment that supports innovation and nurtures small and locally owned businesses, and a society that rewards industries that honor the County's cultural heritage and natural environment. The County's economic strength may also be enhanced by growing our own food, producing our own goods, and generating our own energy resources."

G. *Improve Parks and Public Facilities.* This will "depend on the ability of the public and private sectors to fund, plan, maintain, and develop adequate facilities."

J. *Promote Sustainable Land Use and Growth Management.* "Loss of open space, increasing infrastructure costs, and a desire for more housing options suggest that alternative methods of land use and growth management are necessary for Maui County."

The proposed land use district boundary amendment, proposed change in zoning from Agricultural to Project District 5 (Pu'unani) and the proposed alternation of productive, important, historical agricultural lands for the development of 147 rural residential lots, a village mixed-use district consisting of approximately 450 multi-family units, and approximately 25,000 square feet of commercial office/retail space are inconsistent with the vision, core principles, key strategies, goals, objectives, policies, and actions of the Maui 2030 General Plan as outlined in the Countywide Policy Plan.

The Countywide Policy plan acts as an over-arching values statement and is an umbrella policy document for the Island and Community Plans. The Plan states, "as the policies of this Plan are

applied, it is likely some policies will overlap or appear inconsistent, and policies will compete for scarce resources. In such cases, the participants of Focus Maui Nui recommended planning and decision making with a balanced approach that takes as many policies as possible into consideration without forsaking other needs... most participants said that if they must choose between areas of need or make tradeoffs, the preservation of natural resources, the islands' identity, and cultural assets must be considered before improvements to infrastructure or even steps to strengthen the economy.”

The proposed development is inconsistent with the following “Vision” items of the Countywide Policy Plan:

- Maui County will be an innovative model of sustainable island living...
- The needs of each individual, the needs of the whole community, and the needs of our natural and cultural assets will be brought into balance to reflect the high value we place on both our natural environment and our people.
- Maui County will be a leader in the creation of responsible, self-sufficient communities and environmentally sound economic development and land stewardship.

The proposed development is inconsistent with the following “Core Principles” of the Countywide Policy Plan:

1. Excellence in the stewardship of the natural environment and cultural resources;
4. Engagement and empowerment of Maui County residents;
5. Honor for all cultural traditions and histories;
6. Consideration of the contributions of past generations as well as the needs of future generations;
7. Commitment to self-sufficiency;
8. Wisdom and balance in decision making;
9. Thoughtful, island-appropriate innovation; and
10. Nurturance of the health and well-being of our families and our communities.

The proposed development is inconsistent with the following “Core Themes” of the Countywide Policy Plan:

- Protect the Natural Environment
- Preserve Local Cultures and Traditions
- Strengthen the Local Economy
- Improve Parks and Public Facilities
- Improve Physical Infrastructure
- Promote Sustainable Land Use and Growth Management

The proposed development is inconsistent with the “Maui County’s Natural Environment and Distinctive Open Spaces Will Be Preserved, Managed, and Care for in Perpetuity” Goal of the Countywide Policy Plan

The proposed development is inconsistent with the following Objectives and Policies of the above Goal:

Objective 1. Improve the opportunity to experience the natural beauty and native biodiversity of the islands for present and future generations.

Policies:

- b. Preserve and reestablish indigenous and endemic species' habitats and their connectivity.
- c. Restore and protect forests, wetlands, watersheds, and stream flows, and guard against wildfires, flooding, and erosion.
- f. Protect the natural state and integrity of unique terrain, valued natural environments, and geological features.
- g. Preserve and provide ongoing care for important scenic vistas, view planes, landscapes, and open-space resources.
- h. Expand coordination with the State and nonprofit agencies and their volunteers to reduce invasive species, replant indigenous species, and identify critical habitat.

Objective 2. Improve the quality of environmentally sensitive, locally valued natural resources and native ecology of each island.

Policies:

- c. Improve the connection between urban environments and the natural landscape, and incorporate natural features of the land into urban design.
- d. Utilize land-conservation tools to ensure the permanence of valued open spaces.
- e. Mitigate the negative effects of upland uses on coastal wetlands, marine life, and coral reefs.
- f. Strengthen coastal-zone management, re-naturalization of shorelines, where possible, and filtration or treatment of urban and agricultural runoff.
- g. Regulate the use and maintenance of stormwater-treatment systems that incorporate the use of native vegetation and mimic natural systems.
- i. Restore watersheds and aquifer-recharge areas to healthy and productive status, and increase public knowledge about the importance of watershed stewardship, water conservation, and groundwater protection.

Objective 3. Improve the stewardship of the natural environment.

Policies:

- a. Preserve and protect natural resources with significant scenic, economic, cultural, environmental, or recreational value.
 - c. Evaluate development to assess potential short-term and long-term impacts on land, air, aquatic, and marine environments.
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- d. Improve efforts to mitigate and plan for the impact of natural disasters, human-influenced emergencies, and global warming.
 - f. Reduce air, noise, light, land, and water pollution, and reduce Maui County's contribution to global climate change.
 - i. Educate the construction and landscape industries and property owners about the use of best management practices to prevent erosion and nonpoint source pollution.
 - j. Support the acquisition of resources with scenic, environmental, and recreational value, and encumber their use.

The proposed development is inconsistent with the “Maui County will foster a spirit of pono and protect, perpetuate, and reinvigorate its residents’ multi-cultural values and traditions to ensure that current and future generations will enjoy the benefits of their rich island heritage” Goal of the Countywide Policy Plan.

The proposed development is inconsistent with the following Objectives and Policies of the above Goal:

Objective 1. Perpetuate the Hawaiian culture as a vital force in the lives of residents.

Policies:

- a. Protect and preserve access to mountain, ocean, and island resources for traditional Hawaiian cultural practices.
- b. Prohibit inappropriate development of cultural lands and sites that are important for traditional Hawaiian cultural practices, and establish mandates for the special protection of these lands in perpetuity.
- c. Promote the use of ahupua`a and moku management practices.
- f. Recognize and preserve the unique natural and cultural characteristics of each ahupua`a or district.
- h. Ensure the protection of Native Hawaiian rights.

Objective 2. Emphasize respect for our island lifestyle and our unique local cultures, family, and natural environment.

Policies:

- d. Recognize the interconnectedness between the natural environment and the cultural heritage of the islands.

Objective 4. Preserve and restore significant historic architecture, structures, cultural sites, cultural districts, and cultural landscapes.

Policies:

- a. Support the development of island-wide historic, archaeological, and cultural resources inventories.
- b. Promote the rehabilitation and adaptive reuse of historic sites, buildings, and structures to perpetuate a traditional sense of place.
- c. Identify a sustainable rate of use and set forth specific policies to protect cultural resources.
- d. Protect and preserve lands that are culturally or historically significant.
- e. Support programs that protect, record, restore, maintain, provide education about, and interpret cultural districts, landscapes, sites, and artifacts in both natural and museum settings.
- f. Perpetuate the authentic character and historic integrity of rural communities and small towns.
- i. Protect summits, slopes, and ridgelines from inappropriate development.
- k. Provide opportunities for public involvement with restoration and enhancement of

all types of cultural resources.

1. Foster partnerships to identify and preserve or revitalize historic and cultural sites.

The proposed development is inconsistent with the "Residents will have access to lifelong formal and informal educational options enabling them to realize their ambitions" Goal of the Countywide Policy Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of the above Goal:

Objective 2. Provide nurturing learning environments that build skills for the 21st century.

Policies:

- b. Plan for demographic, social, and technological changes in a timely manner.
- d. Promote development of neighborhood schools and educational centers.
- e. Integrate schools, community parks, and playgrounds, and expand each community's use of these facilities.
- f. Support coordination between land use and school-facility planning agencies.
- k. Design school and park facilities in proximity to residential areas.

Implementing Action:

- a. Develop safe walking and bicycling programs for school children.

The proposed development is inconsistent with the "Quality, island-appropriate housing will be available to all residents" Goal of the Countywide Policy Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of the above Goal:

Objective 1. Reduce the affordable housing deficit for residents.

Policies:

- a. Ensure that an adequate and permanent supply of affordable housing, both new and existing units, is made available for purchase or rental to our resident and/or workforce population, with special emphasis on providing housing for low- to moderate-income families, and ensure that all affordable housing remains affordable in perpetuity.
- b. Seek innovative ways to lower housing costs without compromising the quality of our island lifestyle.
- c. Seek innovative methods to secure land for the development of low- and moderate-income housing.
- d. Provide the homeless population with emergency and transitional shelter and other supportive programs.
- e. Provide for a range of senior-citizen and special needs housing choices on each island that affordably facilitates a continuum of care and services.
- f. Support the Department of Hawaiian Home Lands' development of

homestead lands.

- j. Redevelop commercial areas with a mixture of affordable residential and business uses, where appropriate.
- k. Ensure residents are given priority to obtain affordable housing units developed in their communities, consistent with all applicable regulations.
- l. Establish pricing for affordable housing that is more reflective of Maui County's workforce than the United States Housing and Urban Development's median-income estimates for Maui County.
- p. Promote the use of the community land trust model and other land-lease and land-financing options.
- q. Support the opportunity to age in place by providing accessible and appropriately designed residential units.

Objective 2. Increase the mix of housing types in towns and neighborhoods to promote sustainable land use planning, expand consumer choice, and protect the County's rural and smalltown character.

Policies:

- b. Design neighborhoods to foster interaction among neighbors.
- c. Encourage a mix of social, economic, and age groups within neighborhoods.
- d. Promote infill housing in urban areas at scales that capitalize on existing infrastructure, lower development costs, and are consistent with existing or desired patterns of development.
- e. Encourage the building industry to use environmentally sustainable materials, technologies, and site planning.
- f. Develop workforce housing in proximity to job centers and transit facilities.
- g. Provide incentives to developers and owners who incorporate green building practices and energy-efficient technologies into their housing developments.

Objective 3. Increase and maintain the affordable housing inventory.

Policies:

- b. Prioritize available infrastructure capacity for affordable housing.
- g. Minimize the intrusion of housing on prime, productive, and potentially productive agricultural lands and regionally valuable agricultural lands.

The proposed development is inconsistent with the "Maui County's economy will be diverse, sustainable, and supportive of community values" Goal of the Countywide Policy Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of the above Goal:

Objective 1. Promote an economic climate that will encourage diversification of the County's economic base and a sustainable rate of economic growth.

Policies:

- a. Support economic decisions that create long-term benefits.
- d. Support and promote locally produced products and locally owned operations and businesses that benefit local communities and meet local demand.
- g. Support home-based businesses that are appropriate for and in character with the community.
- h. Encourage businesses that promote the health and well-being of the residents, produce value-added products, and support community values.
- j. Support efforts to improve conditions that foster economic vitality in our historic small towns.
- k. Support and encourage traditional host-culture businesses and indigenous agricultural practices.
- l. Support public and private entities that assist entrepreneurs in establishing locally operated businesses.

Implementing Actions:

- a. Develop regulations and programs that support opportunities for local merchants, farmers, and small businesses to sell their goods and services directly to the public.
- b. Monitor the carrying capacity of the islands' social, ecological, and infrastructure systems with respect to the economy.

Objective 2. Diversify and expand sustainable forms of agriculture and aquaculture.

Policies:

- a. Support programs that position Maui County's agricultural products as premium export products.
- b. Prioritize the use of agricultural land to feed the local population, and promote the use of agricultural lands for sustainable and diversified agricultural activities.
- d. Assist farmers to help make Maui County more self-sufficient in food production.
- e. Support ordinances, programs, and policies that keep agricultural land and water available and affordable to farmers.
- g. Enhance County efforts to monitor and regulate important agricultural issues.
- i. Maintain the genetic integrity of existing food crops.
- j. Encourage healthy and organic farm practices that contribute to land health and regeneration.
- k. Support cooperatives and other types of nontraditional and communal farming efforts.
- l. Encourage methods of monitoring and controlling genetically modified crops to prevent adverse effects.

Implementing Actions:

- c. Create agricultural parks in areas distant from genetically modified crops.

Objective 3. Support a visitor industry that respects the resident culture and the environment.

Policies:

- f. Encourage resident ownership of visitor-related businesses and facilities.
- i. Support the diversification, development, evolution, and integration of the visitor industry in a way that is compatible with the traditional, social, economic, spiritual, and environmental values of island residents.

Objective 4. Expand economic sectors that increase living-wage job choices and are compatible with community values.

Policies:

- a. Support emerging industries, including the following:
 - Arts and culture industry;
 - Ecotourism industry; and
 - Agritourism industry.

The proposed development is inconsistent with the “A full range of island-appropriate public facilities and recreational opportunities will be provided to improve the quality of life for residents and visitors.” Goal of the Countywide Policy Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of the above Goal:

Objective 1. Expand access to recreational opportunities and community facilities to meet the present and future needs of residents of all ages and physical abilities.

Policies:

- a. Protect, enhance, and expand access to public shoreline and mountain resources.
- b. Expand and enhance the network of parks, multi-use paths, and bikeways.
- c. Assist communities in developing recreational facilities that promote physical fitness.
- d. Expand venue options for recreation and performances that enrich the lifestyles of Maui County’s people.
- g. Promote the development and enhancement of community centers, civic spaces, and gathering places throughout our communities.

Objective 2. Improve the quality and adequacy of community facilities.

Policies:

- b. Provide and maintain community facilities that are appropriately designed to reflect the traditions and customs of local cultures.
- c. Ensure that parks and public facilities are safe and adequately equipped for the needs of all ages and physical abilities to the extent reasonable.
- d. Maintain, enhance, expand, and provide new active and passive recreational

facilities in ways that preserve the natural beauty of their locations.

Objective 3. Enhance the funding, management, and planning of public facilities and park lands.

Policies:

- b. Manage park use and control access to natural resources in order to rest sensitive places and utilize the resources in a sustainable manner.
- c. Provide public-recreational facilities that are clean and well-maintained.
- d. Develop partnerships to ensure proper stewardship of the islands' trails, public lands, and access systems.
- e. Ensure that there is an adequate supply of public restrooms in convenient locations.

Implementing Actions:

- c. Develop and adopt local level-of-service standards for public facilities and parks.
- d. Identify, acquire, and develop lands for parks, civic spaces, and public uses.

The proposed development is inconsistent with the "Maui County will have an efficient, economical, and environmentally sensitive means of moving people and goods" Goal of the Countywide Policy Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of the above Goal:

Objective 1. Provide an effective, affordable, and convenient ground-transportation system that is environmentally sustainable.

Policies:

- a. Execute planning strategies to reduce traffic congestion.
- f. Preserve roadway corridors that have historic, scenic, or unique physical attributes that enhance the character and scenic resources of communities.
- g. Design new roads and roadway improvements to retain and enhance the existing character and scenic resources of the communities through which they pass.
- i. Collaborate with transit agencies, government agencies, employers, and operators to provide planning strategies that reduce peak-hour traffic.
- j. Develop and expand an attractive, island-appropriate, and efficient public transportation system.
- l. Evaluate all alternatives to preserve quality of life before widening roads.
- m. Encourage businesses in the promotion of alternative transportation options for resident and visitor use.

Implementing Actions:

- b. Establish efficient public-transit routes between employment centers and primary workforce residential areas.

c. Create attractive, island-appropriate, conveniently located park-and-ride and ride-share facilities.

Objective 2. Reduce the reliance on the automobile and fossil fuels by encouraging walking, bicycling, and other energy-efficient and safe alternative modes of transportation.

Policies:

- a. Make walking and bicycling transportation safe and easy between and within communities.
- b. Require development to be designed with the pedestrian in mind.
- c. Design new and retrofit existing rights-of-way with adequate sidewalks, bicycle lanes, or separated multi-use transit corridors.

Implementing Actions:

c. Identify non-motorized transportation options as a priority for new sources of funding.

Objective 5. Improve and expand the planning and management of transportation systems.

Policies:

- a. Encourage progressive community design and development that will reduce transportation trips.
- b. Require new developments to contribute their pro rata share of local and regional infrastructure costs.
- c. Establish appropriate user fees for private enterprises that utilize public transportation facilities for recreational purposes.
- d. Support the revision of roadway-design criteria and standards so that roads are compatible with surrounding neighborhoods and the character of rural areas.

The proposed development is inconsistent with the “Maui County’s physical infrastructure will be maintained in optimum condition and will provide for and effectively serve the needs of the County through clean and sustainable technologies” Goal of the Countywide Policy Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of the above Goal:

Objective 1. Improve water systems to assure access to sustainable, clean, reliable, and affordable sources of water.

Policies:

- a. Ensure that adequate supplies of water are available prior to approval of subdivision or construction documents.
- c. Ensure a reliable and affordable supply of water for productive agricultural uses.
- d. Promote the reclamation of gray water, and enable the use of reclaimed, gray, and brackish water for activities that do not require potable water.

- e. Retain and expand public control and ownership of water resources and delivery systems.
- f. Improve the management of water systems so that surface-water and groundwater resources are not degraded by overuse or pollution.

Objective 2. Improve waste-disposal practices and systems to be efficient, safe, and as environmentally sound as possible.

Policies:

- a. Provide sustainable waste-disposal systems and comprehensive, convenient recycling programs to reduce the flow of waste into landfills.
- b. Support innovative and alternative practices in recycling solid waste and wastewater and disposing of hazardous waste.

Implementing Actions:

- c. Utilize taxes and fees as means to encourage conservation and recycling.
- e. Phase out the use of injection wells.

Objective 3. Significantly increase the use of renewable and green technologies to promote energy efficiency and energy self-sufficiency.

Policies:

- g. Require the incorporation of locally appropriate energy-saving and green building design concepts in all new developments by providing energy efficient urban design guidelines and amendments to the Building Code.
- i. Promote the retrofitting of existing buildings and new development to incorporate energy-saving design concepts and devices.
- j. Encourage green footprint practices.
- l. Support green building practices such as the construction of buildings that aim to minimize carbon dioxide production, produce renewable energy, and recycle water.

Implementing Actions:

- b. Adopt a Green Building Code, and support green building practices.

Objective 4. Direct growth in a way that makes efficient use of existing infrastructure and to areas where there is available infrastructure capacity.

Policies:

- d. Promote land use patterns that can be provided with infrastructure and public facilities in a cost-effective manner.
- e. Support catchment systems and on-site wastewater treatment in rural areas and aggregated water and wastewater systems in urban areas if they are appropriately located.

Objective 5. Improve the planning and management of infrastructure systems.

Policies:

- a. Provide a reliable and sufficient level of funding to enhance and maintain infrastructure systems.
- b. Require new developments to contribute their pro rata share of local and regional infrastructure costs.
- g. Ensure that infrastructure is built concurrent with or prior to development.

The proposed development is inconsistent with the “Community character, lifestyles, economies, and natural assets will be preserved by managing growth and using land in a sustainable manner” Goal of the Countywide Policy Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of the above Goal:

Objective 1. Improve land use management and implement a directed-growth strategy.

Policies:

- a. Establish, map, and enforce urban- and rural-growth limits.
- b. Direct urban and rural growth to designated areas.
- d. Maintain a sustainable balance between the resident, part-time resident, and visitor populations.
- e. Encourage redevelopment and infill in existing communities on lands intended for urban use to protect productive farm land and open-space resources.
- h. Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic, shoreline, and cultural resources.
- i. Establish and maintain permanent open space between communities to protect each community’s identity.
- j. Support the dedication of land for public uses.
- l. Enable existing and future communities to be self-sufficient through sustainable land use planning and management practices.
- m. Protect summits, slopes, and ridgelines from inappropriate development.

Objective 2. Improve planning for and management of agricultural lands and rural areas.

Policies:

- a. Protect prime, productive, and potentially productive agricultural lands to maintain the islands’ agricultural and rural identities and economies.
- b. Provide opportunities and incentives for self-sufficient and subsistence homesteads and farms.
- c. Discourage developing or subdividing agriculturally designated lands when non-agricultural activities would be primary uses.
- d. Conduct agricultural-development planning to facilitate robust and sustainable agricultural activities.

Implementing Actions:

- a. Inventory and protect prime, productive, and potentially productive agricultural lands from competing non-agricultural land uses.

Objective 3. Design all developments to be in harmony with the environment and to protect each community's sense of place.

Policies:

- a. Support and provide incentives for green building practices.
- b. Encourage the incorporation of green building practices and technologies into all government facilities to the extent practicable.
- c. Protect and enhance the unique architectural and landscape characteristics of each Community Plan Area, small town, and neighborhood.
- d. Ensure that adequate recreational areas, open spaces, and public-gathering places are provided and maintained in all urban centers and neighborhoods.
- e. Ensure business districts are distinctive, attractive, and pedestrian-friendly destinations.
- f. Use trees and other forms of landscaping along rights-of-way and within parking lots to provide shade, beauty, urban-heat reduction, and separation of pedestrians from automobile traffic in accordance with community desires.
- g. Where appropriate, integrate public-transit, equestrian, pedestrian, and bicycle facilities, and public rights-of-way as design elements in new and existing communities.
- h. Ensure better connectivity and linkages between land uses.
- i. Adequately buffer and mitigate noise and air pollution in mixed-use areas to maintain residential quality of life.
- j. Protect rural communities and traditional small towns by regulating the footprint, locations, site planning, and design of structures.
- k. Support small-town revitalization and preservation.
- l. Facilitate safe pedestrian access, and create linkages between destinations and within parking areas.

Implementing Actions:

- a. Establish design guidelines and standards to enhance urban and rural environments.
- c. Establish and enhance urban forests in neighborhoods and business districts.

Objective 4. Improve and increase efficiency in land use planning and management.

Policies:

- a. Assess the cumulative impact of developments on natural ecosystems, natural resources, wildlife habitat, and surrounding uses.
- b. Ensure that new development projects requiring discretionary permits demonstrate a community need, show consistency with the General Plan, and provide an analysis of impacts.
- c. Encourage public and private partnerships to preserve lands of importance,

develop housing, and meet the needs of residents.

d. Promote creative subdivision designs that implement best practices in land development, sustainable management of natural and physical resources, increased pedestrian and bicycle functionality and safety, and the principles of livable communities.

f. Enable greater public participation in the review of subdivisions.

g. Improve land use decision making through the use of land- and geographic information systems.

The proposed development is inconsistent with the “Government services will be transparent, effective, efficient, and responsive to the needs of residents” Goal of the Countywide Policy Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of the above Goal:

Objective 2. Promote civic engagement.

Policies:

a. Foster consensus building through in-depth, innovative, and accessible public participatory processes.

e. Support community-based decision making.

g. Expand opportunities for all members of the public to participate in public meetings and forums.

Implementing Actions:

d. Develop a project-review process that mandates early and ongoing consultation in and with communities affected by planning and land use activities.

Objective 3. Improve the efficiency, reliability, and transparency of County government’s internal processes and decision making.

Implementing Actions:

c. Develop local level-of-service standards for infrastructure, public facilities, and services.

The Proposed Land Use District Boundary Amendment from Agricultural District to Urban and Rural District, Proposed Change in Zoning from Agricultural, and the Proposed Project Are Inconsistent with the Following Vision Statement, Core Values, Goals, Objectives, Policies, and Actions of the Maui Island Plan, Island of Maui, General Plan 2030.

The proposed development is inconsistent with the Maui Island Vision of the Maui Island Plan:

*Ua mau ke ea o ka `āina i ka pono
Maui Island will be environmentally, economically, and culturally sustainable with clean, safe, and livable communities and small towns*

that will protect and perpetuate a pono lifestyle for the future.

The proposed development is inconsistent with the following Core Values of the Maui Island Plan:

- A. Adopt responsible stewardship principles by applying sound natural resource management practices;
- B. Respect and protect our heritage, traditions, and multi-cultural resources;
- C. Plan and build communities that include a diversity of housing;
- D. Retain and enhance the unique identity and sense of place;
- E. Preserve rural and agricultural lands and encourage sustainable agriculture;
- F. Secure necessary infrastructure concurrently with future development;
- G. Support efforts that contribute to a sustainable and diverse economy for Maui;
- J. Establish a sustainable transportation system that includes multiple modes, including walking, biking, and mass transit, as well as automobile-based modes.

The proposed development is inconsistent with Goal 2.1 “Our community respects and protects archaeological and cultural resources while perpetuating diverse cultural identities and traditions” of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 2.1 of the Maui Island Plan:

Objective: 2.1.1 An island culture and lifestyle that is healthy and vibrant as measured by the ability of residents to live on Maui, access and enjoy the natural environment, and practice Hawaiian customs and traditions in accordance with Article XII, Section 7, Hawai'i State Constitution, and Section 7-1, Hawai'i Revised Statutes (HRS).

Policy 2.1.1.c Ensure traditional public access routes, including native Hawaiian trails, are maintained for public use.

Objective 2.2 A more effective and efficient planning and review process that incorporates the best available cultural resources inventory, protection techniques, and preservation strategies.

Policy 2.1.2.c Ensure that cultural, historic, and archaeological resources are protected for the benefit of present and future generations.

Objective 2.3 Enhance the island's historic, archaeological, and cultural resources.

Policies:

2.1.3.b Support the use of easements, dedications, and other mechanisms to acquire, maintain, and protect lands with cultural, archaeological, and historic significance.

2.1.3.c Support regulations to require developers, when appropriate, to prepare an Archaeological Inventory Survey, Cultural Impact Assessment, and Ethnographic Inventories that are reviewed and commented upon by the Office of Hawaiian Affairs, Native Hawaiian advisory bodies, the State Historic Preservation Division (SHPD), and the Office of Environmental Quality Control, and systematically comply with the steps listed in SHPD's administrative rules, including consultation and monitoring during construction phases of projects.

2.1.3.f Support opportunities for public involvement with the intent to facilitate the protection and restoration of historic and archeological sites, including consultation with stakeholders.

Implementing Actions:

2.1.3-Action 2 Amend regulations to provide additional protection of lands that are important for traditional native Hawaiian uses including subsistence food gathering, traditional access, agriculture, and religious uses.

2.1.3-Action 3 Establish additional Historic and Archaeological Districts and ensure that land use regulations are implemented to ensure their protection.

The proposed development is inconsistent with Goal 2.2 “An intact, ecologically functional system of reef, shoreline, and nearshore waters that are protected in perpetuity” of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 2.2 of the Maui Island Plan:

Objective 2.2.1 A more comprehensive and community-based ICZM program.

Policies:

2.2.1.d Incorporate the following into the MIP, where consistent with the MIP:

- (2) Coastal Nonpoint Pollution Control Program Management Plan;
- (3) Implementation Plan for Polluted Runoff Control.

Objective 2.2.2 Improved reef health, coastal water quality, and marine life.

Policy 2.2.2.a Create additional mechanisms where needed to contain and control runoff and pollution.

Objective 2.2.3 Water quality that meets or exceeds State Clean Water Act standards.

Policies:

2.2.3.a Reduce the amount of impervious surface and devise site plan standards that aim to minimize storm runoff and NPS pollution.

2.2.3.b Support the revision of existing regulations to require an Erosion and Sedimentation Control Plan (ESCP) for development activities that may pose a threat to water quality.

2.2.3.c Require an on-site monitoring program, where applicable, when grading may pose a threat to water quality or when recommended in the ESCP.

2.2.3.f Prohibit the development of new wastewater injection wells, except when unavoidable for public health and safety purposes.

2.2.3.g Ensure that the County upholds its affirmative duty under the Clean Water Act by monitoring and reducing point and NPS pollution to help safeguard coastal waters.

Implementing Actions:

2.2.3-Action 1 Transition from the use of wastewater injection wells to appropriate, environmentally sound methods of wastewater disposal, and promote the beneficial reuse of wastewater effluent.

2.2.3-Action 2 Revise regulations:

- (1) Require the approval of an ESCP for development activities that may pose a threat to water quality.
- (2) Require an on-site monitoring program, where applicable, when grading may

pose a threat to water quality or when recommended in the ESCP.

(3) Devise site plan standards using innovative tools.

(4) Control the pollutant load by imposing standards that are more restrictive than the State water quality control standards.

The proposed development is inconsistent with Goal 2.3 “Healthy watersheds, streams, and riparian environments” of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 2.3 of the Maui Island Plan:

Objective 2.3.1 Greater protection and enhancement of watersheds, streams, and riparian environments.

Policies:

2.3.1.d Support regulations to require developments to utilize ahupua`a management practices.

2.3.1.f Provide adequate funding and staff to develop and implement watershed protection plans and policies, including acquisition and management of watershed resources and land.

2.3.1.h Maui will protect all watersheds and streams in a manner that guarantees a healthy, sustainable riparian environment.

Implementing Actions:

2.3.1-Action 1 Develop, regularly update, and adopt watershed management plans for regions of the island not covered by existing plans.

Objective: 2.3.2 Decreased NPS and point source pollution.

Policies:

2.3.2.a Enforce water pollution related standards and codes.

2.3.2.b Support the use of LID Techniques such as those described in the State of Hawai`i LID Practitioner’s Guide (June 2006), as amended.

Implementing Actions:

2.3.2-Action 1 Adopt standards to reduce the amount of nutrients that enter watersheds, and encourage the reduction of landscape fertilizers and pesticides.

2.3.2-Action 2 Develop updated grading BMPs that are appropriate for Maui.

Objective: 2.3.4 Greater preservation of native flora and fauna biodiversity to protect native species.

Policy.3.4.c Support the work of conservation groups and organizations that protect, reestablish, manage, and nurture sensitive ecological areas and threatened indigenous ecosystems.

Implementing Action 2.3.4-Action 1 Develop tree protection regulations that restrict the removal of vegetation outside of identified building envelopes/protected areas.

Objective 2.3.5 Limited development in critical watershed areas.

Policies:

2.3.5.a Discourage development and subdivision of land within critical watersheds and in areas susceptible to high erosion and sediment loss.

2.3.5.c Strongly encourage new subdivisions and developments that are proximate to

environmentally sensitive watershed resources to prepare and implement Conservation Subdivision Design (CSD) plans.

Implementing Actions:

2.3.5-Action 1 Develop tools, such as CSD plans, to protect watershed resources and sensitive habitats.

2.3.5-Action 2 Identify and map critical watersheds, sensitive habitats, and those areas susceptible to high erosion and sediment loss.

Objective 2.3.6 Enhance the vitality and functioning of streams, while balancing the multiple needs of the community.

Policies:

2.3.6.a Protect and enhance natural streambeds and discourage stream alteration.

2.3.6.b Work with appropriate agencies to establish minimum stream flow levels and ensure adequate stream flow to sustain riparian ecosystems, traditional kalo cultivation, and self-sustaining ahupua`a.

2.3.6.c Respect and participate in the resolution of native Hawaiian residual land and water rights issues (kuleana lands, ceded lands, and historic agricultural and gathering rights).

2.3.6.d Ensure that stream flows implement laws and policies found in the State Constitution and Water Code.

2.3.6.e Work with appropriate agencies and stakeholders to establish minimum stream flow levels, promote actions to support riparian habitat and the use of available lo`i, and maintain adequate flows for the production of healthy kalo crops.

Implementing Actions:

2.3.6-Action 1 Compile and update data on the needs of the multiple users of water.

The proposed development is inconsistent with Goal 2.4 "Maui's natural areas and indigenous flora and fauna will be protected" of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 2.4 of the Maui Island Plan:

Objective 2.4.1 A comprehensive management strategy that includes further identification, protection, and restoration of indigenous wildlife habitats.

Policies:

2.4.1.a Identify and inventory the following:

(1) Natural, recreational, and open space resources;

(2) Flora and fauna with medium, high, and very high concentrations of threatened or endangered species; and

(3) Location and extent of invasive species.

2.4.1.b Require flora and fauna assessment and protection plans for development in areas with concentrations of indigenous flora and fauna; development shall comply with the assessment and protection plan and shall use the avoidance, minimization, and mitigation approach respectively, with an emphasis on avoidance.

Implementing Actions:

2.4.1-Action 1 Develop, and regularly update, an island-wide Environmental Resources Sites' database to serve as a basis for decision making to include the following: natural preserves;

watersheds; wetlands; streams; dryland forests; critical habitat areas; natural barrier resources; and other sensitive landforms and features on an Environmental Resources Map.

2.4.1-Action 2 Prepare the following, in coordination with the State and resource partnerships:

(1) An inventory of key habitats that lack regulatory protections; and

(2) An inventory of NAPP-eligible lands.

2.4.1-Action 4 Amend existing regulations to require flora and fauna assessments and protection plans for development in areas with identified concentrations of indigenous flora and fauna.

Objective 2.4.3 Greater protection of sensitive lands, indigenous habitat, and native flora and fauna.

Policies:

2.4.3.a Secure an interconnected network of sensitive lands, greenways, watercourses, and habitats.

2.4.3.c Promote innovative environmental-planning methods and site-planning standards that preserve and re-establish indigenous flora and fauna habitat, to preserve and restore connected habitat corridors and open space.

2.4.3.d Utilize protection tools such as conservation easements, land trusts, land banks, Purchase of Developments Rights (PDRs), Transfer of Development Rights (TDRs), and other stewardship tools to acquire natural areas.

2.4.3.e Encourage discussions with communities to designate heritage areas that protect recreational and cultural lifestyles and resources.

2.4.3.i Support increased dedicated funding for the acquisition, protection, restoration, or preservation of important natural areas or open space through the following: ... development mitigation fees; and other appropriate funding sources.

Implementing Actions:

2.4.3-Action 1 Develop management plans for the reforestation of native species' habitats and institute rest periods for designated areas threatened by overuse.

2.4.3-Action 2 Develop an inventory of lands, and prioritize urban and rural wilderness areas that are threatened by human impacts and are strong candidates for preservation.

The proposed development is inconsistent with Goal 2.5 "Maui will continue to be a beautiful island steeped in coastal, mountain, open space, and historically significant views that are preserved to enrich the residents' quality of life, attract visitors, provide a connection to the past, and promote a sense of place" of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 2.5 of the Maui Island Plan:

Objective 2.5.1 A greater level of protection for scenic resources.

Policies:

2.5.1.a Protect views to include, but not be limited to, Haleakalā, `Īao Valley, the Mauna Kahalawai (West Maui Mountains), Pu`u Ō`la`i, Kaho`olawe, Molokini, Moloka`i, and Lāna`i, Mauna Kea, Mauna Loa, sea stacks, the Pacific Ocean, and significant water features, ridgelines, and landforms.

2.5.1.b Identify, preserve, and provide ongoing management of important scenic vistas and open space resources, including mauka-to-makai and makai-to-mauka view planes.

2.5.1.c Protect “night sky” resources by encouraging the implementation of ambient light ordinances and encouraging conversion of all sources that create excessive light pollution, affecting our ability to view the stars.

2.5.1.d Protect ridgelines from development where practicable to facilitate the protection of public views.

2.5.1.e Protect scenic resources along Maui’s scenic roadway corridors.

Implementing Actions:

2.5.1-Action 4 Establish design guidelines that integrate techniques such as development clustering, greenbelts, and open space buffers, site plan configuration to protect view planes, building design and height limitations, setbacks from public roadways, landscaping, and other techniques.

2.5.1-Action 5 Create thresholds for new subdivision of land or building permit which is within a Scenic Roadway Corridor viewshed (as mapped by the County) to make them subject to assessment of the projects visual impact and compliance with the design guidelines.

2.5.1-Action 6 The County shall use the management plan and design guidelines to review site designs, development applications, and capital improvement programs to ensure that they do not degrade Maui’s scenic roadways and resources.

2.5.1-Action 7 Develop and adopt standards to protect ridgelines, slopes, and view planes from development.

2.5.1-Action 8 Develop and adopt regulations to protect night-sky resources from encroachment by the built environment, and limit night-light emissions and light-intensity levels.

Objective 2.5.2 Reduce impacts of development projects and public-utility improvements on scenic resources.

Policies:

2.5.2.c Require appropriate building setbacks and limits on wall heights to protect views along scenic corridors.

Implementing Actions:

2.5.2-Action 1 Develop, adopt, and implement a Scenic Resources Management Plan and design guidelines.

2.5.2-Action 2 Develop and adopt an ordinance that requires Scenic Resource Impact Assessments for projects that may have potential impact on scenic resources.

Objective 2.5.3 Greater protection of and access to scenic vistas, access points, and scenic lookout points.

Policies: 2.5.3.a Protect, enhance, and acquire access to Maui’s scenic vistas and resources.

Implementing Actions:

2.5.3-Action 1 Revise land use regulations to:

- (1) Require access, where appropriate, to scenic vistas and resources, provided such access is culturally acceptable;
- (2) Limit the height of walls; and
- (3) Require appropriate setbacks and site design along scenic corridors.

2.5.3-Action 2 Develop additional Scenic Lookout points.

The proposed development is inconsistent with Goal 3.1 “Maui will be disaster resilient” of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 3.1 of the Maui Island Plan:

Objective 3.1.2 Greater protection of life and property.

Policies:

3.1.2.e Increase the County's resilience to drought.

3.1.2.f Increase food and energy security through local production and storage.

The proposed development is inconsistent with Goal 4.1 "Maui will have a balanced economy composed of a variety of industries that offer employment opportunities and well-paying jobs and a business environment that is sensitive to resident needs and the island's unique natural and cultural resources" of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 4.1 of the Maui Island Plan:

Objective 4.1.1 A more diversified economy.

Policies:

4.1.1.b Support the creation of new jobs and industries that provide a living wage.

Objective 4.1.2 Increase activities that support principles of sustainability.

Policies:

4.1.2.a Support industries that are sustainable, and culturally and environmentally sensitive.

4.1.2.b Encourage and support local businesses.

4.1.2.c Substitute imports with locally-produced services and products where practicable.

4.1.2.e Encourage all businesses to save energy, water, and other resources.

Objective 4.1.3 Improve the island's business climate.

Policies:

4.1.3.b Ensure an adequate supply of affordable workforce housing.

4.1.3.c Develop neighborhoods and communities that are attractive to the workforce of a diversified economy.

4.1.3.d Encourage, nurture, and reward entrepreneurship and innovation.

4.1.3.f Assist community development organizations with revitalization and development of neighborhoods and communities that are attractive to the workforce of a diversified economy.

Implementing Action:

4.1.3-Action 1 Develop and implement innovative land use tools, public/private transportation incentives, and flexible business practices to reduce travel costs and job trips.

The proposed development is inconsistent with Goal 4.2 "A healthy visitor industry that provides economic well-being with stable and diverse employment"

opportunities” of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 4.2 of the Maui Island Plan:

4.2.1.e Diversify the tourism industry by supporting appropriate niche activities such as ecotourism, cultural tourism, voluntourism, ag-tourism, health and wellness tourism, educational tourism, medical tourism, and other viable tourism-related businesses in appropriate locations.

The proposed development is inconsistent with Goal 4.3 “Maui will have a diversified agricultural industry contributing to greater economic, food, and energy security and prosperity” of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 4.3 of the Maui Island Plan:

Objective 4.3.1 Strive for at least 85 percent of locally-consumed fruits and vegetables and 30 percent of all other locally-consumed foods to be grown in-State.

Policies:

4.3.1.a Strive to substitute food/agricultural product imports with a reliable supply of locally produced food and agricultural products.

4.3.1.b Facilitate and support the direct marketing/sale of the island’s agricultural products to local consumers, through farmers markets and similar venues.

4.3.1.c Encourage growing a diverse variety of crops and livestock to ensure the stewardship of our land while safeguarding consumer safety.

Implementing Actions:

4.3.1-Action 1 Encourage the development of community gardens, including gardens on greenbelts that separate communities.

4.3.1-Action 3 Propose revisions to the zoning ordinance to allow the direct marketing of the island’s agricultural products through farmers markets, “pick-your-own” farms, farm stands, and similar venues.

Objective 4.3.2 Maintain or increase agriculture’s share of the total island economy.

Policies:

4.3.2.a Encourage the export of the island’s agricultural products to offshore markets.

4.3.2.c Encourage the continued viability of sugar cane production, or other agricultural crops, in central Maui and all of Maui Island.

Objective 4.3.3 Expand diversified agriculture production at an average annual rate of 4 percent.

Policies:

4.3.3.a Promote the development of locally-grown and ecologically-sound biofuels, aquaculture, and forest products.

4.3.3.b Support the development of farming associations/cooperatives.

Implementing Actions:

4.3.3-Action 1 Implement the Maui Agricultural Development Plan (July 2009) and its updates, when consistent with the MIP.

The proposed development is inconsistent with Goal 4.4 “A diverse array of emerging economic sectors” of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 4.4 of the Maui Island Plan:

Objective 4.4.1 Support increased investment and expanded activity in emerging industries.

Policies:

4.4.1.b Attract and assist industries to compete in high technology activities such as those related to renewable energy, green technologies, diversified agriculture, ocean sciences, health sciences, space technologies, and other knowledge-based industries.

4.4.1.c Support new industries that are environmentally and culturally sensitive such as health and wellness, sports and outdoor activities, cultural activities, the arts, film-making, entertainment, and digital media.

4.4.1.f Work with appropriate organizations to support the development of high technology clusters around renewable energy, diversified agriculture, ocean sciences, health sciences, and other knowledge-based industries.

The proposed development is inconsistent with Goal 4.5 “Small businesses will play a key role in Maui’s economy” of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 4.5 of the Maui Island Plan:

Objective 4.5.1 Increase the number of and revenue generated by small businesses and decrease the percentage of small business failures.

Policies:

4.5.1.a Provide incentives and support for small businesses and entrepreneurs that incorporate sustainable technologies and practices into their operations, utilize local materials, or produce and sell locally-made goods or services.

4.5.1.b Assist traditional “mom and pop” business establishments.

4.5.1.c Reduce barriers to small business development.

4.5.1.e Support community markets and venues that sell locally-made produce, goods, and services.

The proposed development is inconsistent with Goal 5.1 “Maui will have safe, decent, appropriate, and affordable housing for all residents developed in a way that contributes to strong neighborhoods and a thriving island community” of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 5.1 of the Maui Island Plan:

Objective 5.1.1 More livable communities that provide for a mix of housing types, land uses, income levels, and age.

Policies:

5.1.1.a Promote livable communities (compact/walkable/bikeable, access to transit) that provide for a mix of housing types and land uses, including parks, open space, and recreational areas.

5.1.1.b Promote planning approaches that provide a mix of multifamily and single-family housing units to expand housing choices.

5.1.1.d Provide incentives for the rehabilitation or adaptive reuse of historic structures to facilitate more housing choices.

5.1.1-Action 6 Develop incentives to promote projects that achieve the Leadership in Energy and Environmental Design (LEED) Silver or Gold certification.

Objective 5.1.2 Better monitoring, evaluation, and refinement of affordable housing policy in conjunction with the economic cycle.

Policies:

5.1.2.b Utilize the following approaches to promote resident housing and to minimize offshore market impacts:

(1) Ensure that the future housing stock is composed of a mix of housing types (multifamily, small lots, ohana units, co-housing, cottage houses, etc.);

(2) Encourage new housing in proximity to jobs and services, in places that are conducive/affordable to island residents; and

(3) Explore taxation alternatives and building fee structures.

5.1.2-Action 4 Develop incentives for locating new workforce housing in proximity to jobs and services.

Objective 5.1.3 Provide affordable housing, rental or in fee, to the broad spectrum of our island community.

Policies:

5.1.3.a Consider regulations that can help keep affordable housing available at affordable rents.

5.1.3.b Seek to have ownership of affordable for-sale and rental housing vested in a non-profit community land trust, or other qualified housing provider, committed to keeping such housing affordable in perpetuity.

5.1.3.c Facilitate the use of public lands in urban areas that are suitable for affordable housing.

5.1.3.d Develop or support partnerships and initiatives that provide housing-related education/outreach.

Implementing Actions:

5.1.3-Action 1 Consider the following actions in housing-related code amendments:

(1) Give a higher priority to the construction of actual units and a lower priority to the provision of land, over the current alternative in-lieu fee payment;

(2) Require recordation of a covenant to ensure that the required affordable units in a project remain affordable for perpetuity;

(3) Consider that affordable houses be developed and available concurrently with market units;

(4) Encourage the development of affordable “for-sale” and rental housing through incentives;

(5) Consider a rent stabilization program to ensure that rental housing remains

affordable;

(6) For the sale prices of required affordable housing units, evenly distribute prices over the range of the subject income category; and

(7) Expedite permitting for affordable housing projects approved pursuant to the residential workforce housing ordinance.

5.1.3-Action 3 Enhance our existing affordable housing financing program to include the following elements:

(1) An affordable housing assessment on commercial and residential properties.

(2) A real estate transfer tax imposed on visitor units, TVRs, and residential housing that is not affordable for residents with household incomes of up to 200 percent of the island median household income.

Objective 5.1.4 Provide infrastructure in a more timely manner to support the development of affordable housing.

Policies:

5.1.4.a Prioritize the development of infrastructure that supports the development of affordable housing.

5.1.4.b Utilize appropriate financing approaches and assistance tools to encourage the development of infrastructure and public facilities.

5.1.4.c Tailor infrastructure requirements to correspond with appropriate level-of-service standards to help control housing costs and to maintain safety.

Implementing Actions:

5.1.4-Action 1 Prioritize Capital Improvement Projects that commit to building appropriately planned affordable housing-related projects.

Objective 5.1.5 A wider range of affordable housing options and programs for those with special needs.

Policies:

5.1.5.a Ensure that residents with special needs have access to appropriate housing.

5.1.5.b Encourage housing to be built or rehabilitated to allow the elderly and those with special needs to live in their homes.

Implementing Actions:

5.1.5-Action 1 Develop financing mechanisms to assist low-income elders and other highrisk/disadvantaged patients who need residential and institutional health care to remain in affordable housing that is part of a community development project.

5.1.5-Action 2 Create or assist in creating programs that provide affordable housing to seniors, the disabled, and those returning from mental health institutions, correctional institutions, and drug rehabilitation.

5.1.5-Action 6 Amend the Zoning/Subdivision Codes to streamline and facilitate the development of elder care/assisted living facilities, as well as housing/facilities that are Americans with Disabilities Act-compliant.

Objective 5.1.6 Reduce the cost to developers of providing housing that is affordable to families with household incomes 160 percent and below of annual median income.

Policies:

5.1.6.a Support fast-track processing procedures for the following housing-related entitlements: affordable housing projects/units; indigenous Hawaiian housing/units;

and special-needs housing units (seniors, disabled, homeless, etc.).

5.1.6.b Require the construction of affordable for-sale and rental housing units as part of the construction of new housing developments.

The proposed development is inconsistent with Goal 6.1 “Maui will have implemented the Integrated Solid Waste Management Program thereby diverting waste from its landfills, extending their capacities” of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 6.1 of the Maui Island Plan:

Objective 6.1.1 Meet our future solid waste needs with a more comprehensive planning and management strategy.

Policies:

6.1.1.c Divert waste from the landfills and educate the public about the recommendations of the ISWMP.

Objective 6.1.2 Divert at least 60 percent of solid waste from the island’s landfills.

Policies:

6.1.2.a Require residents and commercial enterprises that generate waste to pay a fair proportion of disposal costs.

Implementing Actions:

6.1.2-Action 1 Implement a comprehensive, curbside recycling program.

6.1.2-Action 2 Develop regulations, programs, funding opportunities, and/or incentives to:

- (1) Increase recycling of used appliances/furniture/electrical/components/clothing/other household items and recyclable materials;
- (2) Increase the number of composting centers;
- (3) Reduce solid wastes generated by packaging, food service products, home construction waste, etc.;
- (4) Construct materials recovery facilities (MRFs) including a facility in Central Maui, in accordance with the ISWMP, and investigate a cost-recovery fee to meet funding needs

The proposed development is inconsistent with Goal 6.2 “Maui will have wastewater systems that comply with or exceed State and Federal regulations; meet levels-of-service needs; provide adequate capacity to accommodate projected demand; ensure efficient, effective, and environmentally sensitive operation; and maximize wastewater reuse where feasible” of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 6.2 of the Maui Island Plan:

Objective 6.2.1 A wastewater planning program capable of efficiently providing timely and adequate capacity to service projected demand where economically feasible and practicable.

Policies:

6.2.1.b Focus the expansion of wastewater systems to accommodate planned growth consistent with the MIP Directed Growth Strategy.

6.2.1.c Establish new wastewater treatment plant(s) outside the tsunami zone.

Objective 6.2.2 Adequate levels of wastewater service with minimal environmental impacts.

Policies:

6.2.2.a Meet or exceed all State and Federal standards regulating wastewater disposal or reuse.

6.2.2.b Encourage tertiary treatment for all municipal wastewater that is disposed through deep injection wells. Phase out all municipal and private injection wells in coordination with water reuse programs, where feasible, by 2020.

6.2.2.c Improve and upgrade the County's existing wastewater collection, treatment, and reuse facilities consistent with current and future plans and the County's CIP.

6.2.2.e Require all new developments to fund system improvements in proportion to the development impact and in accordance with the County's wastewater functional plan.

6.2.2.f Require appropriate funding mechanisms, such as a sinking fund, to adequately maintain or replace aging water-system components.

6.2.2.g Strongly encourage the phase out of cesspools.

Implementing Actions:

6.2.2-Action 1 Implement the following to ensure effective, safe multi-user wastewater treatment systems:

(1) Amend County regulations and plans to ensure adequate operating procedures, treatment standards, and monitoring programs;

(2) Establish treatment and capacity requirements suitable for the required level of service/use; and

(3) Require private treatment facilities or public-private funded facilities to provide financial assurance, including bonds, for the following:

a. Repair, removal, or replacement of any system components reaching the end of intended service life; and

b. Enforcement of other needed corrective action(s) or guaranteeing uninterrupted operation in case of bankruptcy, abandonment, or any other default on financial obligation.

6.2.2-Action 2 Work with the State toward the phase out of cesspools.

6.2.2-Action 3 Conduct and implement technical studies to identify appropriate level of service and potential funding mechanisms to augment the funding available for ongoing upgrade/maintenance of the wastewater system.

Objective 6.2.3 Increase the reuse of wastewater.

Policies:

6.2.3.b Expand the reuse of wastewater from the Central Maui, Kihei, Lahaina, and other wastewater systems.

Implementing Actions:

6.2.3-Action 2 Amend County regulations to allow for the use of grey water for approved purposes.

6.2.3-Action 3 Create education, marketing, and incentive programs that promote the reuse/recycling of wastewater.

The proposed development is inconsistent with Goal 6.3 "Maui will have an

environmentally sustainable, reliable, safe, and efficient water system” of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 6.3 of the Maui Island Plan:

Objective 6.3.1 More comprehensive approach to water resources planning to effectively protect, recharge, and manage water resources including watersheds, groundwater, streams, and aquifers.

Policies:

6.3.1.d Ensure that the County’s CIP for water-source development is consistent with the WUDP and the MIP.

6.3.1.e Where desirable, retain and expand public ownership and management of watersheds and fresh-water systems.

Implementing Actions:

6.3.1-Action 1 Implement the WUDP.

6.3.1-Action 3 Prepare and implement a plan to identify and prioritize infrastructure requirements needed to accommodate nonpotable water for irrigation.

6.3.1-Action 4 Work with the State to set standards for the amount of water withdrawn from aquifers and other groundwater sources to ensure the long-term health and sustainability of the resource.

6.3.1-Action 5 Produce an annual evaluation of the state of available water resources on the island.

Objective 6.3.2 Increase the efficiency and capacity of the water systems in striving to meet the needs and balance the island’s water needs.

Policies:

6.3.2.a Ensure the efficiency of all water system elements including well and stream intakes, water catchment, transmission lines, reservoirs, and all other system infrastructure.

6.3.2.b Encourage increased education about and use of private catchment systems where practicable for nonpotable uses.

6.3.2.c Maximize the efficient use of reclaimed wastewater to serve nonpotable needs.

6.3.2.d Work with appropriate State and County agencies to achieve a balance in resolving the needs of water users in keeping with the water allocation priorities of the MIP.

6.3.2.e Ensure water conservation through education, incentives, and regulations.

Implementing Actions:

6.3.2-Action 1. Develop programs to increase the efficiency of all water system elements.

6.3.2-Action 2. Develop, adopt, and implement water source development siting standards that implement the MIP Directed Growth Plan and the WUDP, and protect water quality for existing and future consumers.

6.3.2-Action 3. Revise County regulations to require high-efficiency, low-flow plumbing fixtures in all new construction.

6.3.2-Action 7. Develop a comprehensive water conservation ordinance to include xeriscaping regulations to promote water conservation.

6.3.2-Action 8. Update DWS reliability and drought standards, and continue to evaluate as needed in light of updated regulation and rainfall and flow data.

Objective 6.3.3 Improve water quality and the monitoring of public and private water systems.

Policy:

6.3.3.a Protect and maintain water delivery systems.

Implementing Actions:

6.3.3-Action 1 Ensure water quality and quantity report results are provided in a timely manner to consumers when water quality or quantity falls below standards.

6.3.3-Action 2 Complete and implement DWS wellhead-protection program to protect the water quality of public and private wells

The proposed development is inconsistent with Goal 6.4 “An interconnected, efficient, and well-maintained, multimodal transportation system” of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 6.4 of the Maui Island Plan:

Objective 6.4.1 Provide for a more integrated island-wide transportation and land use planning program that reduces congestion and promotes more efficient (transit-friendly) land use patterns.

Policies:

6.4.1.a Plan for an integrated multi-modal transportation system comprised of public transit, bicycle, pedestrian, automobile, and other transportation modes.

6.4.1.c Encourage the use of “complete streets” design methods.

Implementing Actions:

6.4.1-Action 4 Optimize traffic signal timing and coordination to reduce travel time and delay.

6.4.1-Action 5 Establish additional park-n-ride facilities in key locations.

Objective 6.4.2 Safe, interconnected transit, roadway, bicycle, equestrian, and pedestrian network.

Policies:

6.4.2.a Ensure transit-, roadway-, and pedestrian-facilities design and level-of-service standards respect the unique character of our communities.

6.4.2.c Require new development, where appropriate, to integrate sidewalks, pathways, bikeways, and transit infrastructure into new commercial and residential projects while enhancing community character.

6.4.2.d Identify and improve hazardous and substandard sections of roadways, drainage infrastructure, and bridges, provided that the historical integrity of the roads and bridges are protected.

6.4.2.e Consider identification, acquisition where appropriate, and utilization of abandoned right-of-ways for bikeways, pedestrian pathways, and open-space networks.

6.4.2.f Support the implementation of the Central Maui Pedestrian & Bicycle Master Plan (March 2012), when consistent with the MIP.

Implementing Actions:

6.4.2-Action 1 Revise the subdivision ordinance to require developers, where appropriate, to integrate sidewalks, pathways, bikeways, and transit infrastructure into new commercial and residential projects, while enhancing community character.

6.4.2-Action 3 Develop and adopt regulations to require developments to dedicate right-of-way

consistent with State and County transportation plans prior to or as the phases of the developments become operational.

6.4.2-Action 4 Implement pedestrian and bikeway plans.

Objective 6.4.3 An island-wide, multimodal transportation system that respects and enhances the natural environment, scenic views, and each community's character.

Policies:

6.4.3.a Ensure that the roadway and transit alignments respect the natural environment and scenic views.

6.4.3.b Ensure that roadways and transit systems in rural areas and small towns enhance community character.

6.4.3.c Design all transit systems to respect visual corridors and Maui's character.

Implementing Actions:

6.4.3-Action 1 Adopt and amend County regulations to incorporate design standards for roadways, transit, and pedestrian facilities that ensure protection of the natural environment and each community's sense of place.

The proposed development is inconsistent with Goal 6.5 "An island-wide transit system that addresses the needs of residents and visitors and contributes to healthy and livable communities" of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 6.5 of the Maui Island Plan:

Objective 6.5.1 An integrated transit system that better serves all mobility needs of Maui's residents and visitors.

Policies:

6.5.1.a Maximize access to public transit in town centers, commercial districts, and employment centers.

6.5.1.b Expand regional and inter-regional transit services, where appropriate, in heavily traveled corridors and within communities.

6.5.1.d Provide adequate transit infrastructure (e.g., bus pullouts, waiting benches and shelters, signs) along existing and future transit right-of-ways.

6.5.1.e Require new development where appropriate, to provide right-of-ways (ROWs) to accommodate transit circulation and support facilities.

6.5.1.h Pursue improvements and upgrades to the existing transit system consistent with updated MDOT planning studies/transit plans (within the framework of comprehensive islandwide multimodal transportation plans).

Implementing Actions:

6.5.1-Action 1 Amend the County subdivision and development regulations to require, where appropriate, transit-supportive roadway infrastructure.

6.5.1-Action 2 Develop and adopt an ordinance to require developments, if appropriate, to provide private shuttle services connecting to public transit or appropriate impact fees for transportation improvements.

6.5.1-Action 4 Regularly conduct transit system needs-assessment surveys to ensure community satisfaction, and provide opportunities for transit-system users to make suggestions on

ways to improve services.

6.5.1-Action 6 Designate, map, and preserve, or develop corridors to support mass-transit solutions.

Objective 6.5.2 Plan for a more diversified and stable funding base to support transportation goals.

Policies:

6.5.2.a Support alternative methods and sources of funding transportation improvements (including impact fees, higher taxes, fare adjustments, dedicated sources of funding, and assessments).

6.5.2.b Collaborate with public-private entities or nonprofit organizations to reduce public transit operational expenses.

Implementing Actions:

6.5.2-Action 1 Conduct and implement technical studies to identify potential funding for ongoing maintenance and upgrades of transportation systems (transportation impact fees, community facilities districts, etc.).

6.5.2-Action 2 Establish alternative financing programs such as transportation impact fees, community facilities districts, transfer of development rights, or dedicated sources of funding.

The proposed development is inconsistent with Goal 6.6 “Maui will have a diverse range of active and passive recreational parks, wilderness areas, and other natural-resource areas linked, where feasible, by a network of greenways, bikeways, pathways, and roads that are accessible to all” of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 6.6 of the Maui Island Plan:

Objective 6.6.1 More effective, long-range planning of parks and recreation programs able to meet community needs.

Policies:

6.6.1.b Utilize the ahupua`a approach by integrating mauka-to-makai natural landscapes into an island-wide parks and recreation functional plan.

6.6.1.c Provide a balanced mix of passive and active parks, including neighborhood, community, and regional parks, in each community plan area.

6.6.1.e Support lo`i and dryland taro restoration in County, State, and Federal parks.

6.6.1.f Encourage private landowners to dedicate land to Federal, State, or County governments, or nonprofit land trusts, for parks and open-space protection consistent with the MIP.

Implementing Actions:

6.6.1-Action 1 Identify government ROWs to determine if they can be incorporated into an island-wide parks and recreation functional plan.

6.6.1-Action 2 Identify community partners for the maintenance and ownership of community park facilities.

Objective 6.6.2 Achieve parks and recreation opportunities to meet the diverse needs of our community.

Policies:

6.6.2.a Establish appropriate level-of-service standards at the neighborhood, community, and regional levels.

- 6.6.2.b Identify and acquire parks and recreational facilities that address existing park inadequacies and complement and enhance neighborhoods, communities, and natural land features.
- 6.6.2.c Design park facilities to preserve and enhance natural site characteristics, maximize views, protect environmental and cultural sites, and minimize water demands.
- 6.6.2.e Encourage the development of regional parks, district parks, and greenways in a manner that helps to contain sprawl, provide separation between distinct communities, or offer open space within urban communities.
- 6.6.2.f Require large master-planned communities that incorporate a mixture of park facilities pursuant to parks standards and functional plans.
- 6.6.2.g Support appropriate areas for cultural parks (e.g., Kepaniwai) in each community plan area.
- 6.6.2.h Incorporate community input to determine the appropriate location, design, and long-term stewardship of parks and recreation facilities.
- 6.6.2.j Support public-private partnerships to implement the acquisition and development of parks when consistent with the General Plan.

Implementing Actions:

- 6.6.2-Action 1 Develop and adopt LOS and design standards for parks and recreational facilities.
- 6.6.2-Action 2 Identify and acquire appropriate park sites in accordance with a parks and recreation functional plan.
- 6.6.2-Action 4 Develop a regional park and fairground in Central Maui, and regional parks in South and West Maui.
- 6.6.2-Action 5 Amend County zoning and subdivision ordinances to require development to incorporate a mixture of park facilities into large master-planned communities.
- 6.6.2-Action 6 Develop additional historical and cultural parks.

Objective 6.6.3 An expanded network of greenways, trails, pathways, and bikeways.

Policies:

- 6.6.3.a Link existing and future park sites, natural areas, the shoreline, and residential areas with a network of bikeways, pedestrian paths, trails, and greenways.
- 6.6.3.b Support the implementation of plans and programs that facilitate pedestrian mobility and access to active and passive recreation areas and sites.
- 6.6.3.c Collaborate with the State and private land owners to ensure perpetual access and proper stewardship of traditional trails and access systems.
- 6.6.3.f Ensure ADA compliance and seek opportunities to make all parks and recreational facilities accessible to people with disabilities.
- 6.6.3-Action 5 Create opportunities to utilize portions of public parks for community gardens.

The proposed development is inconsistent with Goal 6.7 “Maui will have adequate public facilities that meet the diverse needs of residents” of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 6.7 of the Maui Island Plan:

Objective 6.7.1 More effective planning for public facilities to meet community needs.

Policies:

- 6.7.1.b Establish appropriate level-of-service standards for public facilities provided by the County.
- 6.7.1.c Pursue improvements and upgrades of County public facilities consistent with the public facilities functional plan.
- 6.7.1.f Adequately plan and fund public safety facilities (fire, police, ambulance, civil defense) to meet community needs.
- 6.7.1.i Encourage continuous and safe walkways for children within one mile of each school.
- 6.7.1.j Encourage public-private partnerships to identify and resolve public facility plan shortcomings when consistent with the General Plan.
- 6.7.1.k Incorporate community/area residents' input to determine the appropriate location and design of public facilities.

The proposed development is inconsistent with Goal 6.8 "Maui will have school and library facilities that meet residents' needs and goals" of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 6.8 of the Maui Island Plan:

Objective 6.8.1 Assist in providing appropriate school and library facilities in a timely manner and in strategic locations.

Policies:

- 6.8.1.a Work in partnership with all educational institutions to meet current and future needs including appropriate location, timing, and design of future facilities.
- 6.8.1.g Support partnerships (public/private/nonprofit) to build and staff new schools and improve existing facilities.
- 6.8.1.j Work with the State to identify intermediate school sites in Central Maui and other areas where needed.

Objective 6.8.2 Provide a more expansive network of safe and convenient pedestrian-friendly streets, trails, pathways, and bikeways between neighborhoods and schools where appropriate.

Policies:

- 6.8.2.a Encourage the State to build new school facilities in appropriate locations that minimize time and distance for students to travel to and from school.
- 6.8.2.b Encourage the State to implement the Safe Routes to School initiative with funding commitments to help the County plan and fund projects that ensure safe access routes to school.

Implementing Actions:

- 6.8.2-Action 2 Work with the State to coordinate the siting and development of future school facilities, bikeways, pedestrian paths, and greenways to encourage mobility.
- 6.8.2-Action 3 Amend County zoning and subdivision regulations to require development within the vicinity of schools, libraries, community centers, and other public facilities to provide bike-and pedestrian-friendly infrastructure and traffic calming features.

The proposed development is inconsistent with Goal 6.9 "All of Maui residents will have the best possible health care to include healthy living, disease prevention, as well as acute and long-term care s" of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 6.9 of the Maui Island Plan:

Objective 6.9.2 An expansion of long-term care facilities and long-term care alternatives to meet the needs of our aging population.

Policies:

- 6.9.2.a Support efforts to increase Maui’s long-term care bed capacity to cover current and future needs, close to large population centers.
- 6.9.2.b Recognize that facilities for low-income elders who need long-term care are a needed form of affordable and subsidized housing.
- 6.9.2.c Evaluate the needs of the long-term disabled and provide planning support for their care, if there is a need for long-term care facilities.

Objective 6.9.3 More support to home-care and community-based programs so they become alternatives to traditional nursing homes.

Policies:

- 6.9.3.a Support the establishment of a program to assist the elderly and people with disabilities to remain in their homes or in a home-like setting.
- 6.9.3.b Support the establishment of senior and adult-day-care centers and senior housing.
- 6.9.3.c Continue to support existing senior centers (e.g. Kaunoa), and establish new senior centers that will provide day-care sites and programs for the disabled and elderly.
- 6.9.3.d Support funding alternatives for community-based services that assist home-care efforts.

Implementing Actions:

- 6.9.3-Action 1 Gradually expand the “Aging-in-Place” education program for home builders and homeowners.
- 6.9.3-Action 2 Expand the responsibilities of the Department of Housing and Human Concerns to include providing support for the following community-based services:
 - (2) Transportation services for seniors and persons with disabilities; and
 - (3) Home-delivered meals programs, like Meals on Wheels, to underserved communities.

The proposed development is inconsistent with Goal 7.1 “Maui will have a prosperous agricultural industry and will protect agricultural lands” of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 7.1 of the Maui Island Plan:

Objective 7.1.1 Significantly reduce the loss of productive agricultural lands.

Policies:

- 7.1.1.a Allow, where appropriate, the clustering of development on agricultural lands when approved as a CSD plan or similar approval mechanism.
- 7.1.1.b Require, where appropriate, the review and approval of CSD plans prior to the subdivision of agricultural land.
- 7.1.1.c Discourage developing or subdividing productive agricultural lands for residential uses in which the residence would be the primary use and any agricultural activities would be secondary uses.

- 7.1.1.d Consider requirements for public notification and review of the subdivision of agricultural land into four or more lots.
- 7.1.1.e Focus urban growth, to the extent practicable, away from productive and important agricultural lands.
- 7.1.1.f Strongly discourage the conversion of productive and important agricultural lands (such as sugar, pineapple, and other produce lands) to rural or urban use, unless justified during the General Plan update, or when other overriding factors are present.
- 7.1.1.h Provide incentives for landowners to preserve and protect agricultural lands from development through the use of TDR/PDR, tax credits, easement programs, or similar means.
- 7.1.1.i Promote the use of U.S.D.A. Farm and Ranch Lands Protection Program grants to fund the acquisition of conservation easements on eligible agricultural lands.
- 7.1.1.j Require all major developments adjacent to agricultural lands to provide an appropriate and site-specific agricultural protection buffer as part of a required site plan.
- 7.1.1.k Support and promote the viability of Maui's agricultural businesses through property tax incentives and other programs and subsidies.
- 7.1.1.l Encourage future community plan efforts to identify lands within the County Agricultural zoning district that are primarily being used for large-lot residential or rural use and consider such lands for reclassification to an appropriate County Rural zone.

Implementing Actions:

- 7.1.1-Action 1 Implement the Maui Island Directed Growth Strategy.
- 7.1.1-Action 2 Implement County responsibilities under Acts 183 (2005) and 233 (2008) to designate and establish Important Agricultural Lands (IAL) and the incentives therein.
- 7.1.1-Action 3 Develop, adopt, and implement TDR and PDR Programs for, productive Agricultural Lands and IALs with a preference given to lands with a current or recent history of productive agricultural uses.
- 7.1.1-Action 4 Revise the Agricultural District Ordinance to allow for limited clustering and CSD, where appropriate.
- 7.1.1-Action 5 Revise existing land use regulations to ensure that Prime Agricultural Lands are distinct from rural (primarily residential) land uses.
- 7.1.1-Action 6 Consider developing or amending regulations to:
 - (1) Reduce the subdivision of agricultural lands by strengthening applicable zoning and subdivision ordinances, and consider the creation of Agricultural categories to better reflect agricultural uses and land use patterns;
 - (2) Require public notification and review of the subdivision of agricultural land into four or more lots; and
 - (3) Require the preparation of a more detailed agricultural impact assessment for changes to the Urban Growth Boundary, Community Plan Amendments, and change in zoning requests of Prime agricultural land as required by Section 19.510, MCC.
- 7.1.1-Action 7 Utilize farm land trust mechanisms to preserve agricultural lands and family farms.

Objective 7.1.2 Reduction of the island's dependence on off-island agricultural products and expansion of export capacity.

Policies:

- 7.1.2.a Coordinate with the agricultural community, associations/community groups, agricultural landowners, and the State to designate IALs.
- 7.1.2.b Support an incentive package for productive Agricultural Lands which aims to ensure agricultural viability for small- and commercial-scale agricultural producers.
- 7.1.2.c Actively look to acquire land and provide infrastructure to expand the agricultural park

and establish new agricultural parks.

7.1.2.f Support plans and programs to develop additional sources of water for irrigation purposes.

7.1.2.g Consider appropriate subdivision requirements (gravel roads, above-ground utilities, etc.) in those subdivisions creating Agricultural Parks where lots are limited to agricultural production with no dwellings.

7.1.2.h Support the recommendations, policies, and actions contained within the Maui Agricultural Development Plan, July 2009, when consistent with the MIP.

Implementing Actions:

7.1.2-Action 1 Identify and acquire productive and community Agricultural Lands that are appropriate for the development of agricultural parks and community gardens in each community plan area.

7.1.2-Action 2 Coordinate with the State Department of Agriculture, the development of an Agricultural Water Strategy, and incorporate an agricultural component in the Water Use and Development Plan.

7.1.2-Action 3 Revise the subdivision ordinance to create appropriate subdivision requirements for agricultural parks, and to promote research and development activities.

7.1.2-Action 4 Coordinate with industry stakeholders to develop alternative sources of irrigation water including wastewater reuse, recycled stormwater runoff, and brackish well water.

Objective 7.1.3 Support and facilitate connectivity between communities.

Policies:

7.1.3.a Evaluate the impact of gated communities on interconnectivity.

7.1.3.b Discourage land use and urban design that impedes interconnectivity between adjacent communities.

The proposed development is inconsistent with Goal 7.2 “Maui will have a rural landscape and lifestyle where natural systems, cultural resources and farm lands are protected and development enhances and compliments the viability and character of rural communities” of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 7.2 of the Maui Island Plan:

Objective 7.2.1 Reduce the proliferation and impact of residential development outside of urban, small town, and rural growth boundaries.

Policies:

7.2.1.a Focus development to areas inside urban, small town, and rural growth boundaries to preserve natural, cultural, and agricultural resources.

7.2.1.b Encourage cluster development with a mandatory buffer requirement/clear edge at the interface of country towns, agricultural uses, and surrounding rural landscapes.

7.2.1.c Encourage or require, where appropriate, CSDs and the use of green spaces/natural separations to protect the character of rural landscapes.

7.2.1.d Encourage basic goods/services in business country towns.

7.2.1.f Encourage the use of alternative stormwater management techniques that minimize land disturbance and preserve natural drainage features.

7.2.1.g Encourage green belts, open space buffers, and riparian zones to minimize conflicts

between agriculture and residential uses.

Implementing Actions:

7.2.1-Action 3 Create new Country Town Business zoning sub-districts and design guidelines that reflect the unique character and land use patterns of Maui's Country Towns and that recognize rural villages.

7.2.1-Action 4 Revise subdivision regulations to permit clustering and CSD within the Rural Districts and extend Hawaii Right to Farm Act protections to rural subdivisions.

Objective 7.2.2 More appropriate service/infrastructure standards to enhance and protect the island's rural character and natural systems.

Policies:

7.2.2.a Minimize impermeable surfaces within rural areas.

7.2.2.b Protect and support the character, economic viability, and historic integrity of Maui's small towns.

7.2.2.c Use infrastructure, public service, and design standards that are appropriate to rural areas.

7.2.2.d Discourage land use and urban design that impede interconnectivity between adjacent communities.

Implementing Actions:

7.2.2-Action 1 Develop and adopt regulations to establish rural infrastructure and public facility LOS standards.

7.2.2-Action 2 Revise stormwater management regulations to allow for LID techniques and potential irrigation uses.

7.2.2-Action 3 Develop and adopt appropriate procedures and standards for the public to review development in County rural zones.

7.2.2-Action 4 Amend Chapter 19.36B, MCC, as it relates to pavement and parking requirements in rural areas.

The proposed development is inconsistent with Goal 7.3 "Maui will have livable human-scale urban communities, an efficient and sustainable land use pattern, and sufficient housing and services for Maui residents" of the Maui Island Plan.

The proposed development is inconsistent with the following Objectives, Policies, and Implementing Actions of Goal 7.3 of the Maui Island Plan:

Objective:

7.3.1 Facilitate and support a more compact, efficient, human-scale urban development pattern.

Policies:

7.3.1.a Ensure higher-density compact urban communities, infill, and redevelopment of underutilized urban lots within Urban Growth Boundaries.

7.3.1.b Maintain a distinct separation between communities, such as but not limited to, Wailuku and Waikapū; Wailuku and Waihe'e; Pukalani and Makawao; Pukalani and Kula; Makawao and Hāli'imaile; Lahaina and Kā'anapali; Kihei and Mā'alaea; and Mā'alaea and Waikapū, to protect the character and identity of Maui's communities.

7.3.1.c Strengthen evaluation requirements for new urban expansion, new towns, and major urban infill projects within urban growth areas. Tailor submittal requirements to reflect the impact or scale of different projects.

7.3.1.d Ensure future amendments to urban growth boundaries achieve the following: (1)

provide a beneficial extension of the existing community; (2) are in areas where it is cost-effective to provide and operate infrastructure/public service facilities; and (3) do not promote automobile-oriented land use patterns.

7.3.1.e Evaluate the impact of gated communities on inter-connectivity.

7.3.1.f Encourage the development and implementation of neighborhood design standards that are environmentally friendly, such as LEED for Neighborhood Development (LEED – ND) standards.

7.3.1.h Promote agriculture by encouraging community gardening, community-supported agricultural programs, and farmers markets within and adjacent to urban areas.

7.3.1.i Discourage land use and urban design that impedes inter-connectivity between adjacent communities.

Implementing Actions:

7.3.1-Action 1 Establish minimum-density requirements and design standards within urban areas to support higher densities, infill development, and efficient land use patterns.

7.3.1-Action 2 Update zoning and development regulations to achieve the following:

(1) Facilitate environmentally friendly projects (LEED – ND);

(2) Revise the application and reporting requirements in Title 19, Maui County Code (MCC), to strengthen evaluation requirements and establish design guidelines for new urban expansion, new towns, and major projects within UGBs;

(3) Discourage future pyramid zoning within the industrial zoning districts, while allowing ancillary commercial uses; and

(4) Consider the establishment of a new zoning category that strictly defines and limits uses for heavy industrial areas.

Objective:

7.3.2 Facilitate more self-sufficient and sustainable communities.

Policies:

7.3.2.a When developing new communities, provide sufficient lands for commercial, appropriate industrial, educational, spiritual, and non-profit uses to serve the daily needs of community residents.

7.3.2.b Site community facilities such as schools, parks, libraries, and community centers within walking and biking distance of residences.

7.3.2.c Facilitate self-sufficient communities and shorten commutes by:

(1) Directing residential development to job-rich areas;

(2) Allowing for appropriate commercial development and community services to shorten commutes; and

(3) Allowing home occupations or home-based businesses that are compatible with surrounding neighborhoods and lifestyles.

7.3.2.d Ensure, where appropriate, that affordable employee housing and multi-modal transportation opportunities are located near major employment centers.

7.3.2.f Facilitate the development of housing by focusing projects in locations where land and infrastructure costs facilitate the development of affordably-priced housing.

7.3.2.g Provide incentives to facilitate the development of multifamily housing.

7.3.2.h Encourage the placement of rental housing projects in the same areas as for-sale housing to facilitate mixed-income communities.

7.3.2.i Develop communities that provide sufficient parks, schools, libraries, and other essential public facilities and services to serve resident needs.

7.3.2.j Promote agriculture by encouraging community gardening, edible landscaping, community-supported agricultural programs, and farmers markets within and adjacent to

urban areas.

Implementing Actions:

7.3.2-Action 1 Develop and adopt a TDR Ordinance and a formal TDR program, and identify receiving areas within urban growth boundaries.

7.3.2-Action 3 Update regulations to promote community gardens and edible landscapes.

7.3.2-Action 4 Consider standards to regulate the location, design, and massing of big-box retail stores.

7.3.2-Action 5 Amend the Maui County Code (MCC) to reduce parking requirements, where appropriate, in mixed-use projects, encourage joint-use parking, and allow for the use of innovative methods to meet peak parking needs.

7.3.2-Action 6 Revise the zoning ordinance to allow for mixed-use development that is appropriate and in character with the existing community.

Objective:

7.3.3 Strengthen the island's sense of place.

Policies:

7.3.3.a Protect and enhance the unique architectural and landscape characteristics of each community.

7.3.3.b Encourage Hawaiian architecture and tropical building designs.

7.3.3.c Support the continued revitalization of historic country towns, Wailuku Town, and Kahului's commercial core and harbor-front without displacing traditional, cultural, recreational and customary uses.

7.3.3.d Strongly encourage the preservation of buildings, structures, and sites of historic significance.

7.3.3.e Require community input through Design Workshops for major new urban expansion, new towns, and major urban infill projects.

7.3.3.f Require design enhancement, landscaping, and integration of park and rides, bicycle parking areas, and mass-transit infrastructure to mitigate the effect of parking lots and structured parking on the urban landscape.

7.3.3.g Ensure that safe and attractive public spaces (e.g., plazas, parks, town/village squares) are provided throughout the island's urban areas.

Implementing Actions:

7.3.3-Action 1 Implement the Wailuku Redevelopment Plan, and subsequent updates, and formulate plans for other appropriate areas.

7.3.3-Action 2 Develop and adopt regulations to require Urban Design Review Board review of all major urban expansion, new towns, and urban infill, and redevelopment projects.

7.3.3-Action 3 Prepare general Urban Design Guidelines for Central, South, and West Maui.

7.3.3-Action 4 As part of the Community Plan updates, prepare streetscape, pedestrian/bikeway/transit circulation, redevelopment and infill, and greenway infrastructure and master plan elements.

7.3.3-Action 5 Develop community planning processes to establish standards and priorities for streetscape beautification, public amenities, pedestrian and bicycle circulation, parking, redevelopment target areas, transit amenities, and sense of place and building form/design guidelines.

Objective:

7.3.5 Ensure that Maui's planning and development review process becomes more transparent, efficient, and innovative.

Policies:

- 7.3.5.a Encourage greater community involvement in land use planning and decision making.
- 7.3.5.b Establish a predictable and timely development review process that facilitates the approval of projects that meet planning and regulatory requirements.
- 7.3.5.c Increase inter-agency coordination between the Department of Planning and all State and County agencies responsible for infrastructure and public facilities provision, particularly as it relates to the mitigation of long-term cumulative impacts resulting from development projects.
- 7.3.5.d Provide greater certainty and transparency in the development review process.
- 7.3.5.e Expand and maintain land use and geographic information system databases for improved decisions, and make data and products available to the public.

Implementing Actions:

- 7.3.5-Action 1 Develop and adopt regulations that: (a) mandate early consultation with communities affected by planning and land use activities; and (b) establish efficient and realistic review timelines.
- 7.3.5-Action 2 Update the MIP and Community Plan land use designations and zoning maps with each update of the General Plan.
- 7.3.5-Action 3 Evaluate the establishment of time limitations on unused development entitlements for projects which have not commenced within a reasonable time period.

The proposed development is inconsistent with Goal 8.1 “Maui will have well-serviced, complete, and vibrant urban communities and traditional small towns through sound planning and clearly defined development expectations” of the Maui Island Plan.

The proposed development is inconsistent with the following Policies of Goal 8.1 of the Maui Island Plan:

Policies:

- 8.1.a The County, with public input, will be responsible for designating new growth areas where infrastructure and public facilities will be provided, consistent with the policies of the MIP and in accordance with State and County infrastructure plans.
- 8.1.b Amendments to a UGB or STB shall be reviewed as a MIP amendment. A UGB or STB shall only be expanded if the island-wide inventory (maintained by the Department of Planning) of existing land uses (residential, commercial, industrial) indicates that additional urban density land is necessary to provide for the needs of the projected population growth within ten years of that inventory; or, during the decennial update of the MIP.
- 8.1.c Community plans shall provide for urban density land use designations only within UGBs and Small Towns. The County may only support and approve State Urban Land Use Designations for areas within UGBs, STBs, and Rural Villages.
- 8.1.d The unique character and function of existing small towns shall be protected to retain and preserve their sense of place.
- 8.1.e New development shall be consistent with the UGBs, STBs, and all other applicable policies of the MIP. New urban-density development shall not be allowed outside of a UGB or STB.
- 8.1.f The County, as a condition of development approval, shall require developers of privately owned infrastructure systems to provide financial insurance (bonding, etc.) for the operation and maintenance of these systems.

8.1.g The County shall implement a zoning program to comprehensively redistrict and rezone lands within UGBs according to updated community plan policies and map designations.

8.1.h The County will seek to focus capital improvements (schools, libraries, roads, and other infrastructure and public facilities) within the UGBs and STBs in accordance with the MIP.

8.1.i The County will promote (through incentives, financial participation, expedited project review, infrastructure/public facilities support, etc.) appropriate urban infill, redevelopment and the efficient use of buildable land within UGBs to avoid the need to expand the UGBs.

8.1.j The MIP's UGBs and STBs shall not be construed or implemented to prohibit the construction of a single-family dwelling on any existing parcel where otherwise permitted by law.

The proposed development is inconsistent with Goal 8.2 "Maui will maintain opportunities for agriculture and rural communities through sound planning and clearly defined development expectations" of the Maui Island Plan.

The proposed development is inconsistent with the following Policies of Goal 8.2 of the Maui Island Plan:

Policies:

8.2.a Amendments to a RGB shall be reviewed as an MIP amendment. A RGB shall only be expanded if an island-wide inventory of existing land uses (residential, commercial, industrial) indicates that additional lands are necessary to provide for the needs of the projected population growth within ten years of that inventory; or, during the decennial update of the MIP.

8.2.b New development shall be consistent with RGB and all other applicable policies and requirements of the MIP. Public, quasi-public, civic, and limited commercial or industrial uses may be allowed in the RGB when the proposed uses demonstrate a public need and are consistent with the Community Plan and zoning.

8.2.c Environmental protection and compatibility will be a top priority in rural growth areas.

8.2.d All development within rural growth areas should avoid encroachment upon prime agricultural land.

8.2.e Rural growth areas include Rural Residential Areas and Rural Villages. Rural residential areas may be designated when they are located in association with or on the border of urban growth areas or Small Towns; and/or when they provide for complete, self-sufficient rural communities with a range of uses to be developed at densities that do not require urban infrastructure.

8.2.f Community plans shall provide for rural density land use designations only within RGBs; provided that limited community plan urban designations may be allowed within Rural Villages. New rural growth areas shall not be located where urban expansion may ultimately become necessary or desirable. New rural-density development shall not be allowed outside of a RGB.

8.2.g New rural growth areas intended to be complete, self-sufficient rural communities must be located a significant distance from existing urban areas, distinctly separated by agricultural or open lands.

8.2.h Urban-scale infrastructure and public facilities shall not be provided in rural areas except as described in the defined Level-of-Service (LOS) standards. There should be no expectations of urban services in rural areas.

8.2.i Urban development standards shall not be required within RGBs except in fulfillment of

Federal law.

8.2.j The unique character and function of existing small towns and rural communities shall be protected to retain and preserve their sense of place.

8.2.k Preserve rural landscapes in which natural systems, cultural resources, and agricultural lands are protected and development compliments rural character and contributes to the viability of communities and small towns.

8.2.l The MIP's RGBs shall not be construed or implemented to prohibit the construction of a single family dwelling on any existing parcel where otherwise permitted by law.

8.2.m The County shall implement a zoning program to comprehensively redistrict and rezone lands within RGBs, and to implement community plan policies and map designations.

8.2.n At the time of zoning from agricultural to rural, Council will consider prohibiting restrictions on agricultural activity.

8.3.a The Protected Areas in Diagrams E-1, NW-1, N-1, NE-1, S-1, SE-1, and WC-1 should be concurrently reviewed with Table 8-2 and with any proposed land uses that may result in an adverse impact on a Protected Area. The County Council and the Administration should be notified if a Protected Area may be compromised by a development proposal.

The proposed development is inconsistent with "Theme Two: Protect Maui's agricultural resource lands, especially prime and productive agricultural lands" of the Directed Growth Plan of the Maui Island Plan.

The proposed development is inconsistent with "Theme Three: Direct growth to areas proximate to existing employment centers, where infrastructure and public facility capacity can be cost-effectively provided, and where housing can be affordably constructed" of the Directed Growth Plan of the Maui Island Plan.

The proposed development is inconsistent with "Theme Four: Within the Urban Growth Boundaries, promote livable, mixed-use communities, defined by a high quality of life" of the Directed Growth Plan of the Maui Island Plan.

The Proposed Land Use District Boundary Amendment from Agricultural District to Urban and Rural District, Proposed Change in Zoning from Agricultural and the Proposed Project Are Inconsistent with the Following Identified Major Problems, Policy Recommendations, Goals, Objectives, Policies and Implementing Actions of the Wailuku-Kahului Community Plan (2002)

The subject project is located within the Wailuku-Kahului community plan boundary. Part II of the Wailuku-Kahului Community Plan includes a section that provides a general description of region. This description notes:

In addition to the urban centers of Wailuku-Kahului, the region also includes the more rural settlements of Waihe'e to the north and Waikapu and Pu'unene to the southeast. Agricultural lands are adjacent on the lower slopes of the West Maui Mountains and in the central plain south and east of Kahului. This green border is a significant part of the settlement pattern because of its open space and economic value.

Part II also provides the historical and environmental context of the region. It notes:

The lands encompassed by the Wailuku-Kahului Community Plan have historically been a significant population center and agricultural area. The major river valleys--Waikapu, 'Iao, Waiehu, Waihe'e and Kahakuloa--and the lands along the coastline show evidence of continuous habitation for many centuries. Traditional irrigation and cultivation structures, 'auwai and lo'i, still remain in use in some isolated areas.

Section B of Part II identifies major problems and opportunities of the region relevant to proposed action:

Problems:

b. PUBLIC INFRASTRUCTURE. The upgrading and expansion of public infrastructure is a major issue for the region. The Kahului wastewater treatment plant is aging and reaching its limits for expansion and efficient operation. Also, the development and transmission of new sources of potable water to the region will be critical to accommodate growth over the long-term.

f. RECREATIONAL AND COMMUNITY FACILITIES. The growth of Maui's population over the past decade has increased demands on existing recreational and other community facilities in the region. Identified were the need for more active recreational playfields and passive parks...

g. LACK OF AFFORDABLE HOUSING. Providing affordable housing opportunities for residents must be aggressively pursued. Over the past 10 to 15 years, the cost of residential housing has increased dramatically in the region and on the island, in general. With the expected increase in the number of elderly persons over the next 20 years, there is a need for more elderly rental housing complexes similar to Hale Mahaolu in Kahului, as well as specially-designed fee simple units. Also, sufficient housing units for families earning below 80 percent to 140 percent of median income needs to be constructed. In order to accomplish this, however, improvements to the public infrastructure (i.e. water, sewer and roadway systems) must be planned, designed and constructed to accommodate future growth.

Opportunities:

b. ENVIRONMENTAL. The urban core of Wailuku-Kahului is contained within an agricultural and open space landscape... A substantial amount of lands in the Wailuku-Kahului district are in agricultural production, notably for sugar cane, pineapple and macadamia nuts. These lands provide a buffer for urban development and enhance the visual character of the region. The balancing of urban development and agricultural/open space uses is a major challenge for long-range planning of the region.

d. HISTORIC SITES AND TRADITIONAL TOWN CHARACTER. The region has a rich history and tradition dating back to the prehistoric, missionary and plantation eras. The prehistoric, historic and cultural sites of the region are major assets and provide opportunities for interpretation, preservation, display, and/or restoration. In addition, the older neighborhoods, such as in Wailuku, with narrower streets and plantation style architecture have a charming character. The traditional concept of central business districts in close proximity to residential

areas, similar to Wailuku Town, may also provide a model that could minimize the migration of business commercial uses into light industrial areas and promote a more pedestrian-oriented character of development.

Finally, small villages, such as Kahakuloa, Waihe'e, and Waikapu, and older established neighborhoods in Wailuku and Kahului are important aspects of the social fabric of the community that should be considered with respect to any surrounding urban expansion or intensification of land uses. Protecting the integrity and character of established neighborhoods is a major challenge in future planning for the region.

Section C of Part II addresses interregional issues region relevant to proposed action:

3. Water: In the view of the CAC, the development and delivery of additional sources of potable water was and is a critical factor in the long-range planning and development of the region. In addition, the region provides water resources to service South Maui's urban developments. The prioritization and allocation of water resources is a major interregional issue that needs to be addressed in a comprehensive manner.

Part III of the Wailuku-Kahului Community Plan sets out the Policy Recommendations, Implementing Actions, and Standards for the Wailuku-Kahului Region.

The proposed development is inconsistent with Economic Activity Goal, "A stable and viable economy that provides opportunities for growth and diversification to meet long-term community and regional needs and in a manner that promotes agricultural activity and preserves agricultural lands and open space resources," of the Wailuku-Kahului Community Plan

The proposed development is inconsistent with the following Objectives and Policies of the Economic Activity Goal of the Wailuku-Kahului Community Plan:

1. Support agricultural production so agriculture can continue to provide employment and contribute to the region's economic well-being.
2. Support the revitalization of the Wailuku commercial core and adjacent areas by expanding the range of commercial services; improving circulation and parking; enhancing and maintaining the town's existing character through the establishment of a Wailuku Town design district... A combination of redevelopment and rehabilitation actions is necessary to meet the needs of a growing center.
5. Recognize the importance of small businesses to the region's economy.
6. Encourage the development of affordable business incubator spaces with public subsidies or incentives, as necessary, similar in concept to that of the Maui Research and Technology Park.
9. Support the establishment of agricultural parks for truck farming, piggery operations, bee keeping and other diversified agricultural operations within larger unsubdivided agricultural parcels and in locations that are compatible with residential uses.

The proposed development is inconsistent with Environment Goal, "A clean and attractive physical and natural environment in which man-made developments or alterations to the natural

environment relate to sound environmental and ecological practices, and important scenic and open space resources are maintained for public use and enjoyment,” of the Wailuku-Kahului Community Plan

The proposed development is inconsistent with the following Objectives and Policies of the Environment Goal of the Wailuku-Kahului Community Plan:

1. Preserve agricultural lands as a major element of the open space setting that which borders the various communities within the planning region. The close relationship between open space and developed areas is an important characteristic of community form.
3. ... Future development actions should emphasize flood prevention and protection of the natural landscape.
6. Encourage the use of siltation basins and other erosion control features in the design of drainage systems.
12. Promote recycling programs to reduce solid waste disposal in landfills, including convenient drop-off points for recycled material.
13. Support energy conservation measures, including the use of solar heating and photovoltaic systems, in conjunction with urban uses.

The proposed development is inconsistent with the following Cultural Resources Goal of the Wailuku-Kahului Community Plan:

Goal:

Identification, protection, preservation, enhancement, and where appropriate, use of cultural practices and sites, historic sites and structures, and cultural landscapes and view planes that:

1. Provide a sense of history and define a sense of place for the Wailuku-Kahului region; and
2. Preserve and protect native Hawaiian rights and practices customarily and traditionally exercised for subsistence, cultural and religious purposes in accordance with Article XII, Section 7, of the Hawaii State Constitution, and the Hawaii Supreme Court's PASH opinion, 79 HAW. 425 (1995).

The proposed development is inconsistent with the following Objectives and Policies of the Cultural Resources Goal of the Wailuku-Kahului Community Plan:

1. Preserve the character and integrity of historic sites in the Wailuku-Kahului region.
2. Recognize the importance of historically and archaeologically sensitive sites and encourage their preservation through development project review.
3. Protect and preserve historic, cultural and archaeological sites and resources through on-going programs to identify and register important sites, and encourage their restoration. This shall include structures and elements that are a significant and functional part of Hawaii's ethnic and cultural heritage.
4. Ensure that the proposed projects are compatible with neighboring historic, cultural, and archaeological sites or districts. Such projects should be reviewed by the Cultural Resources

Commission, where appropriate.

5. Require development projects to identify all cultural resources located within the project area as part of initial project studies. Further, require that all proposed activity include recommendations to mitigate potential adverse impacts on cultural resources.

The proposed development is inconsistent with the following Implementing Actions of the Cultural Resources Goal of the Wailuku-Kahului Community Plan:

2. Require development projects to identify all cultural resources located within or adjacent to the project area and consult with individuals knowledgeable about such cultural resources prior to application as part of the County development review process. Further, require that all proposed activity include recommendations to mitigate potential adverse impacts on cultural resources including site avoidance, adequate buffer areas, and interpretation. Particular attention should be directed toward dune areas, known and probable precontact habitation areas, and other sites and areas listed in No. 5 below, with review by the Cultural Resources Commission, where appropriate.

5. Significant Wailuku-Kahului region sites and areas include the following:
Wahi Pana (Significant Traditional Places)

- a. Na Wai Eha (Waihe'e, Waiehu, Wailuku, Waikapu)
- m. Kama Ditch, Spreckels Ditch, and Waihe'e Ditch.
- t. Pu'u One Sand Dune Formation from Kahului Harbor to Waikapu.

The above list is not comprehensive. It represents some of the well-known sites currently listed in the State inventory of Historic Places and on file with the State and National Registers of Historic Places. Many more sites have not yet been surveyed for historic, archaeological, and cultural significance.

The proposed development is inconsistent with the Housing Goal "A sufficient supply and choice of attractive, sanitary and affordable housing accommodations for the broad cross section of residents, including the elderly," of the Wailuku-Kahului Community Plan.

The proposed development is inconsistent with the following Objectives and Policies of the Housing Goal of the Wailuku-Kahului Community Plan:

1. Utilize a project district planning approach for major housing expansion areas which will allow flexibility in project planning. This will provide for flexible development standards and a mix of housing types which can result in more efficient site utilization and potential reductions in housing development costs.
3. Seek alternative residential growth areas within the planning region, with high priority given to the Wailuku and Kahului areas. This action should recognize that crucial issues of maintaining important agricultural lands, achieving efficient patterns of growth, and providing adequate housing supply and choice of price and location must be addressed and resolved.

The proposed development is inconsistent with the following Implementing Actions of the Housing Goal of the Wailuku-Kahului Community Plan:

1. Develop a comprehensive housing strategy for low and moderate income groups involving government and private industry cooperation that provides an adequate supply of housing for the various strata of income. This approach would combine the resources of Federal, State, County, and private enterprise to improve the availability of rental and ownership housing targeted to various need groups. Anti-speculation and specification of a percentage of low and moderate income units in major projects are tools which should be considered as part of an overall housing program.

The proposed development is inconsistent with the Social Infrastructure Goal “Develop and maintain an efficient and responsive system of public services which promotes a safe, healthy and enjoyable lifestyle, accommodates the needs of young, elderly, disabled and disadvantaged persons, and offers opportunities for self-improvement and community well-being,” of the Wailuku-Kahului Community Plan.

The proposed development is inconsistent with the following Objectives and Policies of the Recreation Component of the Social Infrastructure Goal of the Wailuku-Kahului Community Plan:

1. Provide park and recreation areas as an integral part of project district specifications which will accommodate the needs of population growth.
3. Provide access for persons with disabilities at all park facilities.
10. Maintain lands acquired or designated for recreational purposes exclusively for those uses.
16. Ensure that adequate regional/community park facilities are provided to service new residential developments.

The proposed development is inconsistent with the following Objectives and Policies of the Public Safety Component of the Social Infrastructure Goal of the Wailuku-Kahului Community Plan:

1. Maintain adequate police and fire protection services in the region.

The proposed development is inconsistent with the following Objectives and Policies of the Education Component of the Social Infrastructure Goal of the Wailuku-Kahului Community Plan:

3. Coordinate the development of school facilities with the State Department of Education in conjunction with planned residential projects.

The proposed development is inconsistent with the following Implementing Actions of the Education Component of the Social Infrastructure Goal of the Wailuku-Kahului Community Plan:

1. Where possible during the zoning process, ensure that applicants contribute to the development, funding, and/or construction of school facilities on a fair-share basis as determined by and to the satisfaction of the State Department of Education. Terms of the contribution shall be agreed upon by the applicant and the State Department of Education prior to the applicant applying for building permits.

The proposed development is inconsistent with the Government Goal, "Government that demonstrates the highest standards of fairness; responsiveness to the needs of the community; fiscal integrity; effectiveness in planning and implementation of programs and projects; a fair and equitable approach to taxation and regulation; and efficient, results-oriented management," of the Wailuku-Kahului Community Plan.

The proposed development is inconsistent with the following Objectives and Policies of the Government Goal of the Wailuku-Kahului Community Plan:

5. Ensure that adequate infrastructure is or will be available to accommodate planned development.

The proposed development is inconsistent with the Land Use Goal of the Wailuku-Kahului Community Plan: 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 social and economic well-being of residents and the preservation and enhancement of the region's environmental resources and traditional towns and villages.

The proposed development is inconsistent with the following Objectives and Policies of the Land Use Goal of the Wailuku-Kahului Community Plan:

1. Ensure that adequate lands are available to support the region's present and future agricultural activities.
2. Identify prime or productive agricultural lands, and develop appropriate regulations for their protection.
3. The direct and cumulative impacts of agricultural subdivisions and the impacts on the community shall be assessed and considered.
4. Establish administrative procedures and standards within both the Department of Public Works and Waste Management and the Department of Planning, to ensure that agricultural subdivisions shall not be approved unless their uses are expressly permitted by Chapter 205, Hawaii Revised Statutes.
5. Encourage traditional Hawaiian agriculture, such as taro cultivation, within the agricultural district, in areas which have been historically associated with this cultural practice.
7. The Community Plan map shall define the urban growth limits for the region.
10. All zoning applications and/or proposed land uses and developments shall conform with the planned use designations, as specified in the adopted Community Plan Land Use Map, and be

consistent with the Community Plan policies.

11. The subdivision ordinance should be revised to provide for public review of projects with significant impacts. Subdivision approval should consider environmental, economic, and social impacts of the project, including impacts on archaeological, historical and cultural resources.

14. Maintain physical separation between traditional towns and villages in the region. Where possible, provide specific design or landscape elements, such as open space buffers or changes in streetscape, to clearly delineate the boundary between Kahului and Wailuku. Maintain open space around traditional rural areas, such as Waikapu and Waihe'e, to provide a sense of community and to prevent envelopment of these areas by urban expansion.

15. Provide a substantial greenway or greenbelt to serve as a buffer zone, line of demarcation, or definition between Wailuku and Waikapu, and between Waikapu and Ma'alaea, in order to prevent the continuation of urban sprawl. Changes in streetscapes could include landscaping and agricultural planting materials that reflect the character of each community, and are utilized to delineate a substantial boundary between Kahului and Wailuku.

The proposed development is inconsistent with the Infrastructure Goal, "Timely and environmentally sound planning, development and maintenance of infrastructure systems which serve to protect and preserve the safety and health of the region's residents, commuters and visitors through the provision of clean water, effective waste disposal and drainage systems, and efficient transportation systems which meet the needs of the community," of the Wailuku-Kahului Community Plan.

The proposed development is inconsistent with the following Objectives and Policies of the Water and Utilities Components of the Infrastructure Goal of the Wailuku-Kahului Community Plan:

1. Coordinate water system improvement plans with growth areas to ensure adequate supply and a program to replace deteriorating portions of the distribution system. Future growth should be phased to be in concert with the service capacity of the water system.
2. Improve the quality of domestic water.
4. Protect water resources in the region from contamination, including protecting ground water recharge areas, and wellhead protection areas within a 1.25-mile radius from the wells.

The proposed development is inconsistent with the following Implementing Actions of the Water and Utilities Component of the Infrastructure Goal of the Wailuku-Kahului Community Plan:

1. Update the County's Water Use and Development Plan and estimated water use for the Wailuku-Kahului region.
2. Prepare or update a water improvement master plan for the Wailuku-Kahului region to be incorporated as a functional component of the Community Plan.
7. Adopt a water allocation plan for the region and require that the use of water from the Central Maui Water System for future development shall be subject to the provisions of this water allocation plan.

The proposed development is inconsistent with the following Objectives and Policies and

Implementing Actions of the Liquid and Solid Waste Components of the Infrastructure Goal of the Wailuku-Kahului Community Plan:

1. Coordinate sewer system improvement plans with future growth requirements, as defined in the Community Plan.
4. Relocate the Kahului Wastewater Treatment Plant out of the tsunami zone.

The proposed development is inconsistent with the following Objectives and Policies of the Drainage Component of the Infrastructure Goal of the Wailuku-Kahului Community Plan:

1. Establish a storm drain improvement program to alleviate existing problems; implement a continuing maintenance program, and ensure that improvements to the system will meet growth requirements. This addresses safety and property loss concerns as well as the need for comprehensive flood control planning.
 - a. Design drainage systems that protect coastal water quality by incorporating best management practices to remove pollutants from runoff. Construct and maintain, as needed, sediment retention basins and other best management practices to remove sediments and other pollutants from runoff.
 - b. Construct necessary drainage improvements in flood-prone areas. Where replacement drainage is required for flood protection, these systems shall be designed, constructed, and maintained using structural controls and best management practices to preserve the functions of the natural system that are beneficial to water quality. These functions include infiltration, moderation of flow velocity, reduced erosion, uptake of nutrients and pollutants by plants, filtering, and settlement of sediment particles. The use of landscaped swales and unlined channels shall be urged.
2. Respect natural drainageways as part of good land development.
3. Construct and maintain, as needed, desilting basins along major drainage channels.
4. Ensure that storm water run-off and siltation from proposed development will not adversely affect the marine environment and nearshore and offshore water quality. Minimize the increase in discharge of storm water runoff to coastal waters by preserving flood storage capacity in low-lying areas, and encouraging infiltration of runoff.
5. Encourage the incorporation of drainageways, setbacks, and flood protection areas into greenways consisting of open space, pedestrian way and bikeway networks.

The proposed development is inconsistent with the following Implementing Actions of the Drainage Component of the Infrastructure Goal of the Wailuku-Kahului Community Plan:

1. Update and implement a drainage master plan for the planning region that considers the cumulative impacts of existing and planned development. The master plan shall guide future development while preventing flooding and providing guidance to reduce the degradation of coastal waters.
2. Establish a comprehensive program of improvements to the storm drainage system; implement a maintenance program; and ensure that safety, property loss, pollutant removal, and the need for comprehensive planning, are considered. Maintain current drainage ways, swales and spillways.
3. Revise the County drainage rules to require that drainage system design shall not adversely affect downstream and coastal water quality.

The proposed development is inconsistent with the following Objectives and Policies of the Energy Component of the Infrastructure Goal of the Wailuku-Kahului Community Plan:

2. Develop efficient circulation systems, public transportation and promote bicycle and pedestrian travel to reduce energy expenditures for travel.
3. Promote energy conservation and awareness programs.
4. Reduce domestic energy consumption.
5. Expand efforts to utilize environmentally and cost effective renewable resources for energy production, such as solar, biomass, and wind energy.
6. Encourage energy efficient building design and site development practices.
7. Support energy conservation measures, including the use of solar heating and photovoltaic systems, in conjunction with urban uses.
8. Promote recycling programs to reduce solid waste disposal in landfills.

The proposed development is inconsistent with the following Implementation Actions of the Energy Component of the Infrastructure Goal of the Wailuku-Kahului Community Plan:

1. Adopt standards and regulations for the use of solar heating, low flush toilets and other conservation fixtures in new building construction.
2. Develop and adopt an integrated energy functional plan for the County of Maui, including but not limited to, strategies for energy conservation, reuse of treated waste water, recycling, reduction in the use of fossil fuels, public education and awareness, and other strategies and actions related to transportation and utilities, housing, environment, urban design and economic activity.
3. Develop incentives and requirements for energy efficient building design and site development practices through various approaches, including modifications to building codes and zoning and subdivision ordinances.
4. Provide incentives to promote the use of alternative energy sources.
6. Identify energy-saving measures for all community buildings and facilities.
7. As part of a County-wide waste management study, pursue the feasibility of utilizing resource recovery systems.
8. Support reduction of entry barriers to distributed generation and other forms of alternative energy.

The proposed development is inconsistent with the following Objectives and Policies of the Transportation Component of the Infrastructure Goal of the Wailuku-Kahului Community Plan:

2. Provide bikeway and walkway systems in the Wailuku-Kahului area which offer safe and pleasant means of access, particularly along routes accessing residential districts, major community facilities and activity centers, school sites...
3. ... Explore the feasibility of a shuttle service for County employees to remote parking facilities.
4. Support private efforts to expand public transit service, with an emphasis on service to the Kahului Airport and Wailuku Civic Center. Future growth in population will warrant an expanded public transportation system.

9. Support the extension of Waiale Drive to a new intersection with Honoapiilani Highway south of Waikapu Village.
10. Preserve the Waiale Bridge and the significant subsurface archaeological sites in the Waiale Drive corridor, from the Mahalani Street intersection to Lower Main Street, by maintaining the existing roadway width.
11. Preserve the character of Honoapiilani Highway between Waikapu and Wailuku by maintaining two travel lanes and the existing trees.

The proposed development is inconsistent with the following Implementing Actions of the Transportation Component of the Infrastructure Goal of the Wailuku-Kahului Community Plan:

6. Update and implement the Department of Transportation's Maui Long Range Planning Study: Islandwide Plan and other traffic master plans to implement the Community Plan. The improvements to the regional roadway network should include but not be limited to the following:

a. Maui Lani

2) Provide interconnections with the Maui Lani roadway network to Kuihelani Highway, Honoapiilani Highway, and Waiale Drive in order to provide maximum flexibility for the additional traffic to be generated by Maui Lani and to reduce its impact on adjoining existing neighborhoods.

c. Wailuku

- 1) Establish additional major routes between Kahului and Wailuku by utilizing the major road systems of the Maui Lani and C. Brewer Project Districts with connections to Honoapiilani and Kuihelani Highways and Waiale Road.
- 2) Extend Mahalani Street as a through connection between Ka'ahumanu Avenue and Waiale Road. The Mahalani extension should be preceded by, or constructed concurrently with, a second roadway access to Maui Memorial Hospital.
- 3) Establish a new Wailuku through road connecting Honoapiilani and Kahekili Highways, utilizing the existing Waiale Road right-of-way, the old cane haul road, as well as the major roads in the Piihana Project District.
- 5) Provide left turn lanes on Lower Main Street between Mill Street and Waiale Drive.
- 6) Facilitate or expedite the connection of Waiale Drive to Kuikahi Drive.
- 7) Improve Waiale Drive and plan for a future connection to the Honoapiilani Highway south of Waikapu.

d. Other

- 1) Improve Honoapiilani Highway south of Kuihelani Highway.
- 2) Improve Kuihelani Highway from Pu'unene Avenue to the future Maui Lani Parkway and plan for the continuation of such improvements to Honoapiilani Highway.
- 3) Plan and construct a Pu'unene Bypass that would connect the Mokulele Highway and Kuihelani Highway and continue to Ka'ahumanu Avenue, via the future Maui Lani Parkway.
- 4) Plan and implement improvements to Ka'ahumanu Avenue as soon as possible.
- 5) Acquire and maintain Waiko Road as a public vehicular right-of-way.

6) In addition to other roadway improvements, implement other alternatives for improving traffic circulation in the region through signalization, one-way streets, prohibiting on-street parking and heavy-weight vehicles, and establishing time controls.

The proposed development is inconsistent with the Urban Design Goal, "An attractive and functionally integrated urban environment that enhances neighborhood character, promotes quality design, 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," of the Wailuku-Kahului Community Plan.

The proposed development is inconsistent with the following Objectives and Policies of the Urban Design Goal of the Wailuku-Kahului Community Plan:

1. Enhance the appearance of major public roads and highways in the region.
2. Maintain a design quality for commercial and public projects and large-scale master planned developments.
3. Improve pedestrian and bicycle access within the region.
4. Establish, expand and maintain parks, public facilities and public shoreline areas.
5. Integrate stream channels and gulches into the region's open space system for purposes of safety, open space relief, greenways for public use and visual separation. Drainage channels and siltation basins should not be used for building sites, but rather for public open space. Drainage channel rights-of-way and easements may also be used for pedestrian and bikeway facilities.
6. Promote a unified street tree planting program along major highways and streets.
7. Buffer public and quasi-public facilities and light-heavy industrial/commercial type facilities from adjacent residential uses with appropriate landscape planting.
8. Maintain shrubs and trees at street intersections for adequate sight distance.
9. Save and incorporate healthy mature trees in the landscape planting plans of subdivisions, roads and other developments.
10. Incorporate drought tolerant plant species and xeriscaping in future landscape planting.
11. Use native Hawaiian plants for landscape planting in public projects to the extent practicable.
12. Existing and future public rights-of-way along roads and parks shall be planted with appropriate trees, turfgrass and ground covers.
13. Encourage neighborhoods and community organizations to upgrade and maintain streets and parks in accordance with the Maui County Planting Plan of the Arborist Committee.
14. Require all future subdivisions, construction projects and developments to comply with the adopted Maui County Planting Plan.

The proposed development is inconsistent with the following Objectives and Policies of the Wailuku Town Component of the Urban Design Goal of the Wailuku-Kahului Community Plan:

4. d. Protect mauka (mountain) and makai (ocean) view planes.

The proposed development is inconsistent with the following Land Use Planning Standards of the Urban Design Goal of the Wailuku-Kahului Community Plan:

a. All zoning applications and/or proposed land uses and developments shall conform with the planned use designations, as specified in the adopted Community Plan Map, and be consistent with the Community Plan policies.

The proposed development is inconsistent with the following Cultural Resources Planning Standards of the Urban Design Goal of the Wailuku-Kahului Community Plan:

a. Require development projects to identify significant cultural resources located within the project area as part of initial project studies. Further require that all proposed activity include recommendations to mitigate potential adverse impacts on cultural resources.

The proposed development is inconsistent with the following Urban Design Planning Standards of the Urban Design Goal of the Wailuku-Kahului Community Plan:

a. General

1) Buffer public and quasi-public facilities and light-heavy industrial/commercial type facilities from adjacent residential uses with appropriate landscape planting and setbacks.

2) Save and incorporate healthy mature trees in the landscape planting plans of subdivisions, roads and other developments.

3) Incorporate drought tolerant plant species and xeriscaping in future landscape planting.

4) Use native plants for landscape planting in public projects to the extent practicable.

The proposed development is inconsistent with the following Environmental Planning Standards of the Urban Design Goal of the Wailuku-Kahului Community Plan:

b. Encourage the use of siltation basins and other erosion control features in the design of drainage systems.

The proposed development is inconsistent with Part V Land Use Map of the Wailuku-Kahului Community Plan.

The proposed development consists of lands categorized as Agriculture on the Wailuku-Kahului Community Plan Land Use Matrix. This use indicates areas for agricultural activity which would be in keeping with the economic base of the County and the requirements and procedures of Chapter 205 HRS, as amended.

The Proposed Land Use District Boundary Amendment from Agricultural District to Urban and Rural District, Proposed Change in Zoning from Agricultural and the Proposed Project Are Inconsistent with the Objectives, Policies, and Guidelines of Chapter 205A, Hawaii Revised Statutes, relating to Coastal Zone Management.

The proposed development will require substantial grading, increase impenetrable surfaces, and produce additional runoff that will have an impact on the Coastal Zone Management Areas regulated by HRS Chapter 205A.

Appendix “A”

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WAILUKU HI 96793 9321

CLARKE,CHELSEA LYNN
35 PAPUHAU PL
WAILUKU HI 96793

WAIKAPU RANCH, LLC
C/O MAKENA REAL ESTATE CORP-R TAKASE
PO BOX 889
WAILUKU HI 96793

SAT PARTNERS LLC
400 HOOKAHI ST STE 105
WAILUKU HI 96793 1467

RAMOS,DANIEL H
860 GREEN ISLAND RD
AMERICAN CANYON CA 94503

FUKUROKU,GARY S TRUST
642 ANELA PL
WAILUKU HI 96793

MINEO,RICHARD J
25 LOIHI PL
KAHULUI HI 96732

PILTZ,RANSOM A K TRUST
376 W WAIKO RD
WAILUKU HI 96793

TAMORI,JOYCE MASAKO
31 HAKALANI PL
WAILUKU HI 96793

JOHNSON LAFLEUR TRUST
EVA LAFLEUR & THOMAS JOHNSON CO-TTEES
63 KINOHI LOA ST
WAILUKU HI 96793

HUGHEY,NICHOLAS BENJAMIN
61 MAUNALEO PL
WAILUKU HI 96793

DELOS SANTOS,NESTOR D
192 OPUKEA ST
KAHULUI HI 96732 2576

YAMAGUCHI,JOCK MAKOTO
682 S ALU DR
WAILUKU HI 96793 1566

SLOAN,JASON ERIC
51 W MAKAHAKAHA LOOP
WAILUKU HI 96793

MANCERA,OSWALDO
P O BOX 10791
LAHAINA HI 96761

BEAUCHAMP,MARK S
823 ALUA ST
WAILUKU HI 96793

KOBAYASHI,BRYAN H TRUST
436 KALUA DR
WAILUKU HI 96793 2109

PINTO,ROBERT D/CLAIRE E REVOC LIVING TR
PINTO,CLAIRE E TRS
130 PILIKANA PL
WAILUKU HI 96793

KEHALANI COMMUNITY ASSOCIATION
C/O HAWAIIANA MANAGEMENT CO
140 HOOHANA ST STE 208
KAHULUI HI 96732

NAKAO,GREG AKIRA
610 ANELA PL
WAILUKU HI 96793

TAKAHASHI,DEREK TADASHI
C/O DEREK T TAKAHASHI, ETAL
476 MOLOKAI HEMA ST
KAHULUI HI 96732

SHUPACK,DANIEL B
72 MAKA HOU LOOP
WAILUKU HI 96793

BERGER,ROBERT TRUST
379 MAKA HOU LOOP
WAILUKU HI 96793

VALKO,DANIEL IKAIKA
PO BOX 402
WAILUKU HI 96793

SAKAMOTO,KYLE KANOA
105 E KANAMELE LOOP
WAILUKU HI 96793

WATANABE,IVAN M
158 MAKA HOU LOOP
WAILUKU HI 96793

HOPPER,MICHAEL JASON
61 KUMULIPO PL
WAILUKU HI 96793

BEAUDOIN,BENJAMIN M
12 KINOHI LOA ST
WAILUKU HI 96793

SOO HOO,WILLIAM FONG
634 ANELA PL
WAILUKU HI 96793

RANDOLPH,ROYAL JR TRUST
PO BOX 1441
WAILUKU HI 96793 6441

SHIMABUKURO,WADE
67 PONIU CIR
WAILUKU HI 96793

MYRTER,FAMILY TRUST
16 ALEPA PL
WAILUKU HI 96793

MYERS,JEFFREY A
C/O SIMMONS,DANA ROSS/CHERYL C
175 KINOHI LOA LOOP
WAILUKU HI 96793

CORTEZ,CONRADO PAET
60 PAPA KAPU PL
WAILUKU HI 96793

YOKOUCHI, EDWIN/MILLIE TRS
730 KAKALINA PL
WAILUKU HI 96793

BECICKA,GUY K
PO BOX 11801
LAHAINA HI 96761

LAU,KUOK WEI
45 MALIHINI PL
WAILUKU HI 96793

CHUMBLEY,AVERY B
363 W WAIKO RD
WAILUKU HI 96793 9329

TAKAMURA,KORY KEN
412 KULAIWI DR
WAILUKU HI 96793

KEHALANI COMMUNITY ASSOCIATION
C/O HAWAIIANA MANAGEMENT CO
140 HOOHANA ST STE 208
KAHULUI HI 96732

BAQUI,RAYMOND BERNARD
1032 ULU KANU ST
WAILUKU HI 96793

WAIOLANI MAUKA COMMUNITY ASSOCIATION
PO BOX 1067
WAILUKU HI 96793

FLEMMING,DAVID A.
C/O DAVID A FLEMMING
P O BOX 2113
KIHEI HI 96753

MURPHY,WALTER THOMAS
43 PAALAE PL
WAILUKU HI 96793

TOM,KEOLA
270 S PAPA AVE
KAHULUI HI 96732

FOLSOM,LLOYD
113 E KANAMELE LOOP
WAILUKU HI 96793 8316

PELLAZAR,TRACY
64 KINOHI LOA ST
WAILUKU HI 96793

HIRONAKA,GUY MASAO
370 KAMA ST
WAILUKU HI 96793

HIRAGA,ROY TAKESHI
2128 KOLO PL
WAILUKU HI 96793

BOHLIN,JENNIFER L
339 MAKA HOU LOOP
WAILUKU HI 96793

EDDY,JOHN & SHIRLEY FAMILY TRUST
25 MAKA HOU PL
WAILUKU HI 96793

ABODEELY,CHRISTIAN MARK
39 NOHOANA PL
WAILUKU HI 96793

NAGAMINE,STEVEN Y
C/O KUBO, KEVIN L/TRACI ANN N
29 PAPA KAPU
WAILUKU HI 96793

MIZUTANI,EIICHIRO KULANA
21 MAKA HOU LOOP
WAILUKU HI 96793

DODSON,JOHN D
DODSON,JUDITH T
PO BOX 598
WAILUKU HI 96793

DAMRON,RANDY GENE
415 DAIRY RD, SUITE E, PMB 428
KAHULUI HI 96732

EATON,ANTONETTE
1704 WILI PA LOOP
PMB 231
WAILUKU HI 96793

DUMLAO,KEVIN
1017 ULU KANU ST
WAILUKU HI 96793

ZANE,CLIFFORD K
553 HIILEI PL
WAILUKU HI 96793

TOKUNAGA,DANIEL Y TRUST
C/O TAMAYO TOKUNAGA
505 LONO ST
KAHULUI HI 96732

RAIKES,ROBERT ALLAN
RAIKES,ROBERT/GAIL
637 MAPUANA PL
WAILUKU HI 96793

NAJERA,JORGE
149 E KANAMELE LP
WAILUKU HI 96793

GALICINAO,ZHOREIN AIRAN MAGLIBA
34 W KANAMELE LP
WAILUKU HI 96793

SHUM,RONALD
P O BOX 2936
WAILUKU HI 96793

MADARIAGA,ROGER M TRUST
28 PAPUHAU PL
WAILUKU HI 96793

MINAMI,NAOTADA
C/O ILC INTERNATIONAL INC
765 AMANA ST STE 400
HONOLULU HI 96814

IBARA,SCOTT
C/O IBARA,SCOTT/NISHIKAWA,LAURA
86 MAKA HOU LOOP
WAILUKU HI 96793

KOA AT KEHALANI LLC
C/O TOWNE REALTY OF HAWAII, INC
101 KUIKAHI DR
WAILUKU HI 96793

TANAKA,HIDEO
PO BOX 2084
KAHULUI HI 96732

TANAKA,MARVIN M
P O BOX 392
WAILUKU HI 96793

ETO,KEENAN T REVOC LIVING TRUST
ETO,KEENAN TOMOAKI TRS
707 S ALU RD
WAILUKU HI 96793

BRYANT,JOHN MATTHEW
130 KINOHI LOA LOOP
WAILUKU HI 96793

KAHINU,ANGEL KALEI
16 KINOHI LOA ST
WAILUKU HI 96793

SEPTIMO,ROSSMARK J TRUST
72 MAUNALEO PL
WAILUKU HI 96793

DODS,RICHARD DANIELS JR
PO BOX 2205
WAILUKU HI 96793

LEE, LAWRENCE A
297 MAKA HOU LOOP
WAILUKU HI 96793

TAKITANI, ANTHONY P
689 S ALU RD
WAILUKU HI 96793

RAPACZ, JOHN S LIVING TRUST
P O BOX 2776
WAILUKU HI 96793 7776

NAKASHIMA, BRIAN T/VALERIE L TR
470 NIPO ST
WAILUKU HI 96793

KEHALANI 217-MAUI LLC
C/O HEARTHSTONE, INC
24151 VENTURA BLVD
CALABASAS CA 91302

MATSUMURA, MALISSA ANN MAILE JUDD
C/O MALISSA MATUMURA, ETAL
498 ONEHEE ST
KAHULUI HI 96732

PALMEIRA, LINDA S S TRS
555 MELEMELE ST
WAILUKU HI 96793

FOREE, NAMI ANN M. TRUST
C/O FOREE, NAMI ANN MATSUMOTO
2732 KAMELANI LOOP
MAKAWAO HI 96768 8745

OKUMURA, NORIHIRO
247 MAKA HOU LOOP
WAILUKU HI 96793

MATSUURA, MASAKAZU
332 N BONNIE BRAE ST
LOS ANGELES CA 90026

LABUANAN, MICHAEL A JR
PO BOX 6131
KAHULUI HI 96733

FELIPE, ROBERT RAMORAN
23 KUMULIPO PL
WAILUKU HI 96793

WETTER, STEPHEN TRUST
309 MAKA HOU LOOP
WAILUKU HI 96793

KAYA CALVIN Y/JANET F
652 MAPUANA PLACE
WAILUKU HI 96793

WERNER, MICHAEL & HEATHER FAMILY TRUST
31 MALIHINI PL
WAILUKU HI 96793

BORDEN, CHRISTOPHER K
57 HAKALANI PL
WAILUKU HI 96793

BOUTHILLIER, ANDREW FRANK
42 PAALAE PL
WAILUKU HI 96793

SLUSSER, MARILEE F. Q/P/R TRUST
PO BOX 785
LAHAINA HI 96767

BEAUCHAMP, MARK S
823 ALUA STREET
WAILUKU HI 96793

PINTO, ROBERT D/CLAIRE E REVOC LIVING TR
PINTO, ROBERT D/CLAIRE E REVOC LIVING TRS
130 PILIKANA PL
WAILUKU HI 96793

GRADY, SEAN KAIMANA
24 ILIKI PL
WAILUKU HI 96793

HUNT, BRIAN S
12109 SE POCONO RD
ALBUQUERQUE NM 87123

HAM, NATHANAEL KAWIKA
P O BOX 1828
MAKAWAO HI 96768

VIDA, ROBERT G
86-B PILIKANA PL
WAILUKU HI 96793

VIDA, DENNY S
86 PILIKANA PL UNIT 2
WAILUKU HI 96793

MATTOS, DAVID W
86 C PILIKANA PL
WAILUKU HI 96793

VIDA, ROYAL G L
10 KAMALEI CIRCLE
KAHULUI HI 96732

VIDA, ROYAL G L
265 KAPUAHI ST
MAKAWAO HI 96768

BJORBACK, KRISTEN REID
294 MAKA HOU LOOP
WAILUKU HI 96793

KAWAMURA, GARETH K/GEORGINA
581 S ALU RD
WAILUKU HI 96793 1565

IMAMURA, ALVIN M TRUST
IMAMURA, ALVIN M TRS
571 MAALAH ST
WAILUKU HI 96793

SOUZA, MICHAEL O/KENNETHY
319 EKO A PL
WAILUKU HI 96793

RCFC KEHALANI LLC
ATTN: AARON GIOVARA
555 CALIFORNIA ST, STE #3450
SAN FRANCISCO CA 94104

WAIOLANI MAUKA COMMUNITY ASSOCIATION
PO BOX 1067
WAILUKU HI 96793

NAKAGAWA, TRACY HIROSHI
11 KAIKAI ST
WAILUKU HI 96793

BEHNKE, THOMAS L TRUST
PO BOX 883
HAIKU HI 96708

CORELLA,ABELARDO M/MARJORIE E TRUST
PO BOX 6387
KAHULUI HI 96733

CERVANTES, MARINA DALISAY
C/O JOYCE PRESAS
507 KULAIWI DR
WAILUKU HI 96793

DAVENPORT,THEODORE JAMES II
1326 KAMEHAME DR
HONOLULU HI 96825

HEYMAN,DAVID
PO BOX 486
KAHULUI HI 96733

KOA AT KEHALANI LLC
C/O TOWNE REALTY OF HAWAII, INC
101 KUIKAHI DR
WAILUKU HI 96793

PEREZ,JUAN RICHARD
59 W MAKAHAKAHA LOOP
WAILUKU HI 96793

VALLEY ISLE FELLOWSHIP, INC.
P O BOX 886
WAILUKU HI 96793

KNUE,GREGORY MARK REVOC TRUST
PO BOX 711
WAILUKU HI 96793

NOUCHI,DAVID T FAMILY TRUST
DAVID T & JUNE H NOUCHI, TTEES
59 PAPA KAPU PL
WAILUKU HI 96793

CASIL,GLENN & EVELYN TRUST
PO BOX 12916
LAHAINA HI 96761

WACHI,RUSSELL S & EILEEN S FAMILY TRUST
490 MELEMELE ST
WAILUKU HI 96793

ROBINSON,JAMES & SUZETTE TRUST
JAMES & SUZETTE ROBINSON TTEES
79 KINOHI LOA ST
WAILUKU HI 96793

ROBACK,JARRET
2458 WAIPUA ST
PAIA HI 96779

BALTHAZAR, CELINE
P. O. BOX 327
MAKAWAO HI 96768 0327

MIYAMOTO GLENN K/SHEILA F
657 MAPUANA PL
WAILUKU HI 96793

ROWLAND,JEFFREY
22 KAMAHAO ST
WAILUKU HI 96793

HILL,PAUL WELDON
656 S ALU RD
WAILUKU HI 96793

CHAI,JASON M TRUST
626 S ALU RD
WAILUKU HI 96793

CORSON,ROBERT & RAMONA TRUST
415 DAIRY RD PMB E143
KAHULUI HI 96732

WILKINS,ALVIN
1038 ULU KANU ST
WAILUKU HI 96793

DI FUSCO,TRUST
DIFUSCO ANGELO J ETAL
3815 LOS OLIVOS LN
GLENDALE CA 91214 1627

KALEHUAWHEHE,ANGEL NAPUA
656 ANELA PL
WAILUKU HI 96793

KALEHUAWHEHE,ANGEL
NORWEST ELECTRONIC TAX SVC
1 HOME CAMPUS MS 122575
DES MOINES IA 50328 0001

SHINOZUKA,FAMILY TRUST
KEITH/SUSAN SHINOZUKA
540 NIPO ST
WAILUKU HI 96793

SWAIN,DENNIS WILLIAM JR
98 MAKA HOU LOOP
WAILUKU HI 96793

OMLAN,GENARA MALANOG
1396 KAHOMA ST
LAHAINA HI 96761

SPENCER,DOROTHY H.
13 E KANAMELE LP
WAILUKU HI 96793

HAMAI,CLIFFORD T TRS
463 KUIKAHI DR
WAILUKU HI 96793

WOLSKY,RICHARD JOHN
675 S ALU RD
WAILUKU HI 96793

FUJIMOTO,JAY TAKEO
506 MOLOKAI HEMA ST
KAHULUI HI 96732

EDWARDS,RICKY ALLEN
34 KUMULIPO PL
WAILUKU HI 96793

BURTON,MELVIN DANIEL
794 MAALAHU ST
WAILUKU HI 96793

CHUN,LESLIE B TRUST
14 NOHOANA PL
WAILUKU HI 96793

SPENCER HOMES, INC.
P O BOX 97
KIHEI HI 96753

TANAKA,KEVIN T TRUST
468 POLULANI DR
WAILUKU HI 96793

JACINTHO,MATTHEW F TRUST
JACINTHO,MATTHEW F TRS
PO BOX 5
KULA HI 96790

VAUGHN,UNCHIN (NMN)
450 KULAIWI DR
WAILUKU HI 96793

PRIEST,RICHARD ALLEN JR
508 KULAIWI DRIVE
WAILUKU HI 96793

FUJITA, WAYNE Y/KIM T
751 S ALU RD
WAILUKU HI 96793

GOO,PHYLLIS C TR
P O BOX 1036
WAILUKU HI 96793

SHIMABUKU, RANDAL R ETAL
751 KAKALINA PL
WAILUKU HI 96793

WATANABE,KURT T
25 LUNA KIA PL
WAILUKU HI 96793

CAMPOS,JOHN LAWRENCE
41 KUMULIPO PL
WAILUKU HI 96793

WONG,GARY K. LLC
P O BOX 333
WAILUKU HI 96793

KEHALANI COMMUNITY ASSOC
C/O HAWAIIANA MANAGEMENT COMPANY LTD
140 HOOHANA ST, STE 208
KAHULUI HI 96732

GUO,GEORGE XINSHENG
GUO,GEORGE XINSHENG ETAL
143 MONROE DR
PALO ALTO CA 94306

DOMINGO,EVELYN REANTILLO
260 OLANI PL
KIHAI HI 96753

DOMINGO,CHERRY ELAINE
147 KINOHI LOA LP
WAILUKU HI 96793

MIYAJIMA FAMILY TRS
509 NIPO ST
WAILUKU HI 96793

YOSHIZAWA,ERIC MIKI
192 W LANAI ST
KAHULUI HI 96732

JERMAN,JOSHUA
81 MAUNALEO PL
WAILUKU HI 96793

HEYD,PAUL AND WENDY TRUST
551 NIPO ST
WAILUKU HI 96793

LUND,BARBARA PernoUD
138 KINOHI LOA LOOP
WAILUKU HI 96793

NISHIDA,DAVID HARUO
33 KUMULIPO PL
WAILUKU HI 96793 3501

HUEBOTTER,JEFFREY W REVOC LIVING TR
55 PAALAE PL
WAILUKU HI 96793

SANTOS,KEOKI
69 KAMAHA'O ST
WAILUKU HI 96793

HANKERSON,KENNETH L., JR. TRUST
P O BOX 628
WAILUKU HI 96793

REUSS,NIKOLAI
19 MAKA HOU LOOP
WAILUKU HI 96793

WILLIAMS,DAVID ALIKA
154 NAMAUU PL
KIHAI HI 96753

TAMORI, EDWARD M/JOAN C
454 POLULANI DR
WAILUKU HI 96793

MAGARIN,RONALD B
66 MAUNALEO PL
WAILUKU HI 96793

FITZGERALD,NATALIE MAU
P O BOX 1061
KIHAI HI 96753

PATAO,VERNON REVOC LIVING TR
PATAO,VERNON TTEE
PO BOX 396
WAILUKU HI 96793

AMARAL,GORDON H
96 KINOHI LOA ST
WAILUKU HI 96793

FRANKLIN,ROBIN B
14107 104TH ST
PUYALLUP WA 98374

HIRONAKA,PAUL R TRUST
HIRONAKA,PAUL/GAYLE TTEES
20 KOLOKEA WAY
KULA HI 96790

NGUYEN,VAN DUC
9 ALEPA PL
WAILUKU HI 96793

CORPUZ,JANELITO
15 ILIKI PL
WAILUKU HI 96793

CHUN,GRANT Y M TR
494 S ALU RD
WAILUKU HI 96793

CASTAGNOLA,MICHAEL
1715 PEARTREE LN
CROFTON MD 21114

ARIYOSHI,REED M TRUST
ARIYOSHI,REED M/DYAN
618 ANELA PL
WAILUKU HI 96793

ARIYOSHI, REED M TRS ETAL
618 ANELA PL
WAILUKU HI 96793

LANGSTON,WILLIAM GEE
552 KUALAU ST
WAILUKU HI 96793

HULTQUIST,IRENE SHINAE TRUST
17 AKEA PL
KULA HI 96790

ALEXANDER,KELVIN DEON
64 MAKA HOU LOOP
WAILUKU HI 96793 3511

WAIOLANI MAUKA COMMUNITY ASSOCIATION
PO BOX 1067
WAILUKU HI 96793

TRENHOLME,CRAIG J
TRENHOLME,CRAIG/SANDRA
628 MAPUANA PL
WAILUKU HI 96793

SANCHEZ,RAFAEL RAYGOZA
14 KAMAHAO ST
WAILUKU HI 96793

CHIN,LESTER C.
C/O LESTER C CHIN, ETAL
198 OHAA ST
KAHULUI HI 96732

NGAN,JILL S A TRUST
19 ONE KEA PL
WAILUKU HI 96793

SATO,RENA MAE TRUST
541 KUALAU ST
WAILUKU HI 96793

MCMULLEN,KEVIN KERBY
EPPLESTRASSE 91
70597 STUTTGART

VARIOUS OWNERS - ROADWAY
ATTN: GRANGER,MATHEW S/ANGELA M

COUNTY OF MAUI
200 HIGH ST
WAILUKU HI 96793

KOA AT KEHALANI LLC
C/O TOWNE REALTY OF HAWAII, INC
101 KUIKAHI DR
WAILUKU HI 96793

RULONA,APOLONIO P.
47 PALEKAIKO PL
WAILUKU HI 96793

BROMBERG FAMILY TRUST
C/O BROMBERG,JONATHAN P/VALERIE M,TTEES
34 PAPUHAU PL
WAILUKU HI 96793

KENAR,RONALD
571 S ALU RD
WAILUKU HI 96793

BAKER,NOLAN KUKILAKILA TAKEO
19 W MAKUKAU LOOP
WAILUKU HI 96793

LONOKAILUA-HEWETT,AMOS
109 KINOHI LOA LOOP
WAILUKU HI 96793

BLAIR,CYNTHIA D
458 AKI ST
LAHAINA HI 96761

DUNG,DARREN S
23 MALUNAWAI ST
WAILUKU HI 96793

FELICIANO,DEBORAH TRUST
PO BOX 2053
KAHULUI HI 96733

HARMON,GERALDINE TRUST
PO BOX 2053
KAHULUI HI 96733

HIGGINS,JAY GEORGE
758 MAALAH I ST
WAILUKU HI 96793

KIKUCHI,BERTRAM KATSUO
142 EAST KANAMELE LOOP
WAILUKU HI 96793

HORI,TY M.
C/O TY M HORI
P O BOX 1394
WAILUKU HI 96793

TANAKA,KEITH E & JOANNE C TRUST
4 PAPUHAU PL
WAILUKU HI 96793

WILLIAMS,REGINALD TODD
61 KAMAHA'O ST
WAILUKU HI 96793

KATAHARA,MILES HISAO
742 MAALAH I ST
WAILUKU HI 96793 1578

HIRATA,ROBIN & MOANA TRUST
491 NIPO ST
WAILUKU HI 96793

HORIE GUY MASAJI ETAL
541 MELEMELE ST
WAILUKU HI 96793

KUWADA,CHRISTOPHER KAZUO
1885 MAIN ST APT 603
WAILUKU HI 96793

ENOMOTO,CHARLES L. T., JR.
87 MOOLU CIR
WAILUKU HI 96793

PORTA,JASON
48 MAKA HOU LOOP
WAILUKU HI 96793

ILIAHI AT KEHALANI - CONDO MASTER
ILIAHI AT KEHALANI LLC
220 S KING ST, SUITE 2170
HONOLULU HI 96813

FRIEL,WILLIAM GEORGE
21 KAMAUHALI WAY, #1A
WAILUKU HI 96793

DELLARIA,ALEXANDER
21 KAMAUHALI WAY, #1B
WAILUKU HI 96793

FOELL,STEVEN A
21 KAMAHALE'I WAY APT 1C
WAILUKU HI 96793

CHRISTOPHER,DIANNE FELICITY
21 KAMAUHALII WAY 1-D
WAILUKU HI 96793

BANTILAN,MELISSA MARIA MONCES
11 KAMAUHALII WY #2A
WAILUKU HI 96793

BANKS,PETER & BEVERLY TRUST
PETER & BEVERLY BANKS, TTEES
42 INGHAM RD
MERRIMACK NH 03054

OUCHI,DENNIS RIKIO TRUST
11 KAMAUHALII WAY, #2C
WAILUKU HI 96793

FRAZIER,BRUCE ALLEN
11 KAMAUHALII WAY, #2D
WAILUKU HI 96793

MCGAUGHEY,STEPHEN A
5 KAMAUHALII WAY APT 3A
WAILUKU HI 96793

YAMAGISHI,TOSHIYUKI
5 KAMAUHALII WAY, #3B
WAILUKU HI 96793

GANNON,CASEY ANNE K
5 KAMAUHALII WAY, #3C
WAILUKU HI 96793

HEPNER,PETER MITCHELL
2515 W CONLEY AVE
TAMPA FL 33611

COMPIAN,FRANK THOMAS
378 MAKAHOU LOOP
WAILUKU HI 96793

SKBC INVESTMENTS LLC
PO BOX 598
WENATCHEE WA 98807

O'NEILL-GOODNESS,SALLY ANNE
PO BOX 1447
KIHEI HI 96753

COMMERCIAL PLUMBING PROPERTIES, LLC
1820 COLBURN ST
HONOLULU HI 96819

BREITBACH,BRAD JOSEPH
31 KALOALOA WAY #5A
WAILUKU HI 96793

SINGH,SURENDAR KAUR
31 KALO'ALO'A WAY, #5B
WAILUKU HI 96793

KOYAMA,DARRAN RONALD
31 KALOALOA WAY APT 5-C
WAILUKU HI 96793

RAUSCH,SANDRA MAROS
133 PUA NIU WAY
LAHAINA HI 96761

ASSOC OF APT OWNERS OF ILIAHI KEHALANI
140 HOOHANA ST STE #210
KAHULUI HI 96732

CONDO 6B ILIAHI LLC
PO BOX 1325
KIHEI HI 96753

SKOG,ELLEREY UNEMORI
2517 CONCORD WAY
MENDOTA HEIGHTS MN 55120 1700

SONG,ALAN SUNG WON
460 L KIMO DR
KULA HI 96790

CITI MORTGAGE INC
PO BOX 689196
DES MOINES IA 50368

CLEAVE,ANDREW WILLIAM
15 KALOALOA WAY #7B
WAILUKU HI 96793

ZANGARI,CAROLYN
15 KALOALOA WAY #7C
WAILUKU HI 96793

FREEMAN,SANDRA JEAN
15 KALAOLA WAY #7D
WAILUKU HI 96793

SHIMADA,VIRGINIA NAOMI
452 PALANI PL
WAILUKU HI 96793

GUICO,ELVIRA JIMENEZ
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PAPILLION NE 68046

OVENS,BRIGITTE B REV TRUST
39 KAALEA WAY UNIT 9A
WAILUKU HI 96793

ANDERSEN,JOHN M, JR, LIVING TRUST
46 MAKAHOU PL
WAILUKU HI 96793

THOEMKE,MICHAEL DALE
39 KAALEA WY #9C
WAILUKU HI 96793 3124

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DELUCIA,BARBARA A
33 KAALEA WAY 10-B
WAILUKU HI 96793

RUTKOWSKY, TED PAUL
33 KAALEA WAY APT #10-C
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PUUNENE HI 96784

BLACK, KRIS
25 KAALEA WAY #11-A
WAILUKU HI 96793

AMARAL, JEFFREY D TRUST
25 KA'ALE'A WAY 11-B
WAILUKU HI 96793

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140 HOOHANA ST STE 210
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19 KAALEA WAY UNIT 12-B
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ANNE TROY
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WAILUKU HI 96793

BLACK, KARL NATHAN
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GILROY CA 95020

BLACK, CLIFTON
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SAN JOSE CA 95148

D'ELISEO, BARBARA ANN
1955 WALDEN LN
NAPA CA 94558

ENRIQUES KIHEI LLC
384 KALUA RD
WAILUKU HI 96793

CHAVES, DIANE P TRUST
41 ILIAU WAY APT 14-C
WAILUKU HI 96793

PERSINGER, LISA ELLENE
41 ILIAU #14D
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OGAWA, SHARON N
35 ILIAU WAY #15-A
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LEBOWITZ, WONSUK
27 ILIAU WAY APT 16-A
WAILUKU HI 96793

MATSUI, BRENT TOKIO
27 ILIAU WAY, #16B
WAILUKU HI 96793

JAHJA, LUKE
27 ILIAU WAY APT 16C
WAILUKU HI 96793

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DUPONT, PETRA K REVOC LIVING TRUST
C/O PETRA DUPONT, ET AL
529 HONOAPIILANI HWY
WAILUKU HI 96793

MARINO, THOMAS A
17 ILIAU WAY APT 17B
WAILUKU HI 96793

BUKEWIHGE, DOROTHY JEAN
26 CRAFTSBURY PL
LADERA RANCH CA 92694

PRIMEAUX, RACHELLE
144 A NOHO PL
MAKAWAO HI 96768

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45 KUAIWA WAY 19-B
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KADOWAKI,JOHN K
45 KUAIWA WAY 19C
WAILUKU HI 96793

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APPLEGATE,HAKU JONATHAN
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WAILUKU HI 96793

FULLER,KRISTIN
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29 KUIAWA WAY APT 21D
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KUHNE,STEFAN BERNHARD
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GREENE,WAYNE RONALD
23 KUAIWA WAY APT 22-B
WAILUKU HI 96793

COHAN,CASEY S
23 KUAIWA WAY 22C
WAILUKU HI 96793

SMITH,NANCY JEAN
23 KUAIWA WAY #22D
WAILUKU HI 96793

CHU,BARRY DARWIN
2365 KANAPALI PKWY
LAHAINA HI 96761 1900

FABOZZI,DONALD JOSEPH II
191 MOLEHOLEHU LOOP
KAHULUI HI 96732 4514

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NAKAMA,GRANT TOKUO
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COOK,JERRY/GRETCHEN
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GUZMAN,ROMEO YAPIT
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NAITO,AKIKO
43 W MAKAHAKAHA LOOP
WAILUKU HI 96793

VITALE,MELANIE J REVOC LIVING TRUST
391 MAKA HOU LOOP
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CLARKE,MICHAEL E TRUST
CLARKE,MICHAEL TTEE
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780 MAALAHU ST
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KNOWLES,GREGORY G.
10 HOOKOMO PL
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MALLO,ADAM IOKEPA
121 E KANAMELE LOOP
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NAKAMA,GRANT TOKUO
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NAITO,AKIKO
43 W MAKAHAKAHA LOOP
WAILUKU HI 96793

VITALE,MELANIE J REVOC LIVING TRUST
391 MAKA HOU LOOP
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CLARKE,MICHAEL E TRUST
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AKIONA,JENNIFER LEILANI
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KNOWLES,GREGORY G.
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MALLO,ADAM IOKEPA
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UNEMORI, DARREN T/LULY M
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CANHA,ROBERT JOHN REVOC TRUST
421 KUIKAHI DR
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NUNES,GEORGE
P O BOX 4033
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NUNOKAWA,SCOTT
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ROSETE,CINDI LEE TRUST
7 E KANAMELE LOOP
WAILUKU HI 96793

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XIAO,SHAO WEI
ATTN: XIAO,SHAO/CHEN,RUI YI
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LAHAINA HI 96761

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MCCRICKARD,PAUL JAMES
45 W MAKAUKAU LOOP
WAILUKU HI 96793

KIM,MICHAEL E TRUST
371 KUIKAHI DR
WAILUKU HI 96793

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SILKWOOD,LORNA M TRUST
LORNA SILKWOOD,TTEE
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HIGA, EDWIN T/SANDRA M
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APO AP 96555

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WAXAHACHIE TX 75165

IDETA,RONALD
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TANAKA,ROBERT T TRUST
665 NOWEO PL
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HRABAK,CLARA E REVOC TRUST
HRABAK,CLARA E TRUSTEE
347 S ALU RD
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C/O BLAKE F SHIIGI, ETAL
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RILEY,DENNIS MICHAEL
702 NOWEO PL
WAILUKU HI 96793

KAWAHARA,JERRY M TRUST
KAWAHARA,JERRY/SHEILA TRS
645 MAPUANA PL
WAILUKU HI 96793

BANNOWSKY,JOHN B
90 KINOHI LOA LOOP
WAILUKU HI 96793

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415 DAIRY RD E-407
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AOKI,BARRY S
761 PAUNAU ST
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NAKAMA,SANDRA L TRUST
435 PALANI PL
WAILUKU HI 96793

OHLHEISER,MARCUS EUGENE
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SOUZA,HOWARD KAIPO
72 KINOHA LOA LOOP
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JUDD,LINDA & HENRY CO-TTEES
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SIU,ANNIE
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HONOLULU HI 96813

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C/O CASTROVERDE,LANCE TTEE
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TILLINGHAST,STANLEY & MARGARET TTEES
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2870 CALLE GUADALAJARA
SAN CLEMENTE CA 92673

PRESTIDGE,WALLACE/VICTORIA TRUST
18 MAKA HOU LOOP
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C/O FERGUSON TRUST
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DEANGELO, JOYCE A TRS
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SAN DIEGO CA 92124

CHENCHIN, EDUARDO & KAREN TRUST
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GREG TAKAHASHI TRS ETAL
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CRVALHO, SETH K
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C/O M/M ART DOMINGO
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WAILUKU HI 96793 6676

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190 MAKU HOU LOOP
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ZANER, JOHN WILLIAM
801 IUKA PL
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85 HAKALANI PL
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RATHJE, WESTON MICHAEL
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MONIZ, HAROLD J
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WU, DARIUS TAHUYNH
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LIHUE HI 96766

HAAKE, JESSE KAINALU
82 HAKALANI PL
WAILUKU HI 96793

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WAILUKU HI 96793

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C/O ROY A VILLANOVA, TTEE
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KRAU, NICHOLAS PAUL
PO BOX 271
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C/O LAI LAI AUBERT-FOK
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KAWASAKI,MILES/CHERYL TTEES
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CHICHIOCO,MARITES SOL
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KAHULUI HI 96732

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C/O KELM,RUSSELL TTEE
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C/O MAKENA REAL ESTATE CORP-R TAKASE
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MATSUDA,WAYNE FUJIO
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YAMAGUCHI,ALAN TRUST
321 KAMANELO PL
HILO HI 96720

YAMAGUCHI,LILLIAN Y
418 PALANI PL
WAILUKU HI 96793

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CORRAO,DARREN JOSEPH
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KATJANG,DAVID ABNER
324 MAK A HOU LOOP
WAILUKU HI 96793

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2630 W OCASO CIR
MESA AZ 85202

FISHER,STEPHEN KALEIKAUMAKA
FISHER,STEPHEN/LUCINDA
1903 KOAE PL
WAILUKU HI 96793 2933

WAKAMATSU,LEIGH I
429 KUIKAHI RD
WAILUKU HI 96793

MILLER,MARK ANTHONY
7 LUNA KIA PL
WAILUKU HI 96793

SOUZA,ANTHONY III
35 PAKAPU PL
WAILUKU HI 96793

NAKAGAWA,ALTON A TRUST
741 KAKALINA PL
WAILUKU HI 96793

VALDEZ,ERNEST A/LETICIA G TRUST
VALDEZ,ERNEST A/LETICIA G TRS
694 NOWEO PLACE
WAILUKU HI 96793

BARAYUGA,STACEY
518 MELE MELE ST
WAILUKU HI 96793

INOUE,EARL MASA AKI TRUST
PO BOX 506
PUUNENE HI 96784

CLARK,THOMAS L
P O BOX 934
WAILUKU HI 96793

PASCUA,RAY A
68 KINOHI LOA ST
WAILUKU HI 96793

VIDA,MICHAEL
95 PILIKANA PL
WAILUKU HI 96793

SPENCER HOMES, INC.
P O BOX 97
KIHEI HI 96753

TAKAYAMA,DAWN JUELLENE
1009 ULU KANU ST
WAILUKU HI 96793

WELLS FARGO BANK NA
1000 BLUE GENTIAN RD
EAGAN MN 55121

DACK,JEFFREY PHILIP
527 KUALAU ST
WAILUKU HI 96793

AOKI,KRIS NAOMI
45 KOANI LOOP
WAILUKU HI 96793

YOKOYAMA,LANCE KAZUAKI
C/O LANCE K YOKOYAMA
678 KOMO OHIA ST
WAILUKU HI 96793

BECRAFT,JAMIE JOHN
15 NOHOANA PL
WAILUKU HI 96793

AGETON,KATHLEEN LOUISE
1037 ULU KANU ST
WAILUKU HI 96793

PASCUAL,ANTHONY
53 MAUNALEO PL
WAILUKU HI 96793

FRIAS,LOUIS JAMES
7 HOOKOMO PL
WAILUKU HI 96793

CHEN,RUI GAO
77 HAKALANI PL
WAILUKU HI 96793

BREEN,JOHN J
449 KUIKAHI DR
WAILUKU HI 96793

KEHALANI COMMUNITY ASSOCIATION
C/O HAWAIIANA MANAGEMENT CO LTD
140 HOOHANA ST STE 208
KAHULUI HI 96732

NUNOKAWA,SCOTT
P O BOX 946
WAILUKU HI 96793

TOMA,KIRK K Y
24 KUMULIPO PL
WAILUKU HI 96793

LA'A KEA WAIOLANI LLC
C/O MARLIN,ROGER
4641 LITTLE UVAS RD
MORGAN HILL CA 95037

BAN,DENISE K
PO BOX 1375
WAILUKU HI 96793

SCOTT,RONALD KIRK
33 KINOHI LOA ST
WAILUKU HI 96793

SILVA, ROBERT C TRS ETAL
P O BOX 2432
WAILUKU HI 96793

ZANE,HEW T
6702 SECESSION LN
SAN ANTONIO TX 78240

TAMANAHA,JERRY H
P O BOX 1314
WAILUKU HI 96793

SAGON,ALVIN REPRIMA
536 HIILEI PL
WAILUKU HI 96793

SOUKI,STELLA M
320 S ALU RD
WAILUKU HI 96793 1510

MIYASATO,E S MAUI PROPERTY TRUST
7012 HAWAII KAI DR #108
HONOLULU HI 96825

MIYASATO,CLARENCE S
47 MAKA HOU PL
WAILUKU HI 96793

NUNOKAWA,SCOTT
P O BOX 946
WAILUKU HI 96793

KIYONAGA,EDWARD S TRUST EST
THELMA Y KIYONAGA
471 KUIKAHI DRIVE
WAILUKU HI 96793

TAMURA,ROBERT HIDEO
773 S ALU RD
WAILUKU HI 96793

TAGALAN,BRYAN M/RELLY C LIVING TRUST
49 MALIHINI PL
WAILUKU HI 96793

CHAPMAN,DANIEL G
100 HAKALANI PL
WAILUKU HI 96793

SHISHIDO,NINA N REVOC TRUST
731 KAKALINA PL
WAILUKU HI 96793

CHANG,DARYL R
69 HAKALANI PL
WAILUKU HI 96793

DAVIS,CHARLES JOHN JR
P O BOX 868
WAILUKU HI 96793

FUKUNAGA,CHADWICK KEN
573 PIO DR
WAILUKU HI 96793

JARNESKY,MORRIS & THERESA FAMILY TRUST
153 KINOHI LOA LOOP
WAILUKU HI 96793

VAITUULALA,DANIEL AKE FUKA
C/O VAITUULALA,DANIEL/KIMBERLY
P O BOX 2321
WAILUKU HI 96793

EMMANUEL LUTHERAN CHURCH OF MAUI
520 W ONE ST
KAHULUI HI 96732

HASHIMOTO,STANLEY K TRUST
629 MAPUANA PL
WAILUKU HI 96793 1546

SAKUMA, ALAN M/JOY H
676 S ALU RD
WAILUKU HI 96793 1566

BURWEN,AMY R
11223 INDEPENDENCE WAY
ELLCOTT CITY MD 21042

GINOZA,KYLE KAKU
39 MAKA HOU PL
WAILUKU HI 96793

RCFC KEHALANI LLC
ATTN: AARON GIOVARA
555 CALIFORNIA ST,STE #3450
SAN FRANCISCO CA 94104

MEILMAN,OKNAN
570 S ALU DR
WAILUKU HI 96793

CORDERO,TIANA UILANI
56 KOANI LOOP
WAILUKU HI 96793

FONTANILLA,VICTOR PLETE
276 MAKA HOU LOOP
WAILUKU HI 96793

RESPICIO,JAMES R
41 PAPUHAU PL
WAILUKU HI 96793

SMITH,CYNTHIA POJAS
PO BOX 5009
KAHULUI HI 96733

KITAGAWA MOTORS INC
110 HANA HWY
KAHULUI HI 96732

MURI TRUST
JAKOB & MARY MULLER,TTEES
15895 N 77TH ST
SCOTTSDALE AZ 85260

SILKWOOD,LORNA M TRUST
C/O LORNA SILKWOOD, TRS
P O BOX 1887
WAILUKU HI 96793

O'NEILL-GOODNESS,SALLY A
22 LUNA KIA PL
WAILUKU HI 96793

DAGDAG,ROWENA MARIE
125 E KANAMELE LOOP
WAILUKU HI 96793

OURA,LORI Y TRUST
ATTN: JON M OURA
37 MAUNALEO ST
WAILUKU HI 96793

KOA AT KEHALANI LLC
C/O TOWNE REALTY OF HAWAII, INC
101 KUIKAHI DR
WAILUKU HI 96793

REIS,MICHAEL JOSEPH
33 MAKA HOU LOOP
WAILUKU HI 96793

OKUDA,GLENN F TRUST
1934 VINEYARD ST
WAILUKU HI 96793

ONO,DEAN M TRUST
619 MAALAH ST
WAILUKU HI 96793

TALANA,CLIFFORD
93 E KANAMELE LOOP
WAILUKU HI 96793

GAGE,JOSEPH DAVID
648 MAALAH ST
WAILUKU HI 96793

SHOCKLEY,JACK II
39 HAKALANI PL
WAILUKU HI 96793

GEORGE,DEAN VU
13 PAALAE PL
WAILUKU HI 96793

CORDERO,IRENEO
C/O IRENEO CORDERO, ETAL
352 MIKOHU LP
KAHULUI HI 96732

NAKAMURA,CINDY M
468 ALU RD
WAILUKU HI 96793

TRUONG,LOC
275 W KAAHUMANU AVE STE 1010
KAHULUI HI 96732

CLARK,THOMAS L
P O BOX 934
WAILUKU HI 96793

KURAOKA/HIGASHIGUCHI FAMILY TRUST
C/O KURAOKA, JASON/HIGASHIGUCHI, KRISTA
PO BOX 635
WAILUKU HI 96793

TREU,WILBUR HOWARD III
PO BOX 915
WAILUKU HI 96793

SPENCER HOMES, INC.
P O BOX 97
KIHEI HI 96753

LIUZZI,ROCKY/DOREEN FAMILY TRUST
1220 8TH ST
MANHATTAN BEACH CA 90266

SHIMABUKU,EDWARD N TRUST
412 KUIKAHI DR
WAILUKU HI 96793

IZUTSU,AMY EMIKO
619 ANELA PL
WAILUKU HI 96793

WILLIS FAMILY TRUST
C/O WILLIS,JOHN/KATHRYN TTEES
30 ILIKI PL
WAILUKU HI 96793

YAMAUCHI, LANCE J/LYNN M O
775 MAALAH I ST
WAILUKU HI 96793

TORRES, CHARLOTTE M TRUST
673 MAALAH I ST
WAILUKU HI 96793

YAMASHIRO, MICHAEL N TRUST
379 KUIKAHI DR
WAILUKU HI 96793

FERRER, ZENAIDA
779 COUGAR RANCH RD
BEAUMONT CA 92223

SHIMABUKURO, DONALD/GRACE TRUST
DONALD T/GRACE K SHIMABUKURO TTEES
1002 MAKALII ST
KAHULUI HI 96732

ABRAHAM, MICHAEL WALTER
116 KINOHI LOA ST
WAILUKU HI 96793

MERRILES, CLIFFORD ALLEN
41 EMOLOA PL
WAILUKU HI 96793

UY, EUSTAQUIO N
8 MAUNALEO ST
WAILUKU HI 96793

OTT, DAVID JAY TRUST
28 NOHO'ANA PL
WAILUKU HI 96793

TEJERO, ROMMEL
36 KINOHI LOA ST
WAILUKU HI 96793

GIVENSEL, MARK DAVID
750 KAKALINA PL
WAILUKU HI 96793

SOUZA, DAVID III
42 KAMAHA'O ST
WAILUKU HI 96793

PARK, DAVID & KATHERINE FAMILY TRUST
731 MAALAH I ST
WAILUKU HI 96793

DUMO, ANTHONY GARCIA
19 PAPA KAPU PL
WAILUKU HI 96793

FUKUOKA, KEN R
P O BOX 477
WAILUKU HI 96793

ARASE, TRAVIS JAMES KEI
326 MAKA HOU LOOP
WAILUKU HI 96793

HOTTA, SHARI TATSUKO
PO BOX 3233
WAILUKU HI 96793

ENDO, RANDALL HIROSHI
737 MAALAH I ST
WAILUKU HI 96793

HAMAI, BRYANT AKIRA
54 KAMILA ST
KULA HI 96790

TOY, ROBYN L C
C/O ROBYN L C T WEBB
50 MAKA HOU LP
WAILUKU HI 96793

NUNES, CHARLES JAMES TRUST
NUNES CHARLES JAMES JR
PO BOX 685
WAILUKU HI 96793

IMADA, ALVIN T TRUST
PO BOX 1485
KAHULUI HI 96733

BERNING, NAOMI SALCEDO
16 MAKA HOU LP
WAILUKU HI 96793

WADDELL, MICHAEL A
33 MAKA HOU PL
WAILUKU HI 96793

YOSHIOKA, HARRY KOUSKE
39 ILIKI PL
WAILUKU HI 96793

KAGOSHIMA, JOEL I
668 LALANI CIR
KAHULUI HI 96732

DONNELLY, PETER
44 NOHOANA PL
WAILUKU HI 96793

WARNER, BYRON M
22 PAPAHAU PL
WAILUKU HI 96793

CHUN, JUNG HO
PO BOX 1423
KIHEI HI 96753

DUNN, SHAUN
42 KUMULIPO PL
WAILUKU HI 96793 3501

ARAKI, THOMAS S/MARILYN S
445 S ALU PL
WAILUKU HI 96793

HASEGAWA, EARL AKIO
332 KUIKAHI DR
WAILUKU HI 96793

DINH, ANH BA
3 ALEPA PL
WAILUKU HI 96793

ASUNCION, NESTOR QUEYPO
71 W KANAMELE LP
WAILUKU HI 96793

BULUSAN, MARVIN F.
PO BOX 1616
WAILUKU HI 96793

DAGUIO, EFREN
886 WAILUPE DR
WAILUKU HI 96793

WAKI,MASAFUMI R FAMILY TR
352 KUIKAHI DR
WAILUKU HI 96793

ROSEBY,VINCENT DEE
PO BOX 330532
KAHULUI HI 96733

LUSK,EDWARD HORACE
632 MAALAH I ST
WAILUKU HI 96793

THORSON,ROGER D
207 KEALAKAI PL
PAIA HI 96779

BARROGA,NORMA
528 S ALU RD
WAILUKU HI 96793

KEHALANI COMMUNITY ASSOCIATION
C/O HAWAIIANA MANAGEMENT CO
140 HOOHANA ST STE 208
KAHULUI HI 96732

BERGMAN,FAMILY TRUST
ATTN: BERGMAN,RONALD/CHERYL TTEES
47 NOHOANA PL
WAILUKU HI 96793

BAGAY,ROGELIO TULIAO JR
757 KAKALINA PL
WAILUKU HI 96793

PAZ,SILVESTRE O.
PO BOX 1578
WAILUKU HI 96793

PAZ,LOIDA S.
PO BOX 1578
WAILUKU HI 96793

DAGUIO,SAMUEL G
795 AUKAI ST
WAILUKU HI 96793

MATSUYAMA,MARILYN
C/O MARILYN NIWAO ROBERTS
460 LIHOLIHO ST
WAILUKU HI 96793

GEORGE,PAUL P
55 W MAKAHAKAHA LOOP
WAILUKU HI 96793

HALL,CHARLES HAGER PUULANI
494 MELEMELE ST
WAILUKU HI 96793

SOUZA,ALFRED O TRUST EST
C/O MICHAEL SOUZA
319 EKO A PL
WAILUKU HI 96793

SCHINDLER,STEVEN CHARLES
66 KAMAHA'O ST
WAILUKU HI 96793

BERNHEIMER,MICHAEL S
1719 C ROUTE 10
PARSIPPANY NJ 07054

MATSUDA,WALLACE & GERALDINE TRUST
539 ANIA PL
WAILUKU HI 96793

PALMEIRA,RICHARD/LINDA S TR
555 MELEMELE ST
WAILUKU HI 96793

MARZKE,MICHAEL E TRUST
121 KULIPUU ST
KIHEI HI 96753

LOMBOY,ARIEL
621 HALEMALU PL
WAILUKU HI 96793

CHAULK,NORMA J TRUST
95-1158 AHOKA ST
MILILANI HI 96789

DELLA,FLORO GARCIA
189 MAIKA ST
WAILUKU HI 96793

OUYE,RICHARD S.
8 NOHOANA PL
WAILUKU HI 96793

DANDO,CHARLES D SR/JUDY FAMILY TRUST
DANDO,CHARLES D SR/JUDY TTEES
85 E KANAMELE LP
WAILUKU HI 96793

VICTORINO,MICHAEL P
498 S ALU RD
WAILUKU HI 96793

SAITO,STEVEN S
667 MAALAH I ST
WAILUKU HI 96793

MARCHAND,WILLIAM JOHN
PO BOX 1532
KIHEI HI 96753

AH KEE,PETER DOMINIC
34 KINOHI LOA ST
WAILUKU HI 96793

STILLWELL,ROY B & LOUISE R TRUST
1740 KAAHUMANU AVE
WAILUKU HI 96793

FUJITA,GEORGE TRUST
510 MELEMELE ST
WAILUKU HI 96793

IBERA,ANDRES IGARTA
1631 KILOHANA ST
HONOLULU HI 96819

COMPIAN,FRANK THOMAS
378 MAKAHOU LOOP
WAILUKU HI 96793

LEIGH,WAYNE ALAN
46 W KANAMELE LP
WAILUKU HI 96793

YAP,NOLAN Z & ESTHER A TR
YAP,NOLAN Z/ESTHER A TRS
650 ANELA PL
WAILUKU HI 96793

WAGATSUMA,EDSON
30 KAMAHA'O ST
WAILUKU HI 96793

WAIOLANI MAUKA COMMUNITY ASSOCIATION
C/O WAILUKU WATER CO
PO BOX 2790
WAILUKU HI 96793

RUIZ,JOSE S
27 MALIHINI PL
WAILUKU HI 96793

SPENCER HOMES, INC.
ATTN WAIKAPU GARDENS HOA
67 EAST WAIKO RD
WAILUKU HI 96793

MIYAMOTO,MICHAEL M
1010 HA ST #22-105
WAILUKU HI 96793

ARASE,RICHARD YOSHIO JR
7 KIEKIENA PL
KAHULUI HI 96732

ASSOCIATION OF II WAI HUI LP
1885 MAIN ST STE 404
WAILUKU HI 96793

ENDURANCE INVESTORS LLC
381 HUKU LI'I PL STE 202
KIHEI HI 96753

KILOHANA DEVELOPMENT LLC
1215 S KIHEI RD #534
KIHEI HI 96753

HULTQUIST,IRENE SHINAE TRUST
17 AKEA PL
KULA HI 96790

NUNOKAWA,SCOTT
P O BOX 946
WAILUKU HI 96793

WAIOLANI MAUKA COMMUNITY ASSOCIATION
PO BOX 1067
WAILUKU HI 96793

FLEMING,EDWARD D TRUST
2 HOOKOMO PL
WAILUKU HI 96793

HEPA,REYNARD
54 W KANAMELE LP
WAILUKU HI 96793

ESPIRITU,RANDY SARONG
79 KINOHI LOA LOOP
WAILUKU HI 96793

CHUN,CHRISTINE H J 2010 TRUST
1123 ALEWA DR
HONOLULU HI 96817

MATEO,ANNABELLE R
901 HALA DR
HONOLULU HI 96817

UHLIN,JAMES ANTHONY
1910 JEP WHEELER RD
WOODSTOCK GA 30188

MOLINA,ARMAN
155 ILIWAI LP
KIHEI HI 96753

KOTTER,BRANDON A
20 MAKA HOU LOOP
WAILUKU HI 96793

SABAS,ALFREDO Q
354 MAKA HOU LOOP
WAILUKU HI 96793

FUNG, ARTHUR/MYRNA TRS
736 S ALU RD
WAILUKU HI 96793

LOUI,CHAD
114 KINOHI LOA ST
WAILUKU HI 96793

ANCHETA,WILLIAM & KATHLEEN TRUST
535 MELEMELE ST
WAILUKU HI 96793

DAVIS,CECILIA M TR
401 PALANI PL
WAILUKU HI 96793

DAVIS,CECILIA M TR
ATTN DANA SOUZA
22 MOOLELO PL
MAKAWAO HI 96768

RCFC KEHALANI LLC
ATTN: AARON GIOVARA
555 CALIFORNIA ST,STE #3450
SAN FRANCISCO CA 94104

KDT KINOHI LLC
PO BOX 2669
WAILUKU HI 96793

MIYAMOTO,MILTON R
507 MELEMELE ST
WAILUKU HI 96793

YOSHIOKA,ANNE H TRUST
534 S ALU RD
WAILUKU HI 96793

HIGA,DERRICK T
621 MAPUANA PL
WAILUKU HI 96793

TESHIMA,TRACY S
65 HAKALANI PL
WAILUKU HI 96793

PERREIRA,TIMOTHY A TRUST
PO BOX 1219
HAIKU HI 96708

REED,TODD J.
P O BOX 1334
WAILUKU HI 96793

UDARBE,RUSTICO V
5 WAIKALANA PL
KIHEI HI 96753

HOWANIC,MICHAEL GEORGE
661 MAALAH I ST
WAILUKU HI 96793

STEVENSON,SHAWN
75 W KANAMELE LOOP
WAILUKU HI 96793



JOHNSTON,WILLIAM JAMES
PO BOX 571
WAILUKU HI 96793

TYL,MAREK
1045 ULU KANU ST
WAILUKU HI 96793

TUI TELE,CLARKE
171 MOOLU CIR
WAILUKU HI 96793

HASHIMOTO, TIFFANY DONN
145 E KANAMELE LOOP
WAILUKU HI 96793

SLOAN,KURT E
P O BOX 310
KIHEI HI 96753

KEHALANI 511-MAUI LLC
C/O HEARTSTONE, INC.
781 LINCOLN AVE., #300
SAN RAFAEL CA 94901

FERRER,ARIEL A
37 MALIHINI PL
WAILUKU HI 96793

BARRERAS,RICHARD N TRUST
P O BOX 855
WAILUKU HI 96793 0855

TERADA,DONALD S
324 EKO A PL
WAILUKU HI 96793

ROBERT & DORIS TANAKA LTD
C/O R T TANAKA ENGINEERS, INC
871 KOLU ST, SUITE 201
WAILUKU HI 96793

LIDLAW,CHRISTOPHER
47 W MAKAHAKAHA LOOP
WAILUKU HI 96793

MORALES, CHARLES/MARY
P O BOX 2195
WAILUKU HI 96793

YEE,SIDNEY
2261 AUPUNI ST STE 101
WAILUKU HI 96793

FLOWER,JAMES KYLE
62 KINOHI LOA ST
WAILUKU HI 96793

CONNOLLY,PATRICIA MARGARET
768 MAALAH I ST
WAILUKU HI 96793

HANANO,PETER AKIO
P O BOX 51
WAILUKU HI 96793

HAMAMURA,AARON TRUST
502 S ALU RD
WAILUKU HI 96793

ROST,RICHARD B
15 MAKA HOU LOOP
WAILUKU HI 96793

OKUBO,WALTER T & DARIEN A TRUST
OKUBO,DARIEN A TRS
17 KAMAHAO ST
WAILUKU HI 96793

LEE,ALICE L TRUST
P O BOX 1606
KAHULUI HI 96733

UEHARA,LYLE
15 W MAKAKAU LOOP
WAILUKU HI 96793

GALACE,AMADO ERFE
737 S ALU RD
WAILUKU HI 96793

BELBOT,WALKER ALLAN
P O BOX 2307
KIHEI HI 96753

WAIOLANI MAUKA COMMUNITY ASSOCIATION
PO BOX 1067
WAILUKU HI 96793

POLITANO,DAVID
160 KINOHI LOA LOOP
WAILUKU HI 96793

SARCHET,DYLAN S
53 KUMULIPO PL
WAILUKU HI 96793

HEYD,PAUL AND WENDY TRUST
551 NIPO ST
WAILUKU HI 96793

HOWARD,JUDY N TRUST
30 PAALAE PL
WAILUKU HI 96793

TOYOTA,LORNA M
756 LAPREND RD
LOS ALTOS CA 94024

BELMONTE,JOAQUIN PRUDENCIA JR
PO BOX 6159
KAHULUI HI 96732

HARVEY,MICHAEL CARR
7834 VERVAIN CT
SPRINGFIELD VA 22152

CHIN,SUET PING
96 KINOHI LOA LOOP
WAILUKU HI 96793

TOYOMURA,DAVID B
5 MALIHINI PL
WAILUKU HI 96793

TAMORI,KYLE M
12 LUNA KIA PL
WAILUKU HI 96793

BROCK,DANIEL WILLAIM
18 LEO'OLE WAY
WAILUKU HI 96793

GRIFFITHS,DANIEL CORNELIUS
26 MAUNALEO ST
WAILUKU HI 96793

CLARK, THOMAS L
P O BOX 934
WAILUKU HI 96793

KEHALANI COMMUNITY ASSOCIATION
C/O HAWAIIANA MANAGEMENT CO LTD
140 HOOHANA ST STE 208
KAHULUI HI 96732

RIGLOS, BERNARDO V.
C/O BERNARDO V RIGLOS
1317 KAWIKA PL
WAILUKU HI 96793

RAND, NANCY J TRUST
617 S ALU RD
WAILUKU HI 96793

WAKI DANIEL I/SALLY E
453 KUIKAHI DR
WAILUKU HI 96793

COUNTY OF MAUI
00000

PAA, ENRIQUE/JUANITA FAMILY TRUST
612 MAPUANA PL
WAILUKU HI 96793

BROWN, JAIMIE
73 MAUNALEO ST
WAILUKU HI 96793

SENTINELLA, KYLE & TRACEY TR
KYLE/TRACEY SENTINELLA TRS
506 MELEMELE ST
WAILUKU HI 96793

FONTANIVE, EDWARD/JEANETTE REV LIV TR
P O BOX 1799
WAILUKU HI 96793

FUKUSHIMA, HOWARD M
466 NIPO ST
WAILUKU HI 96793

NAKAMA, LESTER T TRUST
420 POLULANI DR
WAILUKU HI 96793

KEKIWI, MILTON & CATHY TRUST
KEKIWI, MILTON/CATHY TTEES
PO BOX 2654
WAILUKU HI 96793

FELICILDA, MICHAEL A., JR.
15 PAPAIAULU PL
WAILUKU HI 96793

MILLER, GREG A
525 KUALAU ST
WAILUKU HI 96793

NAKAGAWA, JOEY TATSUO
22 PAPAIAULU PL
WAILUKU HI 96793

HABAN, STACIA ANN BADUA
1005 ULU KANU ST
WAILUKU HI 96793

ALBETE, JOSHUA IKAIKA
947 HAAWI LOOP
WAILUKU HI 96793

ESPRABENS, MARC F
7452 W 91ST ST
LOS ANGELES CA 90045

ESPERANZA, MATTHEW T
78 KINOHI LOA LOOP
WAILUKU HI 96793

LLANES, CHADWICK P TRUST
44 MALIHINI PL
WAILUKU HI 96793

KAAWA, JAY-R K A
372 MAKA HOU LOOP
WAILUKU HI 96793

TASSOPOULOS, FOTIOS TRUST
54 NOHOANA PL
WAILUKU HI 96793

PAO, ELIZABETH MOANI LIVING TRUST
P O BOX 331247
KAHULUI HI 96733

YAMAMOTO, MATTHEW T/SHARON S
695 S ALU RD
WAILUKU HI 96793

HILL, RICHARD JAMES
904 NOELA PL
WAILUKU HI 96793

DODSON, JOHN D
DODSON, JUDITH T
PO BOX 598
WAILUKU HI 96793

EBISU, JODI K
PO BOX 2753
WAILUKU HI 96793

NUNOKAWA, SCOTT
P O BOX 946
WAILUKU HI 96793

SURGUINE FAMILY TRUST
C/O SURGUINE, THOMAS/MARIA TRS
729 S ALU RD
WAILUKU HI 96793

OUYE, RYAN I REV TRUST
OUYE, RYAN I/SANDRA M TRS
469 S ALU ROAD
WAILUKU HI 96793

WAIKAPU RANCH, LLC
C/O MAKENA REAL ESTATE CORP-R TAKASE
PO BOX 889
WAILUKU HI 96793

JONES, DENNIS
745 S ALU RD
WAILUKU HI 96793

CATUGAL, KEONI E
948 HAAWI LOOP
WAILUKU HI 96793

MYERS, LAUREEN M TRUST
PO BOX 2008
WAILUKU HI 96793

YAMAOKA, ROGER KOJI
1295 OLD WAIKAPU RD
WAILUKU HI 96793

LUGO,SERGIO ANTONIO
653 MAPUANA PL
WAILUKU HI 96793

MEDEIROS,SHAYNA MAE
42 MAKA HOU LOOP
WAILUKU HI 96793

CASEY,SEAN PATRICK
624 S GRAND AVE STE 2600
LOS ANGELES CA 90017 3327

CHOU,THOMAS SHI KUN
161 MAA ST
KAHULUI HI 96732

CLUTTER,DENNIS ALBERT
3 LEO'OLE WAY
WAILUKU HI 96793

ELSTER,FAMILY TRUST
C/O ELSTER, GARY/PAMELA TTEES
12 MALIHINI PL
WAILUKU HI 96793 3505

KWON,WILLIAM JR
165 KINOHI LOA LOOP
WAILUKU HI 96793

DODSON,JOHN D
DODSON,JUDITH T
PO BOX 598
WAILUKU HI 96793

SHINYAMA,SHELDON D
SHINYAMA,SHELDON D/JANIS S
613 MAPUANA PL
WAILUKU HI 96793

ROBINSON FAMILY TRUST
12802 POPLAR ST
GARDEN GROVE CA 92845 2822

FUJIMOTO,DON S TRUST
FUJIMOTO, DON/LUANNE TTEES
382 KUIKAHI DR
WAILUKU HI 96793

MAROCCO,JAMES
2800 OLINDA RD
MAKAWAO HI 96768 7156

ARRUDA,NOLAN TRUST
651 ANELA PL
WAILUKU HI 96793

MURATA,RUTH I. N. TRUST
C/O RUTH I N MURATA, TTEE
PO BOX 2143
WAILUKU HI 96793

TAKAMURA,GILBERT TSUGIO
C/O ELLIOT,WILLIAM R/JEANNETTE A
6744 LINCOLN HILLS SC
FRISCO TX 75034

COSTNER,JAMES AUSTIN
P O BOX 331136
KAHULUI HI 96733

NUNOKAWA,CRAIG VERNON
20 MALIHINI PL
WAILUKU HI 96793

NAKAMURA,GALEN T TRUST
5 KUMULIPO PL
WAILUKU HI 96793

MAEDA,NEAK K
PO BOX 562
KAHULUI HI 96733

SHISHIDO,ROBERT T TRUST
479 KUIKAHI DR
WAILUKU HI 96793

MADAMBA,JOSE M TRUST
1633 ALENCASTRE ST
HONOLULU HI 96816

BELOW,MYONG SUK
3 LUNA KIA PL
WAILUKU HI 96793

BLAINE FAMILY TRUST
1300 HOLOPONO ST STE 201
KIHEI HI 96753

TEMAS,JEFFERY DAVID
355 MAKA HOU LOOP
WAILUKU HI 96793

STURM,MATTHEW CAMERON
141 EAST KANAMELE LOOP
WAILUKU HI 96793

SOARES FAMILY TRUST
SOARES, ALVIN B/ISABELL TTEES
PO BOX 54
WAILUKU HI 96793

KILOHANA DEVELOPMENT LLC
1215 S KIHEI RD #534
KIHEI HI 96753

BECHERT,IKAIKA G
94 KINOHI LOA ST
WAILUKU HI 96793

WAIOLANI ELUA, INC.
C/O MAUKA 1 AT WAIOLANI LLC
825 RIVER BLUFF RD
NORTH AUGUSTA SC 29841

TAGUCHI,LANCE TAKAO
40 EMOLOA PL
WAILUKU HI 96793

KNAPP,LAURA JEANNE
42 MOOLU ST
WAILUKU HI 96793 3318

AH SAM,HENRY J
25 MAUNALEO ST
WAILUKU HI 96793

COUCH,DONALD G JR
PO BOX 1212
KIHEI HI 96753

SCHOR,ANDREW R REVOC TRUST
C/O SCHOR,ANDREW R TTEE
PO BOX 1414
WAILUKU HI 96793

SCHOR,ERNESTINE TINA REVOC TRUST
C/O SCHOR,ERNESTINE T
PO BOX 1414
WAILUKU HI 96793

GUIV,SHAPOUR
7 BRENTWOOD
IRVINE CA 92620 0209

HUNTER,DAVID MONTE
825 RIVER BLUFF RD
NORTH AUGUSTA SC 29841

DELFIN,JOWEL WENEY F
62 W KANAMELE LOOP
WAILUKU HI 96793

WAIOLANI MAUKA COMMUNITY ASSOCIATION
PO BOX 1067
WAILUKU HI 96793

CAMP,DAVID
352 MAKA HOU LOOP
WAILUKU HI 96793

KEHALANI COMMUNITY ASSOCIATION
C/O HAWAIIANA MANAGEMENT CO LTD
140 HOOHANA ST STE 208
KAHULUI HI 96732

BEAUCHAMP,MARK S
823 ALUA ST
WAILUKU HI 96793

COUNTY OF MAUI
00000

MCLAIN,ROSS SMITH
32 MAUNALEO ST
WAILUKU HI 96793

RCFC KEHALANI LLC
ATTN: AARON GIOVARA
555 CALIFORNIA ST,STE #3450
SAN FRANCISCO CA 94104

SHISHIDO,NELSON TSUNEO
475 KAMAL CIR
KAHULUI HI 96732

WILLIAMS,JACK EKOLU KAIMAKANI
38 MAKA HOU PL
WAILUKU HI 96793

WELCH,JARED EMMANUEL
50 W KANAMELE LOOP
WAILUKU HI 96793 8311

ALIPIO,ELIZABETH M
81 HAKALANI PL
WAILUKU HI 96793

MIRANDA,RAYMOND CANUTO
3376 LINCOLN AVE
CLOVIS CA 93619

WAIOLANI ELUA, INC.
P O BOX 946
WAILUKU HI 96793

WAILUKU AGRIBUSINESS CO., INC.
C/O WAILUKU KUIKAHI LLC-LAU,CHRISTOPHER L
220 S KING ST #2170
HONOLULU HI 96813

KARIMOTO,DONALD SADAMI TRUST
545 NIPO ST
WAILUKU HI 96793

PAUOLE,MATTHEW A K
38 W KANAMELE LOOP
WAILUKU HI 96793

NAKASHIMA,RICHIE TRUST
834 WAILUPE DR
WAILUKU HI 96793

LOQUE,AARON FRANCIS KAMAKI
P O BOX 293
WAILUKU HI 96793

TAKABUKI,ANNE M TRUST
707 MAALAH I ST
WAILUKU HI 96793

HIGA,RUSSELL T
PO BOX 1880
KAHULUI HI 96732

GANIR,ROBIN CARINO
37 KAMAHAO ST
WAILUKU HI 96793

UENO,GLEN A/KIM I FAMILY TR
P O BOX 398
WAILUKU HI 96793 0398

RILEY,RUSSELL
PO BOX 1191
WAILUKU HI 96793 6191

WILLIAMS,JACK H JR
16 PAPUHAU PL
WAILUKU HI 96793

SIJALBO,RANDY G
786 PALOMA ST
WAILUKU HI 96793

KAHOE,FAMILY TRUST
C/O DAVID R KAHOE ETAL
358 PAPA PL STE F
KAHULUI HI 96732 2481

FIORI,KEVIN LEE
PO BOX 331213
KAHULUI HI 96732

ELF,STEVEN GENE
39 MOOLU ST
WAILUKU HI 96793 3315

KEHALANI COMMUNITY ASSOCIATION
1100 ALAKEA ST FL 27
HONOLULU HI 96813

DAVID P TING AND SONS INC
53 LUNALILO ST
WAILUKU HI 96793

FUROMOTO,CLYDE K
132 EULU ST
WAILUKU HI 96793

ARUDA,CHARLES JUSTIN
495 POLULANI DR
WAILUKU HI 96793

AGUIRRE,DANIEL LOPEZ
152 HOKAI PL
KIHEI HI 96753

WILLIAMS,MICHAEL J
WILLIAMS,MICHAEL J/KAREN B
645 MAALAH I ST
WAILUKU HI 96793

YAMANE,ROBERT S FAMILY TRUST
C/O YAMANE,JOY A
524 ANIA PL
WAILUKU HI 96793

YAMANE,JOY A TRUST
PO BOX 1105
WAILUKU HI 96793

HIRAMATSU-KIKUCHI,KAREN
PO BOX 331083
KAHULUI HI 96733

WAIOLANI MAUKA COMMUNITY ASSOCIATION
PO BOX 1067
WAILUKU HI 96793

KIHARA,CLARE F TRUST
PO BOX 657
WAILUKU HI 96793

WILHELM,SHAWN
99 HAKALANI PL
WAILUKU HI 96793

MACHIDA,GERALD K TRUST
292 MAKA HOU LOOP
WAILUKU HI 96793

YOUNG,KALBERT K.
PO BOX 2480
WAILUKU HI 96793

KATSUTANI,KYLE RODNEY
706 S ALU RD
WAILUKU HI 96793

DEVERY,HARRY J SR
PO BOX 330202
KAHULUI HI 96733

DEVERY,MARION LOUISE
114 MAKA HOU LP
WAILUKU HI 96793

KREUTZMANN,MARK R/SAUNDRA A TRUST
KREUTZMANN,MARK R/SAUNDRA A TTEES
PO BOX 3020
KAHULUI HI 96733

MAILOU,PENELOPE SUE
1145 HAKINA PL
WAILUKU HI 96793

NAKASONE,MONA MAYUMI
C/O MONA M NAKASONE
PO BOX 2359
WAILUKU HI 96793 7359

AGUIRRE,BRANDY NAPUANANI
34 KAMAHAO ST
WAILUKU HI 96793

SASAKI,RANDALL H TRUST
319-A SOUTH ALU RD
WAILUKU HI 96793

KODAMA,KYLE R TRUST
441 KUIKAHI DR
WAILUKU HI 96793

ASATO,EDWARD S TRUST
662 S ALU RD
WAILUKU HI 96793

ONO,DEREK T
65 MAKA HOU LOOP
WAILUKU HI 96793

CALDER,SEAN MARIO
56 MAKA HOU LOOP
WAILUKU HI 96793

HO,GLENN M REV TRUST
HO,GLENN M/RAMONA M TRS
783 S ALU RD
WAILUKU HI 96793

OKUDA,BRIAN MASAO
171 KINOHI LOA LOOP
WAILUKU HI 96793

KAWASAKI,MILES HISAO
PO BOX 918
WAILUKU HI 96793

KIYABU,DURWIN AKIRA
750 MAALAH I ST
WAILUKU HI 96793

CHO,GEORGE & WENDY FAM TR
GEORGE C CHOI TRS ETAL
747 MAALAH I ST
WAILUKU HI 96793

MCGREGOR,JEFFREY RAYMOND
480 CASCIA DR
KELOWNA BC V1W 3C6

ISHIMOTO,CINDY J TRUST
314 EKOA PL
WAILUKU HI 96793

OOKA,BYRON KAN FAMILY REVOC LIVING TRUST
BYRON & GLENNIS OOKA, CO-TTEES
514 MELEMELE ST
WAILUKU HI 96793

ING,BRADFORD RICHARD
53 MAKA HOU PL
WAILUKU HI 96793

CHIEN,YI CHUN
6TH FLR NO 582 NANDA RD
HSINCHU CITY 30063

LUGO,SERGIO A TRUST
LUGO,SERGIO/CORA TTEES
653 MAPUANA PL
WAILUKU HI 96793

OURA,GARY TAKASHI
174 KINOHI LOA LOOP
WAILUKU HI 96793

TANAKA,KEITH E/JOANNE C FAMILY TRUST
4 PAPHAU PL
WAILUKU HI 96793

VEGA,JOSE J
P O BOX 12111
LAHAINA HI 96761

ORIKASA,LESTER M/JO-ANN H TR
534 KUALAU ST
WAILUKU HI 96793

MAGBUAL,ROGELIO P
322 S LEHUA ST
KAHULUI HI 96732

ORNELLAS, WALTER L/MABEL L
487 PALANI ST
WAILUKU HI 96793

ROSARIO,SCOTT K
1044 ULU KANU ST
WAILUKU HI 96793

KIM,NAM YONG
146 KINOHI LOA LOOP
WAILUKU HI 96793

AGATOL,RAY
C/O RAY AGATOL, ETAL
266 MOLOKAI AKAU ST
KAHULUI HI 96732

SHIMADA,VIRGINIA NAOMI TRUST
452 PALANI PL
WAILUKU HI 96793

WOMBLE,DONALD RAY
95 KINOHI LOOP
WAILUKU HI 96793

AUGUST,JOEL E
484 PALANI PL
WAILUKU HI 96793

SANO,VIOLET S TRUST
C/O ARCADIA
1434 PUNAHOU ST ROOM 1112
HONOLULU HI 96822

OTA,KEN S
2261 AUPUNI ST STE 102
WAILUKU HI 96793

TAKITANI,ALAN
467 NIPO ST
WAILUKU HI 96793

KAAA,KAULANA KURT
42 W KANAMELE LP
WAILUKU HI 96793

DUNBAR,ANGELA LEIGH
ATTN ANGELA L WIDEMAN
1215 S KIHEI RD 0-612
KIHEI HI 96753

MOLITAU,JOHN K.
45 EMOLOA PL
WAILUKU HI 96793

SHIMIZU,KYLE SATORU
63 MAKU HOU LOOP
WAILUKU HI 96793

HAYASHI,RODNEY S
516 KUALAU ST
WAILUKU HI 96793 3800

PHILLIPS,RUSSELL GRADY
P O BOX 2272
WAILUKU HI 96793 2272

SPENCER HOMES INC
1100 ALAKEA ST, 27TH FLOOR
HONOLULU HI 96813

NAKAMOTO,CRAYTON K TRUST
519 KUALAU ST
WAILUKU HI 96793

WAILUKU KUIKAHI LLC
C/O TOWNE REALTY OF HAWAII INC
101 KUIKAHI DR
WAILUKU HI 96793

STREET,CHARLES M
5344 PAPA ST
HONOLULU HI 96821

TAKABUKI,ANNE M TRUST
TAKABUKI,ANNE M TRUSTEE
707 MAALAH ST
WAILUKU HI 96793

XIAO,MEI WEI
43 HAKALANI PL
WAILUKU HI 96793

KIHARA,JOYAL KANANI
45-407 KUAAU WY
KANEHOE HI 96744

MCLEAN,GLENN K
350 W WAIKO RD
WAILUKU HI 96793

PELEKAI,EDWARD P
20 KEKAULIKE AVE
KULA HI 96790

CABRAL,ERNEST ALAN
P O BOX 1723
WAILUKU HI 96793

BAL,EUGENE III/BERYL MURAKAMI TRUST
BAL,EUGENE III/BERYL MURAKAMI TRS
442 KUIKAHI DRIVE
WAILUKU HI 96793

DATTILO,PHILIP PAUL JR
33 ILIKI PL
WAILUKU HI 96793

FERNANDEZ, CALVIN/MARILOU
476 POLULANI DR
WAILUKU HI 96793

CARRITHERS FAMILY TRUST
CARRITHERS,EDWIN/KATHLEEN TTEES
2029 DORSCH RD
WALNUT CREEK CA 94598

JONES,MICHAEL E
15 MALIHINI ST
WAILUKU HI 96793

ALOY,BRYAN LOUIS KEKOA
133 KINOHI LOA LOOP
WAILUKU HI 96793

CORCORAN,LISA MARIE
14 MAKU HOU LOOP
WAILUKU HI 96793

MAIER,KEVIN JAMES
15 ALEPA PL
WAILUKU HI 96793

RICARDOS,RUBEN QUINAGON
41 KAMAHA'O ST
WAILUKU HI 96793

KEHALANI COMMUNITY ASSOCIATION
C/O HAWAIIANA MANAGEMENT CO
140 HOOHANA ST STE 208
KAHULUI HI 96732

TOKUNAGA,ALICE YAEKO TRUST
C/O TOKUNAGA, SARAJEAN
327 S ALU RD
WAILUKU HI 96793

WIENS,LLOYD E TRUST
WIENS,LLOYD/KATHRYN
681 S ALU RD
WAILUKU HI 96793

HATTAWAY,JAMES HUBERT JR
95 LONO AVE #203
KAHULUI HI 96732

DE VERA,WENDALL N.
PO BOX 1257
WAILUKU HI 96793

FUJIYAMA,DALE YOSHIO
668 S ALU RD
WAILUKU HI 96793

KEPLER,KENNETH
101 E KANAMELE LP
WAILUKU HI 96793

WINKLER,FRANK/NANCY JT TRUST
460 POLULANI DR
WAILUKU HI 96793

NUNOKAWA,SCOTT
P O BOX 946
WAILUKU HI 96793

FORONDA,ROLANDO R
353 KUIKAHI DR
WAILUKU HI 96793

NELSON,RYAN CURTIS EDWARD
320 KAMA ST
WAILUKU HI 96793

JOHNSON,RUSSELL EVAN
501 NIPO ST
WAILUKU HI 96793

SHIGETA,MARTHA AIKO
31 PUUKANI ST
KAHULUI HI 96732

IDEOKA,KEITH TADAO
10 LEO'OLE WAY
WAILUKU HI 96793

MUNEKIYO,MICHAEL REVC LVG TR
757 MAALAH I ST
WAILUKU HI 96793

KEAR,RANDY MITCHELL
668 NOWEO PL
WAILUKU HI 96793

HAYASHIDA,DAVID
17 PAPUHAU PL
WAILUKU HI 96793

WAYLAND,JOHN BUCKLEY
150 MERCED DR
SAN BRUNO CA 94066

NUNOKAWA,SCOTT
P O BOX 946
WAILUKU HI 96793

SMITH,VICTORIA ANN
542 HIILEI PL
WAILUKU HI 96793

SCHAIBLE,ERIC V
153 E KANAMELE LOOP
WAILUKU HI 96793

CAMBRA,WILFRED LOUIS JR
49 PAALAE PL
WAILUKU HI 96793

FUKUOKA,RENALD TAKESHI
67 KUMULIPO PL
WAILUKU HI 96793

RIVERA,JUAN ANTONIO
19 LUNA KIA PL
WAILUKU HI 96793

PARANADA,NATIVIDAD DESCALZO
46 PAPUHAU PL
WAILUKU HI 96793

LUNG,MARIAN A TRUST
757 S ALU RD
WAILUKU HI 96793

ARISUMI,ASHLEY
33 KAMAHAO ST
WAILUKU HI 96793

DANDO,CHARLES DWIGHT, JR.
P O BOX 154
WAILUKU HI 96793

DJUREN,JUILF
16 PAPA KAPU PL
WAILUKU HI 96793

KINZER,WILLIAM SCOTT
736 KAKALINA PL
WAILUKU HI 96793

DOUGLAS,DENNIS MICHAEL
59 MAKA HOU LOOP
WAILUKU HI 96793

AKANA,CHUN MI KIM REV LVG TRUST
101 LUNALILO ST
WAILUKU HI 96793

TRUONG,LOC
275 W KAAHUMANU AVE #1010
KAHULUI HI 96732

SATO,JAYSON TSUNEO
772 MAALAH I ST
WAILUKU HI 96793

TANAKA, PATRICK/MARCIA TRS
99-694 HOIO ST
AIEA HI 96701

PEROFF,BORICK & JANE K TRUST
520 KUALAU ST
WAILUKU HI 96793

BOLAND,THERESA M TRUST
29 MAUNALEO
WAILUKU HI 96793

YADAO,AMANTE I/CRISTINA C REV LVG TRUST
118 MOOLU CIR
WAILUKU HI 96793

SCRITCHFIELD,TORREN
PO BOX 11052
LAHAINA HI 96761

KEHALANI MAUKA LLC
1100 ALAKEA ST 2700
HONOLULU HI 96813

ROFC KEHALANI LLC
C/O GIOVARA,AARON
555 CALIFORNIA ST,STE #3450
SAN FRANCISCO CA 94104

WAILUKU WATER CO LLC
PO BOX 2790
WAILUKU HI 96793

GALARZA,DENTON
296 MAKA HOU LOOP
WAILUKU HI 96793

PHAN,DANH THANH
1107 BUCKINGHAM DR C
COSTA MESA CA 92626

BUI,DAVID VAN
734 MAALAH I ST
WAILUKU HI 96793

MAPLE,FAMILY TRUST
C/O MAPLE,CYNTHIA TTEE
519 NIPO ST
WAILUKU HI 96793

CRESPIN,JOSE MARIA JR
C/O M/M JOSE CRESPIAN
71 AOLOA LOOP
KAHULUI HI 96732

LATER,JEFFREY MICHAEL
74 MOOLU CIR
WAILUKU HI 96793

BARCHESKI,RANDALL GORDON
529 HIILEI PL
WAILUKU HI 96793

ANDERSEN,JOHN M, JR, LIVING TRUST
46 MAKA HOU PL
WAILUKU HI 96793

ASATO,SUSAN M TRUST
662 S ALU RD
WAILUKU HI 96793

SUMIDA,CRAIG T TRUST
C/O SUMIDA,CRAIG/DIANE TRS
605 MAPUANA PL
WAIMEA HI 96796

SODETANI,PATSY YOSHIMI
547 HIILEI PL
WAILUKU HI 96793

BAILEY,BROK KENYON
97 E KANAMELE LOOP
WAILUKU HI 96793 8315

CHUN,JUNG HO
C/O MR & MRS JUNG HO CHUN
P O BOX 1423
KIHEI HI 96753

MAYEDA,DANIEL T
261 MAKA HOU LOOP
WAILUKU HI 96793

FOX,STEPHEN HENRY
374 MAKA HOU LOOP
WAILUKU HI 96793

KAAHUI,JACK ELIA
26 LUNA KIA PL
WAILUKU HI 96793

ICHIMURA,EARL S TRUST
689 NOWEO PL
WAILUKU HI 96793

PICO,DAVID
343 ALU ROAD
WAILUKU HI 96793

HEINE,JAMES P. TRUST
PO BOX 2705
WAILUKU HI 96793

ROADWAY
00000

SPENCER HOMES, INC.
P O BOX 97
KIHEI HI 96753

SAKAMOTO,KEITH KEKOA
1049 ULU KANU ST
WAILUKU HI 96793

ROE,DANNY LYNN
C/O JONES,BENJAMIN/JULIA
418 MAKA HOU LP
WAILUKU HI 96793

BURTON,WILFRED G
609 S ALU RD
WAILUKU HI 96793

KENNEDY,ROBERT
15 AWELA CIR UNIT 101
WAILUKU HI 96793 3525

CARTER,LARRY D
40 OHIA LEHUA PL
MAKAWAO HI 96768

NATZKE FAMILY TRUST
NATZKE,RICHARD/INGRID TTEES
15 AWELA CIR #103
WAILUKU HI 96793

KEHALANI 511-MAUI LLC
C/O HEARTHSTONE, INC
24151 VENTURA BLVD
CALABASAS CA 91302

COLLINS,BEVERLEY J TRUST
23 AWELA CIR UNIT 201
WAILUKU HI 96793

JARNESKY,RODNEY A
23 AWELA CIR UNIT 202
WAILUKU HI 96793

UTLEY,DAVID LEROY
UTLEY,DAVID/GWEN
7614 NORTH F ST
SPOKANE WA 99208

KEHALANI 511-MAUI LLC
C/O HEARTHSTONE, INC
24151 VENTURA BLVD
CALABASAS CA 91302

WERLING LIVING TRUST
WAYNE & IRIS WERLING TTEES
31 AWELA CIRCLE #302
WAILUKU HI 96793

KEHALANI 511-MAUI LLC
C/O HEARTHSTONE, INC
24151 VENTURA BLVD
CALABASAS CA 91302

KEHALANI 511-MAUI LLC
C/O HEARTHSTONE, INC
24151 VENTURA BLVD
CALABASAS CA 91302

KEHALANI 511-MAUI LLC
C/O HEARTHSTONE, INC
24151 VENTURA BLVD
CALABASAS CA 91302

KEHALANI 511-MAUI LLC
C/O HEARTHSTONE, INC
24151 VENTURA BLVD
CALABASAS CA 91302

KEHALANI 511-MAUI LLC
C/O HEARTHSTONE, INC
24151 VENTURA BLVD
CALABASAS CA 91302

KEHALANI 511-MAUI LLC
C/O HEARTHSTONE, INC
24151 VENTURA BLVD
CALABASAS CA 91302

KEHALANI 511-MAUI LLC
C/O HEARTHSTONE, INC
24151 VENTURA BLVD
CALABASAS CA 91302

KEHALANI 511-MAUI LLC
C/O HEARTHSTONE, INC
24151 VENTURA BLVD
CALABASAS CA 91302

KEHALANI 511-MAUI LLC
C/O HEARTHSTONE, INC
24151 VENTURA BLVD
CALABASAS CA 91302

KEHALANI 511-MAUI LLC
C/O HEARTHSTONE, INC
24151 VENTURA BLVD
CALABASAS CA 91302

WHITEHOUSE, RONALD BURNETT
17 KOKEA ST UNIT 701
WAILUKU HI 96793

GENEREUX, PAUL EDGAR
17 KOKEA ST APT 702
WAILUKU HI 96793

GEE, JOHN
17 KOKEA ST APT #703
WAILUKU HI 96793

MIGITA, MORTON MASAYUKI
25 KOKEA ST 801
WAILUKU HI 96793

MIGITA, LANCE YUKIO
25 KOKEA ST 801
WAILUKU HI 96793

HIRANAGA LIVING TRUST
HIRANAGA, LEIGHTON & ROSETTA TTEES
25 KOKEA ST #802
WAILUKU HI 96793

FUJIWARA, GALE AMY
25 KOKEA ST 803
WAILUKU HI 96793

SHUPACK, STEPHEN L TRUST
PO BOX 6507
MC LEAN VA 22101

THOMPSON, BRUCE A
33 KOKEA ST 902
WAILUKU HI 96793

HAMADA, KRIS MASAO
33 KOKEA ST UNIT 903
WAILUKU HI 96793

NAYLOR, PETER ALLAN
33 KOKEA ST UNIT 904
WAILUKU HI 96793

KEHALANI 511-MAUI LLC
C/O HEARTHSTONE, INC
24151 VENTURA BLVD
CALABASAS CA 91302

KEHALANI 511-MAUI LLC
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24151 VENTURA BLVD
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24151 VENTURA BLVD
CALABASAS CA 91302

KEHALANI 511-MAUI LLC
C/O HEARTHSTONE, INC
24151 VENTURA BLVD
CALABASAS CA 91302

BERRY, ROBERT G JR TRUST
3055 ALPINE CREEK RD
RENO NV 89519

TSAI, DIANE C
19 POHINA ST #1302
WAILUKU HI 96793

MOWOE,ISAAC J
PO BOX 631
WAILUKU HI 96793 0631

KEHALANI 511-MAUI LLC
C/O LYNX, BRIAN/HIROKO
27 POHINA ST #1401
WAILUKU HI 96793

VENCL,TERRYL JEAN
27 POHINA ST 1402
WAILUKU HI 96793

HOUSE,MICHAEL D
884 W WHITTEN ST
CHANDLER AZ 85225

BURNETTE,GEORGE G III TRUST
350 BRIDLE CREEK DR
MONROE OH 45050

VENARDOS,KAREN K TRUST
35 POHINA ST UNIT #1501
WAILUKU HI 96793

MCANDREW,RICHARD BRUCE
35 POHINA ST #1502
WAILUKU HI 96793

ROBERTS,LAWRENCE J
623 W MISHAWAKA AVE
MISHAWAKA IN 46545

ZANOLINI,ANNALENA
35 POHINA ST APT 1504
WAILUKU HI 96793

KEHALANI 511-MAUI LLC
C/O HEARTHSTONE, INC
24151 VENTURA BLVD
CALABASAS CA 91302

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24151 VENTURA BLVD
CALABASAS CA 91302

KEHALANI 511-MAUI LLC
C/O HEARTHSTONE, INC
24151 VENTURA BLVD
CALABASAS CA 91302

YOKOUCHI,LESLIE-ANN A TRUST
1110 L KIMO DR
KULA HI 96790

BORG,GEORGE EDGAR
21 LAUKONA ST #1902
WAILUKU HI 96793

REINHARDT,SUSAN Y TRUST
21 LAUKONA ST UNIT #1903
WAILUKU HI 96793

JENKINS,CHRIS DAVID
29 LAUKONA ST #2001
WAILUKU HI 96793

DEVLIN-BROWN,ANGELINE ROSE
29 LAUKONA ST UNIT 2002
WAILUKU HI 96793

CLARK FAMILY TRUST
CLARK,JAMES A/MARGARET M,TTEES
29 LAUKONA ST, UNIT 2003
WAILUKU HI 96793

JIMENEZ,JAIME
29 LAUKONA ST #2004
WAILUKU HI 96793

DOLBERG,GARY
29 LAUKONA ST APT #2004
WAILUKU HI 96793

GROBLER,JOSIAS MICHAEL
15 DIXON CLOSE
RED DEER, AB T4R 2H3

BURKITT,CATHY M
37 LAUKONA ST #2102
WAILUKU HI 96793

SUPOLA,CLARKE FRANK
37 LAUKONA ST #2103
WAILUKU HI 96793

HOUSTON,MARK V
21706 JOHN BORN RD
PENN VALLEY CA 95946

KEHALANI 511-MAUI LLC
C/O HEARTHSTONE, INC
24151 VENTURA BLVD
CALABASAS CA 91302

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CALABASAS CA 91302

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CALABASAS CA 91302

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CALABASAS CA 91302

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24151 VENTURA BLVD
CALABASAS CA 91302

KEHALANI 511-MAUI LLC
C/O HEARTHSTONE, INC
24151 VENTURA BLVD
CALABASAS CA 91302

BAMBERGER, PAUL J
6770 AVENIDA DE GALVEZ
NAVARRE FL 32566

ENOKI, GUY MASATO
123 MOOLU CIR
WAILUKU HI 96793

BARTH, CHRISTOPHER EDWARD
688 S ALU RD
WAILUKU HI 96793

FUKUDA, SHANE MASAO
29 KAMAHAO ST
WAILUKU HI 96793

BRIONES, JOHN MARTIN JR
25 W KANAMELE LOOP
WAILUKU HI 96793

WHITNEY, LANCE C TRUST
28 PAPA KAPU PL
WAILUKU HI 96793

PINEDA-FLORES, ROSELINA
107 KINOHI LOA ST
WAILUKU HI 96793

NAKASHIMA, KENNETH H TRUST
5070 LIKINI ST 608W
HONOLULU HI 96818

LA CROIX, DIANE KAY
376 KAMA ST
WAILUKU HI 96793

FREY, FAMILY TRUST
FREY, WERNER/ELAINE
472 KUIKAHI DR
WAILUKU HI 96793

THACKERSON,CANDACE ROMAINÉ
118 MAKA HOU LOOP
WAILUKU HI 96793

CARDENAS,CARLOS
10 MALUNAWAI ST
WAILUKU HI 96793 3110

BLETTE,KENT
84 KINOHI LOA LOOP
WAILUKU HI 96793

MARZ,ALFRED JOSEF
800 S KIHEI RD #107
KIHEI HI 96753

COSMA,FRANCIS SR TRUST
P O BOX 2487
WAILUKU HI 96793

SHIMIZU,WESLEY H
SHIMIZU,WESLEY/KARA
549 ANIA PL
WAILUKU HI 96793

BALLARD,LAURA G TRUST
7500 W LAKE MEAD BLVD STE 9
LAS VEGAS NV 89128

SENSANO,PATRICIO JR
944 HA'AWI LOOP
WAILUKU HI 96793

YANO,LESTER IWAO
PO BOX 58216
NASHVILLE TN 37205

BORLAND,ANDREW C.
2437 PINEY BARK DR
VIRGINIA BEACH VA 23456 3971

SALES,BOBBY BARROGA
167 HANALANI ST
MAKAWAO HI 96768

PETERS,DANIEL S
PO BOX 403
HOLUALOA HI 96725

LORD,JETHRO DEAN IV
407 MAKA HOU LOOP
WAILUKU HI 96793

ABERNATHY,DONALD LESLIE JR
446 POLULANI DR
WAILUKU HI 96793

ZAIKOSKI,RYAN PATRICK
268 MAKA HOU LOOP
WAILUKU HI 96793

BAIOT,ROSE LEE
33 NOHO ANA PL
WAILUKU HI 96793

BALLARD,MARK R TRUST
C/O MARK R BALLARD, TRS
796 S ALU RD
WAILUKU HI 96793

KIM,IN KOO
633 S ALU RD
WAILUKU HI 96793

KAWACHI,KURT HIDEO
91 HAKALANI PL
WAILUKU HI 96793 3108

IWAMI,LESTER TSUGIO
529 S ALU RD
WAILUKU HI 96793

RAYE,MARK RANJIT
395 E SYDMOR DR
BOISE ID 83706

ERICKSON,DEAN BRUN
36 PAALAE PL
WAILUKU HI 96793

POTRATZ,DANIEL ROY
PO BOX 3178
WAILUKU HI 96793

MUKAI,GARY KO
477 PALANI PL
WAILUKU HI 96793

PASCUA,SERGIO GANDIA JR
6 MAKA HOU PL
WAILUKU HI 96793

PARANADA,ERIC R.
955 HAAWI LP
WAILUKU HI 96793

DRAYSON,BERTHA P TRUST
456 S ALU RD
WAILUKU HI 96793

LAM,LUNG-SANG GEORGE
48 PALEKAIKO PL
WAILUKU HI 96793

NAKAMOTO,LEIGHTON KEN
C/O LEIGHTON NAKAMOTO, ETAL
1319 MOOHELE ST
WAILUKU HI 96793

MELLINGER,MARY LOU TR
540 S ALU RD
WAILUKU HI 96793

OKAMURA,NELSON A
18 LUNA KIA PL
WAILUKU HI 96793

LIBRES,ROSARIO
535 S ALU RD
WAILUKU HI 96793

PAWLIK,JAMESON JOHN
358 MAKA HOU LOOP
WAILUKU HI 96793

OURA,ALAN HISASHI
P O BOX 276
WAILUKU HI 96793

VIDA,LESLIE J JR
VIDA,LESLIE J JR/MICHELE A
P O BOX 976
WAILUKU HI 96793 0976

REGAN,KEITH A
620 MAPUANA PL
WAILUKU HI 96793

BEHNKE, THOMAS L REVOC LIVING TR
PO BOX 983
HAIKU HI 96708

YAMAMOTO, JON S
6 KUMULIPO PL
WAILUKU HI 96793

TOKUNAGA, CRAIG T/SUSAN M
634 S ALU RD
WAILUKU HI 96793

KEHALANI VILLAGE CENTER - CONDO MASTER
KEHALANI HOLDINGS COMPANY INC
1100 ALAKEA ST, 27TH FLOOR
HONOLULU HI 96813

SULLIVAN FAMILY LIMITED PARTNERSHIP
3536 HARDING AVE #500
HONOLULU HI 96816

LONGS DRUG STORES CALIFORNIA, L L C
1 CVS DR
WOONSOCKET RI 02895

KEHALANI APL PARTNERS LLC
616 MOANIALA ST
HONOLULU HI 96821

FOODLAND SUPER MARKET LIMITED
3536 HARDING AVE
HONOLULU HI 96816

RCFC KEHALANI LLC
555 CALIFORNIA ST STE #3450
SAN FRANCISCO CA 94104

RCFC KEHALANI LLC
555 CALIFORNIA ST STE #3450
SAN FRANCISCO CA 94104

RCFC KEHALANI LLC
555 CALIFORNIA ST STE #3450
SAN FRANCISCO CA 94104

RCFC KEHALANI LLC
555 CALIFORNIA ST STE #3450
SAN FRANCISCO CA 94104

RCFC KEHALANI LLC
555 CALIFORNIA ST STE #3450
SAN FRANCISCO CA 94104

MCDONALDS USA LLC
PO BOX 182571
COLUMBUS OH 43218 2571

RCFC KEHALANI LLC
555 CALIFORNIA ST STE #3450
SAN FRANCISCO CA 94104

RCFC KEHALANI LLC
555 CALIFORNIA ST STE #3450
SAN FRANCISCO CA 94104

RCFC KEHALANI LLC
555 CALIFORNIA ST STE #3450
SAN FRANCISCO CA 94104

PAGAY, PAUL D
PO BOX 2493
WAILUKU HI 96793

KEYHANI, JAMES
PO BOX 10613
LAHAINA HI 96761

CHON, SNOW C
96 MAKA HOU LOOP
WAILUKU HI 96793

VU, HUNG M
413 KUIKAHI DR
WAILUKU HI 96793

SCHUMACHER, LANCE E
57 KINOHI LOA ST
WAILUKU HI 96793

WATANABE, KERRY LEIGH A
112 KINOHI LOA ST
WAILUKU HI 96793

NAKAMA, NATHAN T F
1972 KALAWI DR
WAILUKU HI 96793

AH YOU, JASON KEONI S M
4 LEO'OLE WAY
WAILUKU HI 96793

TANAKA, KIRK T FAMILY TR
871 KOLU ST #201
WAILUKU HI 96793

SPENCER HOMES, INC.
ATTN WAIKAPU GARDENS HOA
67 E WAIKO RD
WAILUKU HI 96793

ROMERO, RODOLFO JR
74 PAPA KAPU PL
WAILUKU HI 96793

FUSATO, ROSS SEIKI
28 MALIHINI PL
WAILUKU HI 96793

JUAREZ, DEBORAH JEAN
PO BOX 11023
LAHAINA HI 96761

DECKER, JOHN A JR TRUST
307 S ALU RD
WAILUKU HI 96793

TOMITA, LEONARD A/PATRICIA R
P O BOX 313
WAILUKU HI 96793

DANDO, CHARLES D SR & JUDY FAMILY TRUST
85 E KANAMELE LOOP
WAILUKU HI 96793

SAKUTORI, ALVIN M
529 NIPO ST
WAILUKU HI 96793

SHIMA, ALVIN & MERLE FAMILY TRUST
742 KAKALINA PL
WAILUKU HI 96793

CHAI, DERRICK GILBERT H
375 HANAIEI PL
WAILUKU HI 96793

OURA, GLENN S TR
319 S ALU RD
WAILUKU HI 96793

DIEHL, EDWARD C/DIANE M
EDWARD & DIANE DIEHL
640 MAALAH I ST
WAILUKU HI 96793 1543

HIROSE, JOINT REVOC TRUST
HIROSE, MEIJI/TOSHIKO TRS
PO BOX 1043
WAILUKU HI 96793

KELLY FAMILY REVOC TRUST
KELLY, GLEN JAMES & ADA LYNN TTEES
5 MAKA HOU PL
WAILUKU HI 96793

KUWAHARA, MICHAEL WILLIAM
94 MOOLU CIR
WAILUKU HI 96793

ICHINOTSUBO, CHANA M
37 MAKAHOU LOOP
WAILUKU HI 96793

SHEPHERD, SHIRLEY TRUST
477 S ALU RD
WAILUKU HI 96793

YONEDA, KAN
15 KUMULIPO PL
WAILUKU HI 96793

CANO, RUEBEN ROBERT
53 W MAKAKAU LOOP
WAILUKU HI 96793

MUTHARD, PETER DANIEL
298 MAKA HOU LOOP
WAILUKU HI 96793

BORGES, KENNETH L/ROBERTA
P O BOX 510
KAHULUI HI 96733

DE GUZMAN, KATHLEEN GALE
55 MALIHINI PL
WAILUKU HI 96793

KIKUCHI, SYDNEY N
793 WAILUPE DR
WAILUKU HI 96793

IDEUE, WINFORD MITSUO
752 S ALU RD
WAILUKU HI 96793

SATTERLEE, MELVIN MARSDEN, JR
89 E KANAMELE LOOP
WAILUKU HI 96793

ROBERTS, JEREMY JOHN
PO BOX 12617
LAHAINA HI 96761

HA, DANNY
3075 ALA POHA PL 1603
HONOLULU HI 96818

STEINSHOUER, CAMI M
PO BOX 1324
WAILUKU HI 96793

YAMASHIGE, ERIC & IRIS FAM TR
P O BOX 652
WAILUKU HI 96793 0652

KEHALANI COMMUNITY ASSOCIATION
C/O HAWAIIANA MANAGEMENT CO
140 HOOHANA ST STE 208
KAHULUI HI 96732

WOLKEN-VIERRA, JUNE
495 S ALU RD
WAILUKU HI 96793

CLARK, THOMAS L
P O BOX 934
WAILUKU HI 96793

ACOSTA, JONATHAN EDWARD
39 W MAKAHAKAHA LOOP
WAILUKU HI 96793

KIMURA, MICHAEL/LINDA FAMILY TRUST
MICHAEL S KIMURA, TTEE
2084 PALUA ST
WAILUKU HI 96793

MIGUEL, HENRY R JR
4 NANAKULA PL
WAILUKU HI 96793

YATSUSHIRO, RYLAN S
PO BOX 952
WAILUKU HI 96793

LOPEZ, PATRICIA L
523 HIILEI PL
WAILUKU HI 96793

WILDMAN, JOSEPH L
WILDMAN, JOSEPH/FLORA ANN
PO BOX 2214
WAILUKU HI 96793

WOOLLEY, ANTOINETTE LEE
510 KUALAU ST
WAILUKU HI 96793

VICKERS, HORTENSE K W
12 PAALAE PL
WAILUKU HI 96793

KEHALANI MAUKA LLC
1100 AKALEA ST FL 27TH
HONOLULU HI 96813

HUNTLEY, ROY A
PO BOX 790700
PAIA HI 96779

PAGAN, LILLIAN U TRUST
9233 EVERGREEN CANYON DR
LAS VEGAS NV 89134

BACH, JIMMY VI CUONG
C/O JIMMY VI CUONG BACH
668 KOMO OHIA ST
WAILUKU HI 96793

WILLIAMS, SKIP
515 S ALU RD
WAILUKU HI 96793

KUROKAWA, KIRK K
8 KINOHI LOA ST
WAILUKU HI 96793

VILLANUEVA, MICHAEL A TRUST
107 MOOLU CIR
WAILUKU HI 96793

PERALTO, ROBERT J/DARLENE M. FAMILY TRUST
PO BOX 1357
WAILUKU HI 96793

WIRTZ, RICHARD P TRUST
SUSAN WIRTZ & AMY HALL, CO-TTEES
PO BOX 1800
WAILUKU HI 96793

KASTNER, PAUL & SATO, PHYLLIS TRUST
22 MAKA HOU PL
WAILUKU HI 96793

KANADA, CHAD TAKAMICHI
PO BOX 373
WAILUKU HI 96793

GÓMES, TERRANCE J TRUST
285 MAKA HOU LOOP
WAILUKU HI 96793

KEHALANI HOLDINGS COMPANY INC
1100 ALAKEA ST, 27TH FLOOR
HONOLULU HI 96813

RCFC KEHALANI LLC
C/O GIOVARA, AARON
555 CALIFORNIA ST, STE #3450
SAN FRANCISCO CA 94104

JANUS, JAN D
363 KUIKAHI DR
WAILUKU HI 96793

TANTISIRA, JIVIN GERARD
693 MAALAHU ST
WAILUKU HI 96793

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Appendix “B”

Land Study Bureau Ratings

LSB TYPE	Total LSB Acres by Island																	
	Hawaii Acres	Hawaii %	Kauai Acres	Kauai %	Lanai Acres	Lanai %	Mauai Acres	Mauai %	Molokai Acres	Molokai %	Oahu Acres	Oahu %	Niihau Acres	Niihau %	Kahoolawe Acres	Kahoolawe %	Total Acres	Total %
A	0	0.0%	9,577	2.7%	0	0.0%	32,059	6.9%	711	0.4%	16,023	4.2%	0	0.0%	0	0.0%	58,370	1.4%
B	46,553	1.8%	27,179	7.7%	0	0.0%	18,731	4.0%	0	0.0%	25,854	6.7%	0	0.0%	0	0.0%	118,317	2.9%
C	215,087	8.3%	26,234	7.4%	4,401	4.9%	36,727	7.9%	3,984	2.4%	14,966	3.9%	0	0.0%	0	0.0%	301,399	7.3%
D	569,833	22.0%	29,246	8.2%	20,409	22.6%	95,420	20.5%	41,971	25.1%	10,561	2.8%	0	0.0%	0	0.0%	767,440	18.6%
E	1,698,640	65.7%	246,656	69.5%	62,418	69.1%	262,253	56.2%	117,571	70.2%	208,595	54.4%	0	0.0%	0	0.0%	2,596,133	63.0%
None	54,322	2.1%	16,135	4.5%	3,069	3.4%	21,311	4.6%	3,153	1.9%	107,704	28.1%	46,335	100.0%	28,560	100.0%	280,589	6.8%
Total	2,584,435	100.0%	355,027	100.0%	90,297	100.0%	466,501	100.0%	167,390	100.0%	383,703	100.0%	46,335	100.0%	28,560	100.0%	4,122,248	100.0%

LSB TYPE	LSB Acres within State Land Use Agricultural District by Island																	
	Hawaii Acres	Hawaii %	Kauai Acres	Kauai %	Lanai Acres	Lanai %	Mauai Acres	Mauai %	Molokai Acres	Molokai %	Oahu Acres	Oahu %	Niihau Acres	Niihau %	Kahoolawe Acres	Kahoolawe %	Total Acres	Total %
A	0	0.0%	9,218	6.4%	0	0.0%	30,943	13.2%	573	0.5%	15,106	12.5%	0	0.0%	0	0.0%	55,840	3.0%
B	45,368	3.8%	26,779	18.6%	0	0.0%	17,283	7.3%	0	0.0%	23,177	19.2%	0	0.0%	0	0.0%	112,607	6.0%
C	196,439	16.6%	24,013	16.6%	4,067	9.1%	32,833	14.0%	3,527	3.2%	11,700	9.7%	0	0.0%	0	0.0%	272,579	14.5%
D	335,196	28.3%	18,193	12.6%	18,100	40.6%	38,904	16.5%	37,687	34.0%	8,488	7.0%	0	0.0%	0	0.0%	456,548	24.2%
E	604,237	51.1%	64,456	44.7%	22,307	50.0%	113,977	48.4%	68,588	61.9%	56,608	46.9%	0	0.0%	0	0.0%	930,173	49.3%
None	2,101	0.2%	1,858	1.1%	138	0.3%	1,339	0.6%	416	0.4%	5,732	4.7%	46,044	100.0%	0	0.0%	57,428	3.0%
Total	1,183,361	100.0%	144,517	100.0%	44,612	100.0%	235,279	100.0%	110,791	100.0%	120,791	100.0%	46,044	100.0%	0	0.0%	1,885,175	100.0%

Sources:
 State Land Use Districts: State Land Use Commission, Dec 2012.
 LSB: Land Study Bureau, 1965-1972.