

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

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Ref. No. P-13579

April 20, 2012

Mr. Bill Frampton
Olowalu Town, LLC and Olowalu Ekolu, LLC
2035 Main Street, Suite 1
Wailuku, Hawaii 96793

Dear Mr. Frampton:

Subject: Land Use Commission Docket No. A10-786
Draft Environmental Impact Statement
Olowalu Town Master Plan
TMK(s) (2) 4-8-003: 084, 098 through 1218, and 124
Olowalu, Lahaina, Maui, Hawaii

Olowalu Town, LLC and Olowalu Ekolu LLC (Applicant) proposes to develop the Olowalu Town Master Plan (Master Plan); a small scale, mixed use community of approximately 1,500 housing units, 375,000 square feet of retail/commercial use, public/quasi-public use, parks, open space, and associated infrastructure improvements on approximately 636 acres of land.

Munekiyo & Hiraga, Inc. has prepared a Draft Environmental Impact Statement (DEIS) to support an Amendment to the West Maui Community Plan (CPA), use of State Lands, use of Conservation District Lands, construction of a wastewater treatment facility, a Land Use District Boundary Amendment (LUDBA), and a Change in Zoning. The State Land Use Commission (LUC) is the accepting authority for the DEIS. A petition to reclassify approximately 460 acres of land from the State Agricultural District to the State Urban and Rural District has been submitted to the LUC.

The Office of Planning (OP) has reviewed the DEIS and has the following comments:

1. We commend the Olowalu Town Master Plan design based on smart growth and sustainable land use principles, and which seeks to meet the certification requirements of LEED for Neighborhood Development. This is highly supportive of recent amendments to the Hawaii State Plan, pursuant to Act 181, Session Laws of Hawaii 2011. Please revise the Hawaii State Plan section of the DEIS to include reference to Hawaii Revised Statutes Section 226-108, regarding Sustainability.

Mr. Bill Frampton

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2. Please revise DEIS Figure 4, *Conceptual Master Plan*, to clearly delineate the 150-foot shoreline setback line.
3. Population, page 102: Please provide the current population count for Olowalu Town.
4. Agriculture, page 123: Please provide and compare the Island of Maui acreage of Land Study Bureau (LSB) A and B rated soils and Agricultural Lands of Importance to the State of Hawaii (ALISH) Prime lands, with the acreage of LSB A and B rated soils and ALISH Prime lands within the Petition Area.
5. Housing, pages 127- 128: Please provide the current dwelling unit count for Olowalu Town. Additionally, the EIS should identify major planned and proposed developments in the West Maui region to assess impacts of and absorption rates relative to the planned number of residential units identified in the Master Plan.
6. Roadways, page 138-142: Given the magnitude of the project and potential impacts to the only arterial roadway serving West Maui, a complete Traffic Impact Analysis Report (TIAR) rather than a "Preliminary" TIAR should be prepared as part of the EIS for public review. The complete TIAR should include at a minimum the items listed on page 142 regarding peak hour traffic conditions, traffic movements, and analysis of options. There should also be a detailed discussion and analysis on the State Department of Transportation's plans for the regional highway system, as well as a discussion and analysis on the option of building the inland highway while retaining the existing coastal alignment for Honoapiilani Highway as a secondary or bypass road.
7. Archaeological and Cultural Resources, page 159: Please explain why only a "Preliminary" cultural impact study was undertaken.
8. Maui Island Plan, page 203: A number of sections within the DEIS should be revised to clearly state that the Draft Maui Island Plan currently being reviewed by the Maui County Council does not include the Master Plan within its proposed Urban Growth Boundaries.
9. Unresolved Issues, page 236: Please clarify the anticipated timing for proceeding with the LUDBA in relation to the adoption of the Maui Island Plan by the Maui County Council.

Mr. Bill Frampton

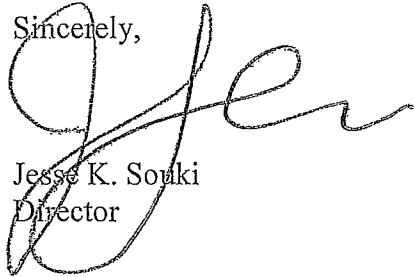
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Thank you for the opportunity to provide comments.

Should you have any questions, please contact Ms. Robyn Loudermilk, AICP, at (808) 587-2821, or by email at Robyn.L.Loudermilk@dbedt.hawaii.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jesse K. Souki', written over the typed name and title.

Jesse K. Souki
Director

Enclosures

c: ✓ Ms. Colleen Suyama, Munekiyo & Hiraga, Inc.
Mr. Orlando Davidson, LUC
Department of Planning, County of Maui

October 26, 2015

Leo R. Asuncion, Jr., AICP, Acting Director
Office of Planning
Department of Business, Economic Development
and Tourism
P.O. Box 2359
Honolulu, Hawaii 96804

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu
Town Master Plan at Olowalu, Hawaii (Docket No. A10-786)

Dear Mr. Asuncion:

On behalf of the Applicants, Olowalu Town, LLC and Olowalu Ekolū, LLC, we thank you for your agency's letter of April 20, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. We offer the following information in response to the comments noted in your agency's letter.

Comment No. 1:

We commend the Olowalu Town Master Plan design based on smart growth and sustainable land use principles, and which seeks to meet the certification requirements of LEED for Neighborhood Development. This is highly supportive of recent amendments to the Hawaii State Plan, pursuant to Act 181, Session Laws of Hawaii 2011. Please revise the Hawaii State Plan section of the DEIS to include reference to Hawaii Revised Statutes Section 226-108, regarding Sustainability.

Response:

The EIS section, pertaining to the Hawaii State Plan, has been revised to include the Hawaii State Plan priority guidelines, including Section 226-108 relating to sustainability. See **Exhibit "1"**.

Comment No. 2:

Please revise DEIS Figure 4, Conceptual Master Plan, to clearly delineate the 150-foot shoreline setback line.

Response:

We acknowledge the scale and various land uses shown in the Conceptual Master Plan in Figure 4 makes it difficult to read the existing 150-foot shoreline setback area. Figure 21 has been included in the EIS to define the existing 150-foot shoreline setback line. See **Exhibit "2"**.

Comment No. 3:

Population, page 102: Please provide the current population count for Olowalu Town.

Response:

In Olowalu, the 2010 U.S. Census recorded a population of 80 persons. This information has been included in the EIS. See **Exhibit "3"**.

Comment No. 4:

Agriculture, page 123: Please provide and compare the Island of Maui acreage of Land Study Bureau (LSB) A and B rated soils and Agricultural Lands of Importance to the State of Hawaii (ALISH) Prime lands, with the acreage of LSB A and B rated soils and ALISH Prime lands within the Petition Area.

Response:

Of the 235,770 acres of State Land Use Agricultural District lands approximately 61,290 acres are characterized as "Prime" and "Unique" lands by the ALISH system. Also, approximately 21 percent of the State Agricultural District lands are designated as "A" and "B" by the LSB. Figures 11 (ALISH) and 12 (LSB) are included in the EIS and overlays the Petition area over the soil classification rating systems. Within the Petition Area, the acreages identified by the ALISH and LSB area are identified in Tables 8 and 9, respectively, in the EIS. Tables 12, 13, 14 and 15 identifies the lands classified by ALISH and the LSB to be redistricted into the State Urban and Rural Districts and the lands to remain in the State Agricultural District. See **Exhibit "4"**.

Comment No. 5:

Housing, pages 127-128: Please provide the current dwelling unit count for Olowalu Town. Additionally, the EIS should identify major planned and proposed developments in the West Maui region to assess impacts of and absorption rates relative to the planned number of residential units identified in the Master Plan.

Response:

The current dwelling unit count for Olowalu Town, based on the 2010 U.S. Census, is 40 housing units. See **Exhibit "5"**.

The Maui Planning Department's housing projections for West Maui is shown in Table 3 of the Market Study (Appendix K). The Maui Planning Department maintains a list of entitled and approved projects which were considered in development of their projections, as such an itemized list of the various major planned and proposed developments was not included in the EIS. However, for your reference we have attached hereto pertinent excerpts of the February 2014 Planning Department's project listing. See **Exhibit "6"**.

This housing data and available sales information for Maui was utilized by the consultant to establish an absorption rate for the residential units. Potential buyers are expected to be island-wide and not limited to the Olowalu or West Maui region. The consultant concluded that 1,500 residential units proposed for the OTMP could be absorbed within a period of eight (8) to ten (10) years.

Comment No. 6:

Roadways, page 138-142: Given the magnitude of the project and potential impacts to the only arterial roadway serving West Maui, a complete Traffic Impact Analysis Report (TIAR) rather than a "Preliminary" TIAR should be prepared as part of the EIS for public review. The complete TIAR should include at a minimum the items listed on page 142 regarding peak hour traffic conditions, traffic movements, and analysis of options. There should also be a detailed discussion and analysis on the State Department of Transportation's plans for the regional highway system, as well as a discussion and analysis on the option of building the inland highway while retaining the existing coastal alignment for Honoapiilani Highway as a secondary or bypass road.

Response:

A revised Traffic Impact Analysis Report (TIAR) will be included in the Final EIS. The TIAR addresses peak hour traffic conditions, traffic movements, and provides an analysis of options. There is also an analysis of the State of Hawaii Department of

Transportation's (HDOT) plans for the regional highway system, including the realignment and widening of Honoapiilani Highway (Maalaea to Launiupoko, while retaining the existing Honoapiilani Highway alignment as a secondary or bypass road.

There have been several collaborative meetings with the HDOT. In a meeting with HDOT on December 18, 2014, the scope of work to be included in the TIAR was discussed. The scope of the TIAR was outlined in a letter dated January 26, 2015. The Final TIAR was finalized in April 2015 and will be included in the EIS. See **Exhibit "7"** (CD).

Comment No. 7:

Archaeological and Cultural Resources, page 159: Please explain why only a "Preliminary" cultural impact study was undertaken.

Response:

A Preliminary Cultural Impact Assessment (CIA) was included in the Draft EIS with the understanding that comments received by the agencies and public participants would likely require revisions to the document. It was acknowledged that once the Draft EIS was published and became known to the general public there could be additional persons with cultural knowledge of the area who would be appropriate interviewees for the Final CIA. As such, the consultant, Cultural Surveys Hawaii, Ltd. (CSH), conducted additional cultural interviews to be included in the Final CIA. A copy of the Final CIA will be in the Final EIS.

We note that after the publication of the Draft EIS in the Office of Environmental Quality Control's Environmental Bulletin, the Maui County Cultural Resources Commission conducted an advisory review of the CIA on May 5, 2012 to provide comments. At the meeting the Commission provided CSH with the names of additional persons to interview. It was agreed to provide the Final CIA to the Commission for their information. The Final CIA was reviewed by the Commission on December 7, 2012 and the Commission had no further comments. A copy of the Final CIA will be included in the Final EIS.

Comment No. 8:

Maui Island Plan, page 203: A number of sections within the DEIS should be revised to clearly state that the Draft Maui island Plan currently being reviewed by the Maui County Council does not include the Master Plan within its proposed Urban Growth Boundaries.

Response:

On December 28, 2012, which was after the March 8, 2012 publication of the Draft EIS, the County of Maui adopted the Maui Island Plan (MIP). OTMP mauka of Honoapiilani Highway was included in both the Urban Growth Boundary (UGB) and Rural Growth Boundary (RGB) on the Directed Growth Map in the MIP. See **Exhibit “8”**. According to the MIP, the land makai of the existing Highway may be included in the UGB in the context of the update or amendments to the West Maui Community Plan. A Community Plan Amendment for the OTMP, to include the makai lands, will be initiated. Applicable sections of the EIS have been revised to reflect adoption of the MIP. See **Exhibit “9”**.

Comment No. 9:

Unresolved issues, page 236: Please clarify the anticipated timing for proceeding with the LUDBA in relation to the adoption of the Maui island Plan by the Maui County Council.

Response:

The MIP was adopted by the County of Maui on December 28, 2012. The remaining unresolved issue related to the MIP is the treatment of the lands makai of the existing Honoapiilani Highway, which were not included in the UGB. In the EIS, the Chapter “Unresolved Issues” will be revised, as appropriate. See **Exhibit “10”**.

Once the Final EIS is accepted by the Land Use Commission (LUC), a revised Petition for Land Use District Boundary Amendment will be filed with the LUC incorporating revisions resulting from the information obtained during the EIS process. Following the completion of the State District Boundary Amendment process, Applications for Community Plan Amendment, Change in Zoning, and Project District Phase I will be filed with the County of Maui.

Leo R. Asuncion, Jr., AICP, Acting Director
October 26, 2015
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We appreciate your input and participation in the EIS process. We will be including a copy of your letter and this response letter in the Final EIS. Upon acceptance of the Final EIS by the LUC and filing with the Office of Environmental Quality Control, a copy of the Final EIS will be transmitted to your office for your information and use.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Colleen Suyama', with a long horizontal flourish extending to the right.

Colleen Suyama
Senior Associate

CS:tn

Attachments

cc: William Frampton, Olowalu Town, LLC
David Ward, Olowalu Town, LLC
Peter Martin, Olowalu Ekoru, LLC
Jennifer Lim, Carlsmith Ball LLP

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- b. Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.
- c. Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.
- d. 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.
- e. Ensure opportunities for everyone to use and enjoy Hawai'i's recreational resources.
- f. Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.

13. Section 226-25 Objective and policies for socio-cultural advancement--culture.

Planning for the State's socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawai'i's people.

To achieve the culture objective, it shall be the policy of this State to:

- a. Foster increased knowledge and understanding of Hawai'i's ethnic and cultural heritages and the history of Hawai'i.
- b. Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawai'i's people and which are sensitive and responsive to family and community needs.

The foregoing State Plan objectives and policies will be advanced through the implementation of the proposed Master Plan for Alternatives 1 and 2.

The State Plan also includes priority guidelines which identify desirable courses of action in six (6) major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, quality education, and principles of sustainability. Examples of State priority guidelines relevant to the proposed Master Plan for Alternatives 1 and 2 are discussed below:

1. Section 226-103 Economic priority guidelines.

Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawai'i's people and achieve a stable and diversified economy:

- 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 Hawai'i's unique location and available physical and human resources.
 - (B) A clean industry that would have minimal adverse effects on Hawai'i's environment.
 - (C) An industry that is willing to hire and train Hawai'i'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.

Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:

- 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.
- Assist in providing adequate, reasonably priced water for agricultural activities.
- Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.
- Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.
- Support the continuation of land currently in use for diversified agriculture.

Priority guidelines for water use and development:

- Maintain and improve water conservation programs to reduce the overall water consumption rate.
- Encourage the improvement of irrigation technology and promote the use of non-drinking water for agricultural and landscaping purposes.

Priority guidelines for energy use and development:

- Encourage the development, demonstration, and commercialization of renewable energy sources.
- Encourage the development and use of energy conserving and cost-efficient transportation systems.

2. **Section 226-104 Population growth and land resources priority guidelines.**

Priority guidelines to effect desired statewide growth and distribution:

- Manage a growth rate for Hawai'i's economy that will parallel future employment needs for Hawai'i's people.
- Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.
- Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.

Priority guidelines for regional growth distribution and land resource utilization:

- Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.
- Pursue rehabilitation of appropriate urban areas.
- Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.
- Identify critical environmental areas in Hawai'i 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.

- Utilize Hawai'i'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.
- Protect and enhance Hawai'i's shoreline, open spaces, and scenic resources.

3. Section 226-105 Crime and criminal justice.

Priority guidelines in the area of crime and criminal justice:

- Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.

4. Section 226-106 Affordable housing.

Priority guidelines for the provision of affordable housing:

- Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households.
- Encourage the use of alternative construction and development methods as a means of reducing production costs.
- Encourage public and private sector cooperation in the development of rental housing alternative.
- Give higher priority to the provision of quality housing that is affordable for Hawai'i's residents and less priority to development of housing intended primarily for individuals outside of Hawai'i.

5. Section 226-107 Quality education.

Priority guidelines to promote quality education:

- Explore alternatives for funding and delivery of educational services to improve the overall quality of education;
- Development resources and programs for early childhood education.

6. Section 226-108 Sustainability.

Priority guidelines and principles to promote sustainability shall include:

- Encouraging balanced economic, social, community, and environmental priorities;
- Promoting a diversified and dynamic economy;
- Encouraging respect for the host culture;
- Promoting decisions based on meeting the needs of the present without compromising the needs of future generations;
- Considering the principles of the ahupua`a system; and
- Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawai`i.

7. Section 226-109 Climate Change Adaptation.

Priority guidelines to prepare the State to address the impacts of climate change, including impacts to the areas of agriculture; conservation lands; coastal and nearshore marine areas; natural and cultural resources; education; energy; higher education; health; historic preservation; water resources; the built environment, such as housing, recreation, transportation; and the economy shall:

- Consider native Hawaiian traditional knowledge and practices in planning for the impacts of climate change;
- 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;
- Explore adaptation strategies that moderately harm or exploit beneficial opportunities in response to actual or expected climate change impacts to the natural and built environments;
- 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;
- Foster cross-jurisdictional collaboration between county, state, and federal agencies and partnerships between government and private entities and other nongovernmental entities, including nonprofit entities;

- Encourage planning and management of the natural and built environments that effectively integrate climate change policy.

There are also priority guidelines identified in the Hawai'i State Plan that require consideration of competing policy directions. These are illustrated by the following:

1. The priority guidelines to promote the growth and development of diversified agriculture and aquaculture includes the following:

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.

Comment: With the demise of the plantation in 1999, the former sugarcane lands have been left fallow and unproductive. Limited agricultural uses exist on these former sugarcane lands consisting of the tomato and tree farms and the efforts of the OCR to re-establish the *lo`is* and promote native plants. Although land is being removed from agricultural use, it will have other benefits to the community which advance other priority guidelines. The Master Plan for Alternatives 1 and 2 will provide housing and employment opportunities as well as preserve cultural resources and enhance recreation in the Olowalu area.

As noted previously, according to the Agricultural Assessment, agriculture in the future will become more efficient in the use of land and resources. Hydroponic farming, represented by the tomato farm, will increase and will produce higher yields on less land, use of less water, and is not dependent on soil characteristics.

2. The priority guidelines and principles for regional growth distribution and land resource utilization also includes the following:

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.

Comment: Although Alternatives 1 and 2 are not within an existing urban area, they are located in an area historically utilized for housing first by native Hawaiians and more recently as plantation housing before enactment of Chapter 205, HRS and

the State Land Use Districts. Basic infrastructure, such as drinking and non-drinking water systems and transportation networks, are available in Olowalu Town. Implementation of the Master Plan for Alternatives 1 and 2 will be undertaken concurrent with the development of infrastructure and public services and facilities, such as development of a sewage treatment facility and transmission lines, construction of a drainage system, additional transportation networks, upgraded water systems and provisions for public facilities such as fire and police protection, educational facility and parks. In this context, the Master Plan for Alternatives 1 and 2 meets the intent of the priority guidelines relating to growth and land resources while providing housing and employment opportunities to Maui residents.

The State Functional Plans define actions for implementation of the Hawai'i State Plan through the identification of needs, problems and issues, and recommendations on policies and priority actions which address the identified areas of concern. ~~Twelve (12)~~Thirteen (13) State Functional Plans were adopted in the 1980s and updated in 1984, 1989, 1990, and 1991. The proposed Master Plan isfor Alternatives 1 and 2 is consistent with the following State Functional Plans' objectives:

1. Education Functional Plan

Objective A(4): Services and Facilities. Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual community needs.

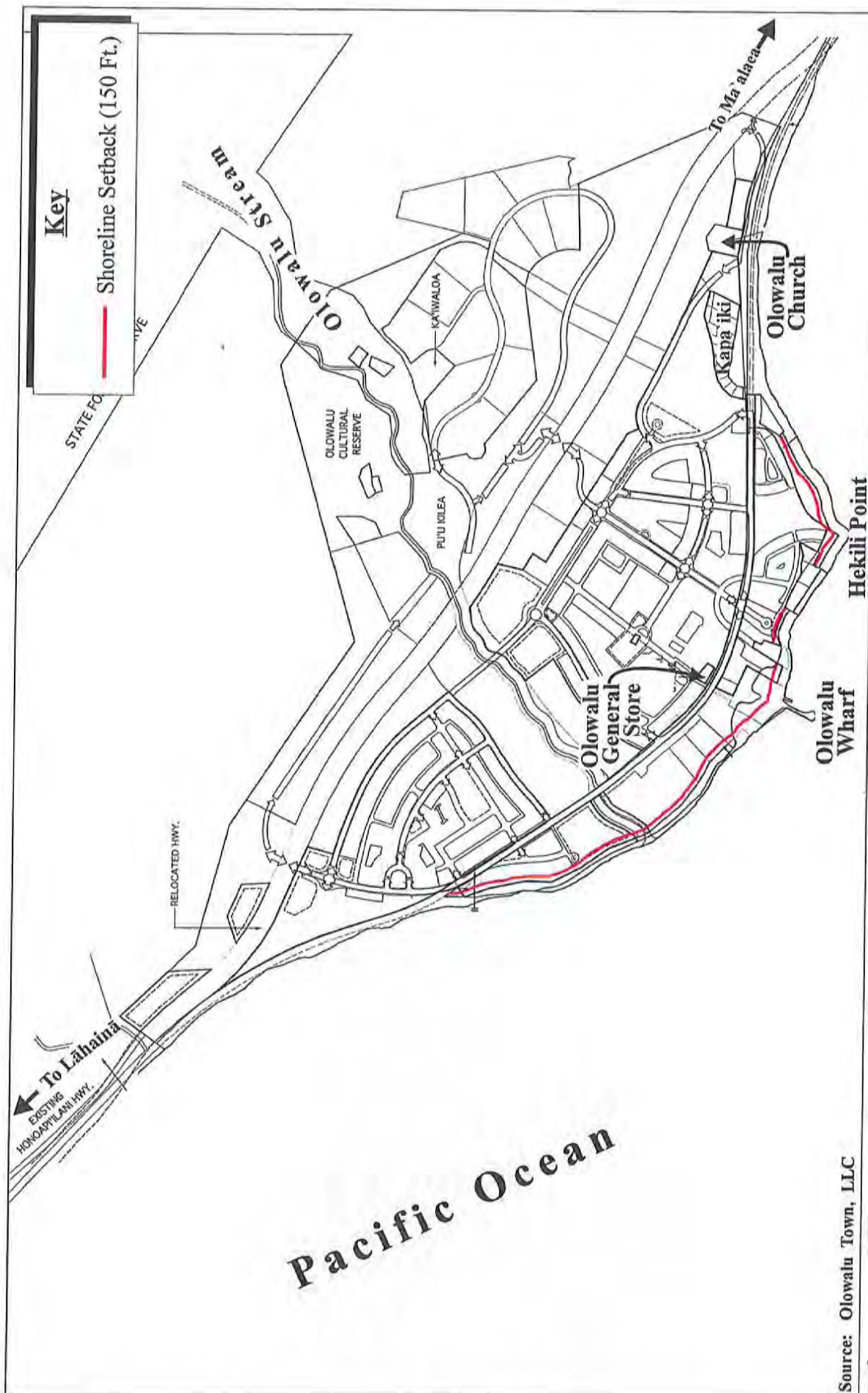
Objective C(2): Hawai'i's Cultural Heritage. Promote educational programs which enhance understanding of Hawai'i's cultural heritage.

Comment: ~~The Master Plan~~Alternatives 1 and 2 includes the provision offor educational facilities. It is envisioned that the future educational facilities within the Master Plan for Alternatives 1 and 2 will incorporate lessons learned within the OCR as core components of its curriculum.

2. Employment Functional Plan

Objective D: Improve Quality of Life for workers and families.

Comment: The proposed project provides for a mix of commercial, public/quasi-public, and residential facilities, allowing residents the opportunity to live near



Source: Olowalu Town, LLC

Figure 21

Proposed Olowalu Town Master Plan

Existing 150 Ft. Shoreline Setback Map
(Established Through SMA Use Permit
No. SM1 990021)

NOT TO SCALE



Prepared for: Olowalu Town, LLC and Olowalu Ekolu, LLC



B. SOCIO-ECONOMIC ENVIRONMENT

1. Population

a. Existing Conditions

The population of the County of Maui has exhibited relatively strong growth over the past decade. The County's resident population grew by 20.9 percent between 2000 and 2010, compared to a 12.3 percent increase in the State of Hawai'i as a whole during the same time period. Maui County's population increased from 128,094 residents in 2000 to 154,834 residents in 2010. Population on the island of Maui exhibited even stronger growth than the County as a whole, with a 22.8 percent population increase over the decade. Approximately 144,444 residents lived on the island of Maui in 2010 (U.S. Census Bureau, 2000 and 2010). Maui County's resident population is projected to rise to 174,450 people in 2020 and to 199,550 people in 2030 (County of Maui, June 2006).

The resident population of the West Maui Community Plan region has also demonstrated substantial increases. Population gains were especially evident in the 1970's as the rapidly developing visitor industry attracted many new residents. The population of the West Maui Community Plan region increased from 14,574 in 1990 to 17,967 in 2000. The resident population of West Maui increased by 23.3 percent over the next decade, reaching approximately 22,150 residents in 2010, including 80 residents in Olowalu, according to the U.S. Census. This is above the 21,577 residents projected by 2006 Socio-Economic Forecast prepared for the 2030 General Plan Update. The strong population growth in the region is expected to continue over the next 20 years. Population in West Maui is projected to be 25,100 in 2020 and 28,900 in 2030 (County of Maui, June 2006).

b. Potential Impacts and Mitigation Measures

The proposed Master Plan is for Alternatives 1 and 2 are intended to provide new housing opportunities in the context of a comprehensively planned community. The establishment of a new community in Olowalu as an



Source: DBEDT, State GIS

Figure 9-11

Proposed Olowalu Town Master Plan Agricultural Lands of Importance to the State of Hawaiʻi Map

NOT TO SCALE



MUNEKIYO HIRAGA

Prepared for: Olowalu Town, LLC and Olowalu Ekolu, LLC

Olowalu Town Master Plan/Final EIS/ish



Source: Land Study Bureau

Figure 1012

Proposed Olowalu Town Master Plan Land Study Bureau Land Classifications Map

NOT TO SCALE



Prepared for: Olowalu Town, LLC and Olowalu Ekolu, LLC



Olowalu Town Master Plan/Final EIS/landstudybureau

Table 78. Agricultural Lands of Importance to the State of Hawai'i

	Acres Within Master Plan	Percent of Total
Prime	121	19
Other	247.6	38.9
Not Classified	267.2	42
Total	635.8	100

	Acres Within Alternative 1	Percent of Total	Acres Within Alternative 2	Percent of Total
Prime	119	18.7	119	20.1
Other	252	39.6	252	42.6
Not Classified	265	41.7	220	37.2
TOTAL	636	100	591	100*
* Totals are not exact due to rounding to the nearest number Source: Plasch Econ Pacific LLC and Munekiyo Hiraga, 2015				

Land Study Bureau (LSB) Overall Productivity Rating

The University of Hawai'i, Land Study Bureau (LSB) developed the Overall Productivity Rating, which classified soils according to five (5) levels, with "A" representing the class of highest productivity soils and "E" representing the lowest. These letters are followed by numbers which further classify the soil types by conveying such information as texture, drainage, and stoniness. On Excluding lands used for country estates and golf courses, on the island of Maui, "A" and "B" designated lands comprise approximately 21 percent 47,600 acres of the island's State Land Use "Agricultural" lands.

The Master Plan areas is for Alternatives 1 and 2 is located on lands primarily designated as "A71i", "B72i", "B87i", "E73" and "E95" by the LSB. See **Figure 1012**. The "A" and "B" designations reflect lands at the higher range of productivity. The specific designation of "A71i" indicates that these lands are non-stony, moderately fine and well-drained, while the "B72i" designation reflects lands which are stony, moderately fine and well-drained. The "B78i" category represents lands which are characterized as stony to very stony, fine

and well-drained. The “E73” category reflects lands with rocky and well-drained conditions. Finally, areas designated as “E95” are typified as non-stony to rocky and well-drained. Overall, lands with an “A” designation represents approximately 43 percent of the 636-acre Master Plan for Alternative 1 and approximately 38 percent of the 591-acre Alternative 2, while “B” lands account for approximately 39 percent in Alternative 1 and approximately 42 percent in Alternative 2.

Approximately 19 percent of the Master Plan area is for Alternative 1 and 20 percent of the area for Alternative 2 are designated as “E”, the lowest productivity rating. See **Table 89**.

Table 89. Land Study Bureau Overall Productivity Rating

	Acres	Percent of Total
A	264.6	41.6
B	250.1	39.3
E	121.1	19
Total	635.8	100

	Acres Within Alternative 1	Percent of Total	Acres Within Alternative 2	Percent of Total
A	270	42.5	227	38.4
B	245	38.5	245	41.5
E	121	19	119	20.1
TOTAL	636	100	591	100

Source: Plasch Econ Pacific LLC and Munekiyo Hiraga, 2015

(2) **Soil Characteristics**

According to the U.S. Department of Agriculture (USDA), Soil Conservation Service (SCS), underlying the Master Plan areas for Alternatives 1 and 2 is the Pulehu-Ewa-Jaucas association. See **Figure 113**. This series consists of well-drained soils on alluvial fans and stream terraces and in basins. These soils were developed in alluvium washed from basic igneous rock. The soil types specific to the area are delineated in **Figure 1214**. General characteristics of the soil types within the Master Plan area are presented in **Table 910**.

Within the traditional neighborhoods future residents will be given the opportunity to establish “neighborhood or community gardens” to supplement self-sustainability in terms of communities growing their own food.

As previously noted, in Alternative 1, approximately 19 percent of the project’s 636 acres is classified as “Prime” agricultural lands by ALISH, while approximately 40 percent is classified as “Other Important” and approximately 42 percent is not classified. In Alternative 2 approximately 20 percent of this alternative’s 591 acres is classified as “Prime” agricultural lands by ALISH, while approximately 43 percent is classified as “Other Important” and approximately 37 percent is not classified. Approximately 43 percent of the Master Plan for Alternative 1 and approximately 38 percent of Alternative 2 are classified as “A” by the LSB; approximately 39 percent and approximately 42 percent, respectively, as “B”; and approximately 19 percent in Alternative 1 and approximately 20 percent in Alternative 2 as “E”. The development of the Olowalu Town Master Plan (OTMP) for Alternatives 1 and 2 involves the loss of agricultural land that includes prime and other important agricultural lands with agriculturally suitable soil characteristics.

Table 12 and **Table 13** show a breakdown of the lands by ALISH, and **Table 14** and **Table 15** are a breakdown of the lands classified by the LSB Overall Productivity Rating for Alternative 1 and Alternative 2, respectively:

Table 12. ALISH Classification for Alternative 1

ALISH	Urban (Acres)	Rural (Acres)	Agricultural (Acres)	Conservation (Acres)	Total (Acres)
Prime	76	18	25	1	119*
Other	152	38	62	1	252*
Unclassified	38	112	88	25	265*
TOTAL	266	168	175	27	636

* Totals are not exact due to rounding to the nearest number
Source: Plasch Econ Pacific LLC and Munekiyo Hiraga, 2015

Table 13. ALISH Classification for Alternative 2

ALISH	Urban (Acres)	Rural (Acres)	Agricultural (Acres)	Conservation (Acres)	Total (Acres)
Prime	76	18	25	0	119
Other	152	38	61	1	252
Unclassified	0	112	87	21	220
TOTAL	228	168	173	22	591
Source: Plasch Econ Pacific LLC and Munekiyo Hiraga, 2015					

Table 14. Land Study Bureau Classifications for Alternative 1

LSB	Urban (Acres)	Rural (Acres)	Agricultural (Acres)	Conservation (Acres)	Total (Acres)
A	205	25	33	7	270
B	50	119	76	2	245*
E	11	24	66	18	121*
TOTAL	266	168	175	27	636
* Totals are not exact due to rounding to the nearest number Source: Plasch Econ Pacific LLC and Munekiyo Hiraga, 2015					

Table 15. Land Study Bureau Classifications for Alternative 2

LSB	Urban (Acres)	Rural (Acres)	Agricultural (Acres)	Conservation (Acres)	Total (Acres)
A	167	25	31	3	227*
B	50	119	75	2	245*
E	11	24	67	17	119*
TOTAL	228	168	173	22	591
* Totals are not exact due to rounding to the nearest number Source: Plasch Econ Pacific LLC and Munekiyo Hiraga, 2015					

In Alternative 1 and 2, the NRCS Soil Ratings are identified in **Tables 16 and 17**, respectively.

In addition to providing agricultural lots, the Master Plan for Alternatives 1 and 2 will provide other benefits to the community and surrounding areas. The project will convert underutilized vacant lands into a sustainable, mixed-use community. By developing areas currently dominated by dry vegetation, the project will also reduce wildfire threats by removing fuel for fires. Doing so will benefit surrounding agricultural lands, which are threatened by wildfires. In summary, the benefits of the proposed project are expected to outweigh the loss of 460434 and 396 acres, respectively, of "Agricultural" land.

4. **Housing**

a. **Existing Conditions**

In Olowalu, the 2010 U.S. Census recorded a total of 40 housing units. Thirty-five of the units were occupied, of which 14 were owner-occupied and 21 were renter-occupied. Of the remaining five (5) units, four (4) were used seasonally and one (1) was vacant.

Maui's real estate market saw significant increases between 2000 and 2005. However, like many places across the State and nation, the County experienced a downturn in its housing market in recent years due to the economic recession and more stringent lending practices. Through 2009, residential sales statistics showed lower median prices, lower sales volume, and longer marketing times. ~~However, 2010 and 2011 show some evidence of stability. Between~~ However, between January 1, 2011+2014 and September 30, 2011+December 31, 2014, the median sales price for single-family residences and condominiums in Maui County was \$432,000.00+530,000.00 and \$314,000.00+373,000.00, respectively. ~~Housing~~ Single-family housing prices in Lāhainā are higher than prices in the County as a whole, while condominiums were slightly lower. During the same time period, the median price for a single-family home in Lāhainā was \$606,050.00+606,250.00 while condominiums sold for a median price of \$345,000.00+352,000.00. During the same period for Olowalu, two (2) homes were sold at a median sales price of \$1,175,000.00 There are no condominiums in Olowalu, while two (2) lots were sold with a median sales price of \$3,775,000.00 (Realtors Association of Maui, ~~November 2011~~ March 2015).

**LIST OF DEVELOPMENT PROJECTS IN WEST MAUI
MAUI ISLAND PLAN**

Kapalua and North Lahaina Development Projects

Projects by Geographic Map Extant	Unit Type		
	Single Family	Multi-Family	Timeshare and Hotel
COMMITTED (ENTITLED)			
Hyatt Regency Maui Timeshares	0	0	131
Kaanapali Ocean Resort Villas (N.B Lot3)	0	0	390
Kaanapali Residences-LandTec Parcel 10	18	0	0
Kahoma Residence	68	0	0
Kahoma Village PD4	101	102	0
Kapalua Mauka Residential	690	0	0
Lanikeha Kaanapali	132	0	0
Pailolo Place	0	42	0
Puukoli Villages	292	648	0
Pulelehua	935	214	0
Villages of Leialihī Ph 1-B DHHL	253	0	0
West Maui Village	0	158	0
SUB-TOTAL	2,489	1,164	521
MIP AND CP (PARTIALLY ENTITLED)			
Kaanapali Lower North Honokowai	275	330	0
Leialii HHFDC Community	600	600	0
SUB-TOTAL	875	930	0
MIP ONLY			
Kaanapali Lower East Honokowai	225	0	0
Kaanapali Lower South Honokowai	410	630	0
SUB-TOTAL	635	630	0
TOTAL	3,999	2,724	521
Source: Maui Planning Department, Development Project Mapping, February 2014			

South Lahaina and Ukumehame Development Projects

Projects by Geographic Map Extant	Unit Type		
	Single Family	Multi-Family	Timeshare and Hotel
MIP Only			
Makila	200	0	0
Olowalu	1,500	0	0
Wainee Residential Community	360	360	0
TOTAL	2,080	360	0
Source: Maui Planning Department, Development Project Mapping, February 2014			

EXHIBIT “7”

***Final TIAR (CD)
Appendix “P-1” in EIS
(Included in Original Letter Only)***

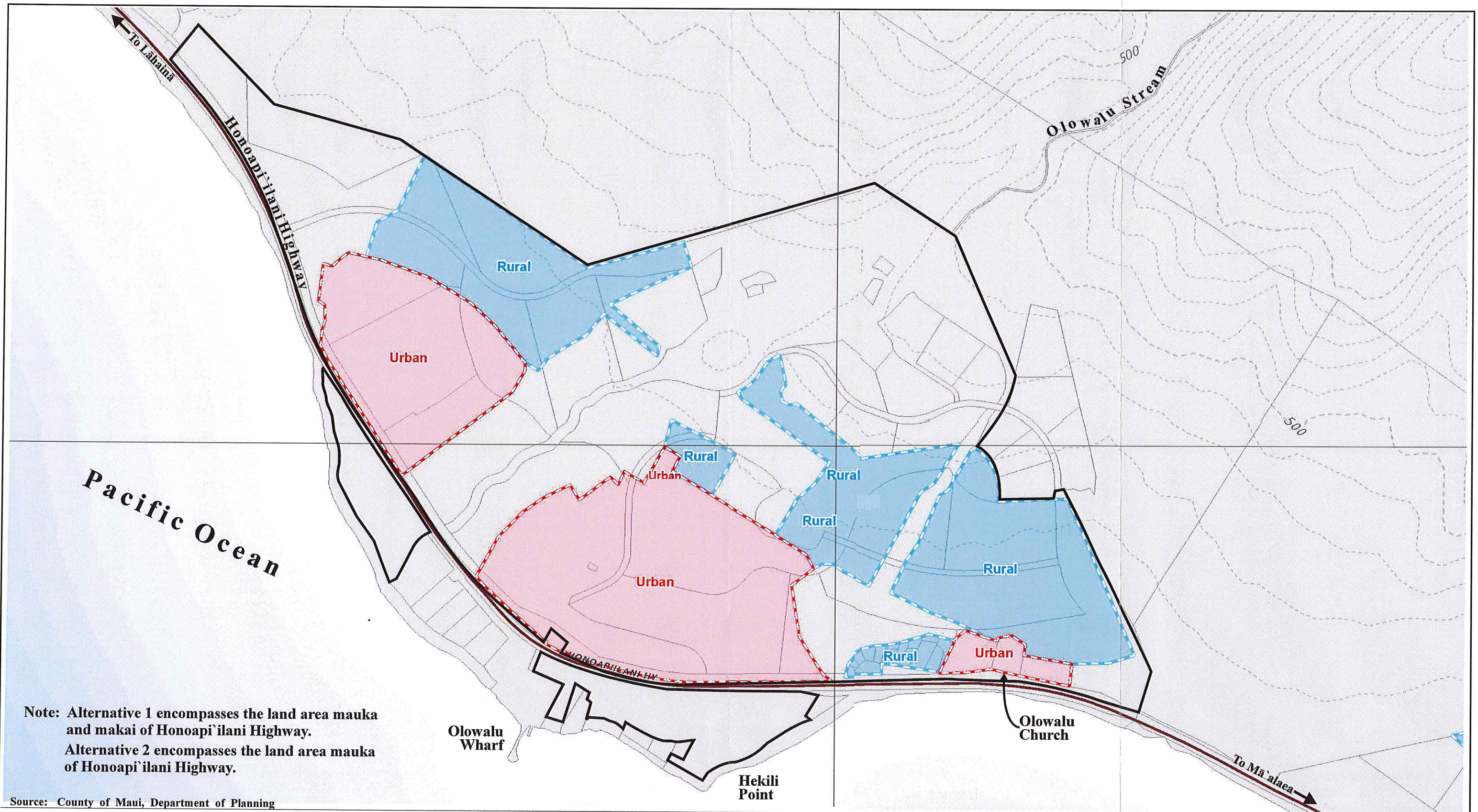


Figure 29

Proposed Olowalu Town Master Plan Maui Island Plan Map

NOT TO SCALE



project and will incorporate innovative, efficient, and sustainable technologies to minimize adverse impacts to the environment.

The Master Plan will preserve important open space and cultural resources. Approximately 223 acres of parks and open space will be provided. In addition, no development will occur within 150 feet of the shoreline.

The development of the Master Plan both Alternatives 1 and 2 embodies the core principles advocated by the Countywide Policy Plan. Importantly, since 2005, the Maui community, especially the Olowalu community, has been involved in the project's planning process. Respecting its natural environment and cultural heritage, the Master Plan is both Alternatives 1 and 2 are modeled after the Hawaiian ahupua'a system of land use recognizing the importance of Olowalu Stream and the connection between the ocean and mountain environments, as well as the rich cultural heritage of the area. The Master Plan Both Alternatives 1 and 2 incorporates the principles of sustainability, cultural preservation and economic diversity to create neighborhoods sensitive to its environment and cultural heritage.

The Master Plan Both Alternatives 1 and 2 proposes to establish an economic base consisting of agriculture, community needs, and support services and new entrepreneurialism to support the community's sustainability goals. The Master Plan is for Alternatives 1 and 2 is envisioned to disperse population growth into a distinct community from Lāhainā Town separated by agricultural open space and topographic boundaries. The Master Plan alternatives includes retaining approximately 28 acres of agricultural lands in Olowalu as 14 agricultural homesteads and, as part of well as expand the OCR in order to perpetuate native Hawaiian agricultural practices.

In summary, the Master Plan is both Alternatives 1 and 2 are consistent with the themes and principles of the Countywide Policy Plan.

Maui Island Plan

The second component of the Maui County General Plan 2030 is the MIP. The MIP will set forth an islandwide land use strategy for Maui and encompasses a managed and directed growth plan which includes the delineation of urban and rural growth boundaries. The MIP has undergone review by the GPAC and the MPC and is currently under review by the Maui County Council. Both the GPAC and MPC recommended the inclusion of the Master Plan in the MIP. The Planning Director's transmittal of the MIP to the Maui County Council on

October 16, 2009 excluded the Master Plan from the MIP's directed growth boundaries. While the process for review and approval of the MIP is ongoing, the applicant will continue to be an active participant in the MIP process. Due to the uncertainties surrounding the timing of the County Council's approval of the MIP and the lengthy entitlement process for the proposed project, the applicant is continuing to proceed with land entitlement applications for the proposed project while the MIP review continues. If the MIP is adopted prior to the submittal of the Final EIS, the Final EIS will address the project's compliance with the MIP goals, objectives, and policies. It is noted that the respective regional community plans will be updated following the adoption of the MIP. Refer to **Appendix "O"**. The MIP is applicable to the island of Maui only, providing more specific policy-based strategies for population, land use, transportation, public and community facilities, water and sewage systems, visitor destinations, urban design, and other matters related to future growth.

As provided by Chapter 2.80B, the MIP shall include the following components:

1. *An island-wide land use strategy, including a managed and directed growth plan*
2. *A water element assessing supply, demand and quality parameters*
3. *A nearshore ecosystem element assessing nearshore waters and requirements for preservation and restoration*
4. *An implementation program which addresses the County's 20-year capital improvement requirements, financial program for implementation, and action implementation schedule*
5. *Milestone indicators designed to measure implementation progress of the MIP*

It is noted that Ordinance No. 4004 does not address the component relating to the implementation program. Chapter 2.80B of the Maui County Code, relating to the General Plan, was amended via Ordinance No. 3979, October 5, 2012, to provide that the implementation program component be adopted no later than one (1) year following the effective date of Ordinance No. 4004. In December 2013 and March 2014, the Council approved time extensions for approval and adoption of the implementation chapter of the MIP. The implementation program component of the MIP was adopted by Ordinance No. 4126 on May 29, 2014.

The MIP addresses a number of planning categories with detailed policy analysis and recommendations which are framed in terms of goals, objectives, policies and implementing actions. These planning categories address the following areas:

1. *Population*
2. *Heritage Resources*
3. *Natural Hazards*
4. *Economic Development*
5. *Housing*
6. *Infrastructure and Public Facilities*
7. *Land Use*

An essential element of the MIP is its directed growth plan which provides a management framework for future growth in a manner that is fiscally, environmentally, and culturally prudent. Among the directed growth management tools developed through the MIP process are maps delineating UGB, small town boundaries (STB), and RGB. The respective boundaries identify areas appropriate for future growth and their corresponding intent with respect to development character.

The MIP designates Olowalu as an appropriate location for future growth on its Directed Growth Maps. The mauka portion of the proposed Master Plan for Alternative 1 is located within the UGB and RGB. The lands makai of Honoapi'ilani Highway in Alternative 1 are not included in the UGB. However, the MIP states that "the future delineation of potential urban growth areas makai of the existing Honoapi'ilani Highway may be undertaken in conjunction with updates or amendments to the West Maui Community Plan" (MIP at 8-64). Such delineation may consider the need to protect adjacent coastal and marine ecosystems (including the reefs at Olowalu), enhance public shoreline access and open space, and implement the proposed Pali to Puamana Parkway plan. See **Figure 29** and **Appendix "R"**.

Alternative 2 does not include the makai lands and is in the UGB and RGB in the MIP. Refer to **Figure 29** and **Appendix "R"**.

In addition, both Alternatives 1 and 2 have been reviewed with respect to pertinent goals, objectives, policies and implementing actions of the MIP. A summary of policy statements most relevant to the proposed action is provided below:

CHAPTER 1 POPULATION

Goal: Maui's people, values, and lifestyles thrive through strong, healthy, and vibrant island communities.

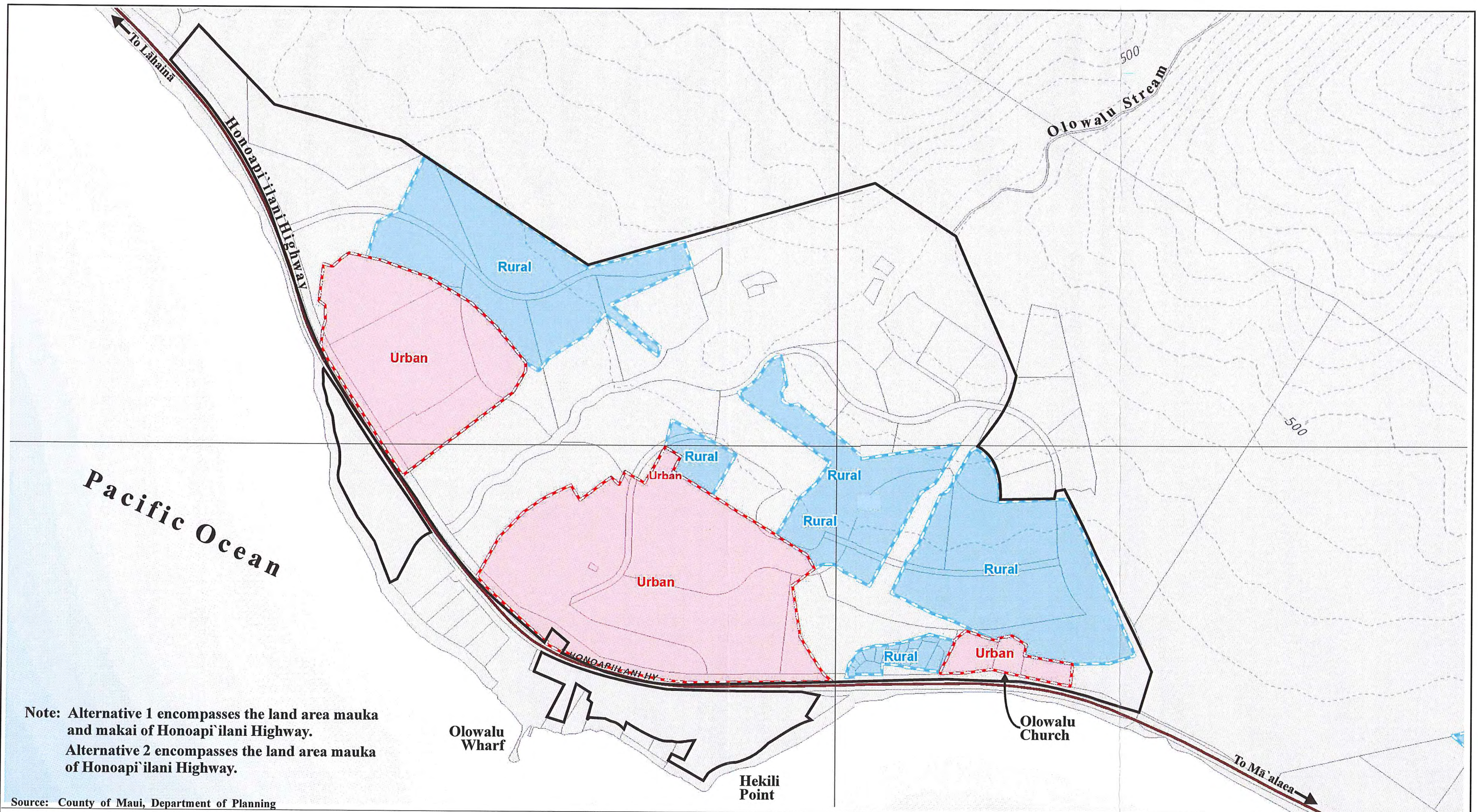


Figure 29

Proposed Olowalu Town Master Plan Maui Island Plan Map

NOT TO SCALE



Objective: Greater retention and return of island residents by providing viable work, education, and lifestyle options.

Policy: Expand housing, transportation, employment, and social opportunities to ensure residents are able to comfortably age within their communities.

CHAPTER 2 HERITAGE

Cultural, Historic, and Archaeological Resources

Goal: Our community respects and protects archaeological and cultural resources while perpetuating diverse cultural identities and traditions.

Objective: 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).

Policies: Ensure traditional public access routes, including native Hawaiian trails, are maintained for public use.

Support the education of visitors and new residents about the customs and etiquette of the Hawaiian culture, as well as other cultures.

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

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

Shoreline, Reefs, and Nearshore Waters

Goal: An intact, ecologically functional system of reef, shoreline, and nearshore waters that are protected in perpetuity.

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

Policy: Create additional mechanisms, where needed, to contain and control runoff and pollution.

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

Policies: Reduce the amount of impervious surface and devise site plan standards that aim to minimize storm runoff and Nonpoint Source (NPS) pollution.

Require an on-site monitoring program, where applicable, when grading may pose a threat to water quality or when recommended in the Erosion and Sediment Control Plan (ESCP).

Avoid development actions that impair Maui's reef systems and remove identified stressors.

Phase out cesspools and restrict the use of septic systems in ecologically sensitive coastal areas by converting to environmentally-friendly alternative sewage treatment systems, and connecting to central sewerage systems when and where feasible.

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

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

Objective: Acquire additional shoreline lands and shoreline access rights.

Watersheds, Stream and Wetlands

Goal: Healthy watersheds, streams, and riparian environments.

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

Policies: All present and future watershed management plans shall incorporate concepts of ahupua'a management based on the interconnectedness of upland and coastal ecosystems/species.

Support regulations to require developments to utilize ahupua'a management practices.

Work with private and non-profit entities to educate the public about the connection between upland activities within the watershed and the impacts on nearshore ecosystems and coral reefs.

Objective: Decreased NPS and point source pollution.

Policies: Support the use of Low Impact Development (LID) techniques such as those described in the State of Hawai'i LID Practitioner's Guide (June 2006), as amended.

Encourage farmers and ranchers to use agricultural Best Management Practices (BMPs) to address NPS pollution.

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

Policies: Work with appropriate agencies to eliminate feral ungulate populations and invasive species.

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

Implementing Action: Develop strategic partnerships with conservation groups and organizations to maximize Federal, State, County, and private funding; and increase cooperation to achieve conservation goals.

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

Wildlife and Natural Areas

Goal: Maui's natural areas and indigenous flora and fauna will be protected.

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

Policy: 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.

Objective: A decrease in invasive species through programs and partnerships that eradicate undesirable species and protect native habitat.

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

Policies: Secure an interconnected network of sensitive lands, greenways, watercourses, and habitats.

Protect Maui's sensitive lands.

Scenic Resources

Goal: 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.

Objective: A greater level of protection for scenic resources.

Policies: Protect views to include, but not be limited to, Haleakalā, ‘Īao Valley, the Mauna Kahalawai (West Maui Mountains), Pu‘u O‘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.

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.

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

Protect scenic resources along Maui’s scenic roadway corridors.

Implementing Action: 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.

CHAPTER 3 NATURAL HAZARDS

Goal: Maui will be disaster resilient.

Objective: Greater protection of life and property.

Policy: Encourage the use of construction techniques that reduce the potential for damage from natural hazards.

CHAPTER 4 ECONOMIC DEVELOPMENT

Economic Diversification

Goal: 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.

Objective: A more diversified economy.

Policies: Support the creation of new jobs and industries that provide a living wage.

Facilitate and expedite permits and approvals.

Objective: Increase activities that support principles of sustainability.

Policies: Support industries that are sustainable, and culturally and environmentally sensitive.

Encourage and support local businesses.

Support the development of economic development clusters in targeted industry sectors.

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

Objective: Improve the island's business climate.

Policies: Ensure an adequate supply of affordable workforce housing.

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

Visitor Industry

Objective: Comprehensively manage future visitor-unit expansion.

Policy: Allow, where permitted by the community plan, the development of business hotels and small, sensitively-designed inns.

Agriculture

Goal: Maui will have a diversified agricultural industry contributing to greater economic, food, energy security, and prosperity.

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

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

Implementing Action: Encourage the development of community gardens, including gardens on greenbelts that separate communities.

Emerging Sectors

Goal: A diverse array of emerging economic sectors.

Policy: 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.

Small Business Development

Goal: Small businesses will play a key role in Maui's economy.

Policies: Assist traditional "mom and pop" business establishments.

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

Health Care Sector

Goal: Maui will have a health care industry and options that broaden career opportunities that are reliable, efficient, and provide social well-being.

Objective: Expand the economic benefits of the health care sector.

Policy: Encourage expansion and improved access to emergency care in all communities.

Education and Workforce Development

Goal: Maui will have effective education and workforce development programs and initiatives that are aligned with economic development goals.

Policy: Encourage the education and training of our residents to meet the needs of a diversified economy.

CHAPTER 5 HOUSING

Goal: 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.

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

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

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

Policies: Prioritize the development of infrastructure that supports the development of affordable housing.

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

Objectives: A wider range of affordable housing options and programs for those with special needs.

Reduce the cost to developers of providing housing that is affordable to families with household incomes 160 percent and below of annual median income.

Policy: Require the construction of affordable for-sale and rental housing units as part of the construction of new housing developments.

CHAPTER 6 INFRASTRUCTURE AND PUBLIC FACILITIES

Wastewater

Goal: 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.

Policy: Establish new wastewater treatment plant(s) outside the tsunami zone.

Objective: Adequate levels of wastewater service with minimal environmental impacts.

Policies: Meet or exceed all State and Federal standards regulating wastewater disposal or reuse.

Strongly encourage the phase out of cesspools.

Objective: Increase the reuse of wastewater.

Water

Goal: Maui will have an environmentally sustainable, reliable, safe, and efficient water system.

Objectives: More comprehensive approach to water resources planning to effectively protect, recharge, and manage water resources including watersheds, groundwater, streams, and aquifers.

Increase the efficiency and capacity of the water systems in striving to meet the needs and balance the island's water needs.

Policies: Maximize the efficient use of reclaimed wastewater to serve non-drinking water needs.

Acquire and develop additional sources of drinking water.

Transportation

Goal: An interconnected, efficient, and well-maintained, multimodal transportation system.

Objective: 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: Plan for an integrated multi-modal transportation system comprised of public transit, bicycle, pedestrian, automobile, and other transportation modes.

Refocus transportation investment from the construction of additional roadways only for the automobile to the expansion of a multimodal transportation system.

Encourage the use of “complete streets” design methods.

Objective: Safe, interconnected transit, roadway, bicycle, equestrian, and pedestrian network.

Policies: Ensure transit-, roadway-, and pedestrian-facilities design and level-of-service standards respect the unique character of our communities.

Prioritize transportation improvements list to cost-effectively meet existing and future needs consistent with the MIP.

Require new development, where appropriate, to integrate sidewalks, pathways, bikeways, and transit infrastructure into new commercial and residential projects while enhancing community character.

Transit

Goal: An island-wide transit system that addresses the needs of residents and visitors and contributes to healthy and livable communities.

Objective: An integrated transit system that better serves all mobility needs of Maui's residents and visitors.

Policies: Maximize access to public transit in town centers, commercial districts, and employment centers.

Expand regional and inter-regional transit services, where appropriate, in heavily traveled corridors and within communities.

Increase the frequency of current service, add additional bus routes as demand requires, and transition to nonpolluting transit vehicles, as funding permits.

Provide adequate transit infrastructure (e.g., bus pullouts, waiting benches and shelters, signs) along existing and future transit right-of-ways.

Parks

Goal: 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.

Policies: Support, consistent with the MIP, the implementation of open-space and recreational plans, such as the Pali to Puamana Parkway Master Plan and the *Upcountry Greenways Master Plan*.

Utilize the ahupua'a approach by integrating mauka-to-makai natural landscapes into an island-wide parks and recreation functional plan.

Provide a balanced mix of passive and active parks, including neighborhood, community, and regional parks, in each community plan area.

Objective: Achieve parks and recreation opportunities to meet the diverse needs of our community.

Policies: Establish appropriate level-of-service standards at the neighborhood, community, and regional levels.

Identify and acquire parks and recreational facilities that address existing park inadequacies and complement and enhance neighborhoods, communities, and natural land features.

Design park facilities to preserve and enhance natural site characteristics, maximize views, protect environmental and cultural sites, and minimize water demands.

Acquire lands along the shoreline, between coastal roadways and the ocean.

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.

Require large master-planned communities that incorporate a mixture of park facilities pursuant to parks standards and functional plans.

Support public-private partnerships to implement the acquisition and development of parks when consistent with the General Plan.

Objective: An expanded network of greenways, trails, pathways, and bikeways.

Policies: Link existing and future park sites, natural areas, the shoreline, and residential areas with a network of bikeways, pedestrian paths, trails, and greenways.

Collaborate with the State and private land owners to ensure perpetual access and proper stewardship of traditional trails and access systems.

Public Facilities

Goal: Maui will have adequate public facilities that meet the diverse needs of residents.

Policies: Adequately plan and fund public safety facilities (fire, police, ambulance, civil defense) to meet community needs.

Encourage public-private partnerships to identify and resolve public facility plan shortcomings when consistent with the General Plan.

Incorporate community/area residents' input to determine the appropriate location and design of public facilities.

Schools and Libraries

Goal: Maui will have school and library facilities that meet residents' needs and goals.

Objective: Assist in providing appropriate school and library facilities in a timely manner and in strategic locations.

Policies: Work in partnership with all educational institutions to meet current and future needs including appropriate location, timing, and design of future facilities.

Encourage the Department of Education to build and maintain smaller, community-oriented schools.

Support partnerships (public/private/nonprofit) to build and staff new schools and improve existing facilities.

Objective: Provide a more expansive network of safe and convenient pedestrian-friendly streets, trails, pathways, and bikeways between neighborhoods and schools where appropriate.

Policy: Encourage the State to build new school facilities in appropriate locations that minimize time and distance for students to travel to and from school.

Implementing Action: Encourage the State to build new school facilities in appropriate locations that minimize time and distance for students to travel to and from school.

Health Care

Goal: 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.

Policies: Support the immediate development of a critical access hospital in West Maui.

Improve medical service to remote and outlying regions.

Energy

Goal: Maui will meet its energy needs through local sources of clean, renewable energy, and through conservation.

Policies: Support energy efficient systems, processes, and methods in public and private operations, buildings, and facilities.

Encourage the installation of renewable energy systems, where appropriate.

CHAPTER 7 LAND USE

Agricultural Lands

Policy: 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.

Objective: Support and facilitate connectivity between communities.

Policy: Discourage land use and urban design that impedes interconnectivity between adjacent communities.

Rural Areas

Goal: 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.

Policies: Focus development to areas inside urban, small town, and rural growth boundaries to preserve natural, cultural, and agricultural resources.

Encourage the use of alternative stormwater management techniques that minimize land disturbance and preserve natural drainage features.

Encourage green belts, open space buffers, and riparian zones to minimize conflicts between agriculture and residential uses.

Objective: More appropriate service/infrastructure standards to enhance and protect the island's rural character and natural systems.

Policies: Minimize impermeable surfaces within rural areas.

Use infrastructure, public service, and design standards that are appropriate to rural areas.

Discourage land use and urban design that impede interconnectivity between adjacent communities.

Urban Areas

Goal: Maui will have livable human-scale urban communities, an efficient and sustainable land use pattern, and sufficient housing and services for Maui residents.

Objective: Facilitate and support a more compact, efficient, human-scale urban development pattern.

Policies: Encourage the development and implementation of neighborhood design standards that are environmentally friendly, such as LEED for Neighborhood Development (LEED –ND) standards.

Promote agriculture by encouraging community gardening, community-supported agricultural programs, and farmers markets within and adjacent to urban areas.

Discourage land use and urban design that impedes inter-connectivity between adjacent communities.

Objective: Facilitate more self-sufficient and sustainable communities.

Policies: 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.

Site community facilities such as schools, parks, libraries, and community centers within walking and biking distance of residences.

Develop communities that provide sufficient parks, schools, libraries, and other essential public facilities and services to serve resident needs.

Promote agriculture by encouraging community gardening, edible landscaping, community-supported agricultural programs, and farmers markets within and adjacent to urban areas.

CHAPTER 8: DIRECTED GROWTH

The Directed Growth Maps include UGB, RGB, and STB as a directed growth strategy for Maui island. According to the MIP the UGBs, STBs, and RGBs are used to identify and protect farms and natural areas from sprawl and to promote the efficient use of land, and the efficient provision of public facilities and services within the respective growth boundaries. The UGBs, STBs, and RGBs take into account future growth projections through 2030, the availability of infrastructure and services, environmental constraints, and an approximate density of land development to determine the placement of the boundary. Land outside of the UGB is intended to remain rural in character with a strong agricultural and natural-resource

presence. The MIP designated Olowalu as an appropriate location for future growth and establishes UGB and RGB boundaries in this locale.

Alternative 1 and Alternative 2 of the OTMP have been reviewed with respect to the following directed growth goals and policies of the MIP:

Urban and Small Town Growth Area

Goal: Maui will have well-serviced, complete, and vibrant urban communities and traditional small towns through sound planning and clearly defined development expectations.

Policies: 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.

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.

Rural Growth Areas

Goal: Maui will maintain opportunities for agriculture and rural communities through sound planning and clearly defined development expectations.

Policies: 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.

Environmental protection and compatibility will be a top priority in rural growth areas.

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.

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.

The unique character and function of existing small towns and rural communities shall be protected to retain and preserve their sense of place.

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.

The MIP addresses the following regions: Wailuku-Kahului; Kīhei-Mākena, Makawao-Pukalani-Kula; Pa'ia-Ha'ikū; West Maui; and Hāna. The West Maui region includes the Olowalu sub-region. According to the MIP, Olowalu Town is intended to meet the needs of Maui residents as a revitalized and sustainable community. Olowalu Town will provide housing, employment, recreational, and cultural opportunities in the context of a mixed-use sustainable community that preserves the area's natural cultural and historic resources. It is envisioned as a pedestrian-friendly community that integrates a variety of housing types with employment opportunities, commercial, and recreational uses developed concurrently with public services and infrastructure.

Olowalu Town will be designed to recognize and perpetuate the land and resource management system of the ahupua'a, provide public access between the ocean and mountains, and protect the natural environment.

UGB and RGB were established in Olowalu mauka of Honoapi'ilani Highway. Refer to **Figure 29** and **Appendix "R"**. However, the MIP states that "the future delineation of potential urban growth areas makai of the existing Honoapi'ilani Highway may be undertaken in conjunction with updates or amendments to the West Maui Community Plan" (MIP at 8-64). Such delineation may consider the need to protect adjacent coastal and marine ecosystems, enhance public shoreline access and open space, and implement the proposed Pali to Puamana Parkway plan. The distinct boundaries of parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the West Maui Community Plan update and

the project review and approval process. Both Alternatives 1 and 2 will require a Community Plan Amendment.

FG. WEST MAUI COMMUNITY PLAN

Within Maui County, there are nine (9) community plan regions. From a General Plan implementation standpoint, each region is governed by a community plan which sets forth desired land use patterns, as well as goals, objectives, policies, and implementing actions for a number of functional areas including infrastructure-related parameters. The proposed Master Plan project is located within the West Maui Community Plan region. The existing land use designations for the Master Plan area under the Community Plan are set forth in the existing West Maui Community Plan Land Use Map. The lands underlying the Master Plan area are designated “Agricultural”, “Open Space”, and “Park (Golf Course)” on the Land Use Map. Refer to **Figure 8** and **Table 4**.

At the appropriate time, the Applicants will file a Community Plan Amendment (CPA) application to change the designation from “Agricultural”, “Conservation”, and “Park (Golf Course)” to “Project District” to reflect the land use spatial relationships and allocations set forth in the proposed Master Plan. This land use entitlement action will apply to both Alternative 1 and Alternative 2.

Examples of goals, objectives, and policies from the West Maui Community Plan supporting the proposed Master Plan are provided below:

LAND USE

Goal:

An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of residents and visitors in a manner that provides for the stable social and economic well-being of residents and the preservation and enhancement of the region’s open space areas and natural environmental resources.

Objectives and Policies:

- Protect and enhance the quality of the marine environment.

VII. UNRESOLVED ISSUES

The evaluation of the Master Plan for Alternatives 1 and 2 in this Final Environmental Impact Statement (EIS) provides a thorough analysis of the potential environmental impacts. The following section summarizes addresses the issues that remained unresolved at the time of writing publication of the Draft EIS and have been considered in the Final EIS for the proposed Master Plan for Alternatives 1 and 2:

A. FORMULATION OF UNILATERAL AGREEMENT AND MARKETING PROGRAM FOR AFFORDABLE UNITS

Implementation of the project will address the shortage of affordable housing currently being experienced on Maui and will be processed in accordance with Chapter 2.96, Maui County Code (MCC). The Applicants will be working alongside the County of Maui, Department of Housing and Human Concerns (DHHC) as the project proceeds to formulate a unilateral agreement and marketing program for the Project's affordable units. The sales prices for affordable units will be established at the time of development and will be based on Maui's median family income at that time. The Applicants will formulate and execute the affordable housing agreement with the DHHC prior to project implementation. Prior to obtaining building permits for the construction of the first units in Olowalu Town, the Applicants will be required to enter into an affordable housing agreement with the DHHC. The agreement will establish the sale and rental prices of the affordable units as well as include a marketing program for the units. It is anticipated that construction will commence sometime in 2018.

B. COMPLETION OF 2030 GENERAL PLAN UPDATE (MIP) MAUI ISLAND PLAN

On December 28, 2012, the Maui Island Plan (MIP) was enacted by the County of Maui through Ordinance No. 4004. The implementation program component of the MIP was adopted by Ordinance No. 4126 on May 29, 2014.

The proposed Master Plan for Alternative 1 mauka of Honoapi'ilani Highway is located within the Urban Growth Boundary (UGB) and Rural Growth Boundary (RGB). The lands makai of Honoapi'ilani Highway in Alternative 1 are not included in the UGB. However, the MIP states that "*the future delineation of potential urban growth areas makai of the existing*

Honoapi'ilani Highway may be undertaken in conjunction with updates or amendments to the West Maui Community Plan" (MIP at 8-64). Such delineation may consider the need to protect adjacent coastal and marine ecosystems (including the reefs at Olowalu), enhance public shoreline access and open space, and implement the proposed Pali to Puamana Parkway plan. This unresolved issue will require further review by the Maui County Council in the context of a Community Plan Amendment.

Alternative 2 is located mauka of Honoapi'ilani Highway and within the UGB and RGB of the MIP.

C. SATISFACTION OF PUBLIC FACILITIES CONTRIBUTION REQUIREMENTS

Olowalu Town LLC and Olowalu Ekolu LLC are proposing to facilitate the construction of a school and emergency services (i.e., police, fire and ambulance) within the Master Plan for Alternatives 1 and 2 through the contribution of land and have designated lands that would be appropriate for such uses. Development of these facilities will offset the impact of the proposed Master Plan for Alternatives 1 and 2. Although preliminary discussions have been held with the appropriate government agencies, additional coordination with the agencies will be undertaken to determine specific locations for such uses as well as the Applicant's fair share contribution prior to project implementation.

Prior to the issuance of construction permits sometime in 2018 by the County of Maui, including building permits, fulfillment of impact fees for education and park facilities will be required to ensure the Applicants pay their fair share for public facilities. Lacking similar impact fees for police, fire and emergency services, the Applicants will work with the appropriate agencies to establish facility requirements which most effectively meet the needs of the community.

D. REALIGNMENT OF HONOAPI'ILANI HIGHWAY

The Olowalu Town Master Plan (OTMP) for Alternatives 1 and 2 includes the corridor for the realignment of Honoapi'ilani Highway inland from the shoreline. The specific realignment and design parameters through Olowalu have not yet been determined by the State of Hawai'i Department of Transportation (HDOT) who are in the process of preparing , as they are continuing the preparation of the Environmental Impact Statement (EIS) for the Realignment/Widening of Honoapi'ilani Highway (Mā'alaea to Launiupoko). The Applicants

will continue coordination with HDOT as work on the HDOT EIS continues. Once determined, the Master Plan will be revised to be consistent with the HDOT's preferred realignment on the alignment as it traverses Olowalu. The OTMP makes accommodations for a future right-of-way (ROW) that also include enough width to accommodate a future transit system. It is anticipated that the HDOT planning process will take several years to complete. As the OTMP is implemented, the Applicants will coordinate with HDOT to ensure that ROW alignment, construction phasing and integration requirements for the realigned Honoapi'ilani Highway are satisfactory to the HDOT.

E. TRAFFIC IMPROVEMENTS

Although a Final Traffic Impact Analysis Report (TIAR) (**Appendix "P-1"**) was prepared, as the project progresses through the land use entitlement and permitting processes, more defined project plans will be developed. As more specific details are developed, additional TIARs will be prepared and additional traffic improvements may be required by the HDOT and Department of Public Works (DPW). These improvements will be implemented in coordination with HDOT and DPW.

The Applicants' are committed to continue providing current traffic studies at appropriate implementation intervals. The Final TIAR (**Appendix "P-1"**), which has been submitted to the HDOT, will establish the basis for continued dialogue with HDOT to ensure that program concepts for mitigation measures and their implementation timeframes can be advanced. While multiple meetings/conferences have been held with the HDOT, coordination with the HDOT is considered an ongoing process, with actions and agreements evolving as conditions change over time. In this regard, the HDOT's review of the Final TIAR is addressed herein as an unresolved issue. Additionally, as coordination with HDOT continues, the Applicants' total financial contribution for area roadway improvements will be addressed.

F. CULTURAL RESOURCES

Cultural participants identified several concerns related to management of ocean resources, commercialized ocean activities, preservation of cultural sites, and preservation of cultural traditions. The following concerns expressed by the participants will require further discussions between the cultural participants, the Applicants, and as may be appropriate, with Federal, State and County agencies, as plans are refined and implemented throughout the land use and permitting processes:

- Creation of an Olowalu Community Marine Management Group as a community group that could function as a shoreline monitoring check both during construction and periodically following construction.
- Implementation of shoreline restrictions, similar to traditional kapu seasons or periods, as a means to maintain the health of the environment and allow recovery.
- Creation of a protected area that extended from the shoreline to 20 fathoms out.
- Future assessments of makai resources by Native Hawaiian cultural practitioners and integrating these assessments with scientific assessments to provide guidance for resource management decisions.
- Urban design guidelines to maintain open space and visual connection mauka to makai from the built environment.
- Recommendations relating to access, preservation and maintenance of Ka'iwaloa Heiau (SIHP 50-50-08-0004).
- Potential funding sources for the Olowalu Cultural Reserve.

NEIL ABERCROMBIE
GOVERNOR

MAJOR GENERAL DARRYL D. M. WONG
DIRECTOR OF CIVIL DEFENSE

DOUG MAYNE
VICE DIRECTOR OF CIVIL DEFENSE



STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE DIRECTOR OF CIVIL DEFENSE
3949 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96816-4495

APR 13 2012



PHONE (808) 733-4300
FAX (808) 733-4287

April 10, 2012

Olowalu Town, LLC and
Olowalu Ekoru, LLC
2035 Main Street, Suite 1
Wailuku, Hawaii 96793

Gentlemen:

Draft Environmental Impact Statement (DEIS) for Olowalu Town
Master Plan at TMK (2)4-8-003:084, 098 through 118, and 124,
Olowalu, Lahaina, Maui, Hawaii

Thank you for the opportunity to comment on the subject project.

As acknowledged and restated in the DEIS, the proposed regional mixed-use development parcels are located within areas designated Flood Zone X, AE, AO and AEF. As portions of the project are subject to possible but undetermined flood risks, we strongly recommend the implementation of flood mitigation measures, as appropriate, during the planning and design phases of the development. In addition, the incorporation of design elements to mitigate the effect of high-wind events on structures should also be considered for this development.

The existing siren coverage encompasses the center area of Olowalu Town Master Plan. However, two additional omni-directional 121 db(c) sirens are required for complete coverage of the proposed development. State Civil Defense will work with the developer on placement of these additional sirens.

If you have any questions, please call Ms. Havinne Okamura, Hazard Mitigation Planner, at (808)733-4300, extension 556.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Mayne".

DOUG MAYNE
Vice Director of Civil Defense

c: Mr. Orlando Davidson, Land Use Commission
Ms. Colleen Suyama, Munekiyo & Hiraga, Inc. ✓



MUNEKIYO HIRAGA

Planning, Project Management, Sustainable Solutions.

Michael T. Munekiyo
PRESIDENT

Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT

Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Colonel Arthur "Joe" Logan, Adjutant General
State of Hawaii
Department of Defense
Office of the Director of Civil Defense
3949 Diamond Head Road
Honolulu, Hawaii 96816-4495

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu
Town Master Plan at Olowalu, Hawaii

Dear Colonel Logan:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your department's letter of April 10, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. The following information is provided in response to your comments:

1. During implementation of the Master Plan, appropriate flood mitigation measures will be incorporated during the planning and design phases of the development.
2. The incorporation of design elements to mitigate the effects of high-wind events on structures shall also be considered for the development.
3. As recommended, the applicant will work with the State Civil Defense on placement of two (2) omni-directional 121 db(c) sirens to provide complete coverage within the Master Plan.

Colonel Arthur "Joe" Logan, Adjutant General
October 26, 2015
Page 2

We appreciate the input provided and will be including a copy of your department's letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,



Colleen Suyama
Senior Associate

CS:la

cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekoru LLC
Jennifer Lim, Carlsmith Ball, LLP

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MAY 01 2012

KATHRYN S. MATAYOSHI
SUPERINTENDENT

STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

April 27, 2012

Olowalu Town, LLC and Olowalu Ekolu, LLC
2035 Main Street, Suite 1
Wailuku, Maui, Hawaii 96793

To Whom It May Concern:

SUBJECT: Draft Environmental Impact Statement for the proposed
Olowalu Town Master Plan

The Department of Education (DOE) has reviewed the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan.

The DOE anticipates an impact on its facilities as a result of the Olowalu Town Master Plan. The Olowalu Town project is within the present boundaries of the West Maui School Impact Fee District (District) which was established by the Board of Education (BOE) in November 2010. The project is expected to provide contributions based on the per-unit rate established for the district.

The DOE would like to clarify what appears to be two misunderstandings about school needs and the impact of the Olowalu project on area public schools. In the Educational Facilities section of the EIS, on page 134, Table 19 lists the actual and projected enrollment of schools in the Lahainaluna complex and their 'Rated Capacity'. The DOE doesn't generate a figure called "Rated Capacity" and is unsure of the source of those figures.

The DOE last generated a Classroom Utilization Report (CUR) for the 2009-2010 school year. It measured a school's student capacity based on teaching, program and support staff requirements. It is not a true measure of how crowded a school is. The DOE acknowledges that the EIS does not make that conclusion, but the figures lend themselves to that conclusion. That being said, the DOE is concerned with the growing enrollment in West Maui Schools and that prompted the creation of the District.

Table 20 in the Educational Facilities section of the EIS applies a set of student generation rates (SGR) to the proposed number of Olowalu residential units. However the set of SGRs are for the District, based on the average SGR for the entire area. They may give a very rough idea of the number of students expected to reside in the project at maturity, but they were really generated to

Olowalu Town, LLC and Olowalu Ekoru, LLC

Page 2

April 27, 2012

determine school impact land and construction fee amounts. The Olowalu project, based on the details of its housing products, could have an Olowalu SGR which is different from the District-wide averages.

Although the EIS states that project calls for a provision of approximately 10 to 15 acres for an educational or learning facility, no specifics or a formal proposal been discussed with the DOE. The developer should contact the DOE to discuss details of proposed schools site and impact fees and enter into a written agreement with the DOE.

Thank you for the opportunity to provide comments. If you have any questions, please call Roy Ikeda of the Facilities Development Branch at 377-8301.

Very truly yours,



Kathryn S. Matayoshi
Superintendent

KSM:jmb

c: Orlando "Dan" Davidson, SLUC

✓ Colleen Suyama, Senior Associate, Munekiyo & Hiraga, Inc.

Randolph G. Moore, Assistant Superintendent, OSFSS



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Planning, Project Management, Sustainable Solutions

Michael T. Munekiyo
PRESIDENT

Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT

Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Kathryn S. Matayoshi, Superintendent
State of Hawaii
Department of Education
P.O. Box 2360
Honolulu, Hawaii 96804

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu
Town Master Plan at Olowalu, Hawaii

Dear Ms. Matayoshi:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your letter of April 27, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. We offer the following information in response to your comments.

Response to Comments Regarding Impacts to Department of Education Facilities

We note that the Department of Education (DOE) anticipates an impact to its facilities as a result of the proposed Olowalu Town Master Plan (OTMP). The applicants maintain its commitment in working with the DOE to fulfill its requirement of providing contributions to the DOE to mitigate the anticipated impacts of the development through the provision of school impact fees, or other such measures approved by the DOE. We also note that approximately 10 to 15 acres of the OTMP will be set aside for an educational or learning facility with an additional 10 to 20 acres available for recreational fields and playgrounds. At this time, the specifics of the facility have not been determined. During the "Olowalu Talk Story" and further discussions with the community, a variety of suggestions were received regarding the type of school to be established in Olowalu. Those suggestions included a DOE-operated school, charter school, and private school ranging from elementary, middle and high school, as well as a combination thereof. As the Master Plan progresses through the entitlement process, refinement of the educational or learning facility will be developed with the community and DOE.

Response to Comments Regarding Capacity of DOE Facilities

We note the DOE's comment regarding capacity of DOE facilities. We would also like to note that the "rated capacity" figures of Table 20 in the Draft EIS were based off of figures provided in the Public Facilities Assessment report prepared for the Maui Planning Department (Update March 9, 2007). Nevertheless, Table 19 in the Draft EIS has been revised as Table 31 to delete the "rated capacity". See **Exhibit "1"**.

We also note your concern over the growing enrollment in West Maui schools that prompted the West Maui Impact Fee District. The applicants will work with the DOE to address educational facilities for the future residents in Olowalu Town.

Response to Comments Regarding Student Generation Rate

We note the DOE's comment regarding an Olowalu Student Generation Rate (SGR) and the District-wide averages. The EIS includes clarification of such numbers. See **Exhibit "2"**.

Response to Comments Regarding 10 to 20 Acres for an Educational or Learning Facility

As noted above, the applicants maintain its commitment in working with the DOE throughout the land use entitlements process for the subject project. The details of the educational or learning facility will be further defined through the entitlement process.

Kathryn S. Matayoshi, Superintendent
October 26, 2015
Page 3

We appreciate the input provided and will be including a copy of your letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 South High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,



Colleen Suyama
Senior Associate

CS:la

cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekoru LLC
Jennifer Lim, Carlsmith Ball, LLP

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of the additional sirens and the timing when installation of the sirens are warranted.

4. **Educational Facilities**

a. **Existing Conditions**

The West Maui region is served by four (4) public schools (Lāhaināluna High School, Lāhainā Intermediate School, Princess Nahi'ena'ena Elementary School, and Kamehameha III Elementary School) operated by the State of Hawai'i, Department of Education (DOE) and two (2) smaller private schools (Sacred Hearts School and Maui Preparatory Academy). All four (4) of the public schools are located within Lāhainā town and three (3) of those schools are located along Lāhaināluna Road, mauka of Honoapi'ilani Highway. The enrollments in the four (4) schools have grown significantly in concert with the growth of residential development in the West Maui area. See **Table 1931**.

Table 1931. Actual and Projected Enrollments at Department of Education Schools in West Maui

School	Actual Enrollment			Rated Capacity	Projected Enrollment
	SY-09-10	SY-10-11	SY-11-12		SY-15-16
Lāhaināluna High School	969	1027	1057	969	1081
Lāhainā Intermediate	693	653	651	571	672
Kamehameha III Elementary	713	733	760	646	788
Princess Nahi'ena'ena Elementary	610	607	643	612	675
Source: Department of Education, 2011.					

	Actual Enrollment *SY 2014-15	**Projected Enrollment (SY 2015-16)
Lāhaināluna High School	1,014	1,081
Lāhainā Intermediate	635	672
Kamehameha III Elementary	773	788
Princess Nahi'ena'ena Elementary	724	675
Source: *Department of Education School Enrollment, 2014. **Analysis of the West Maui School Impact District, 2010.		

School bus transportation is currently provided to Olowalu residents to Princess Nahi'ena'ena Elementary, Lāhaina Intermediate and Lāhaināluna High School. There is one (1) route from Olowalu Town which uses a 42-passenger bus (Joseph, 2012). University of Hawai'i Maui College (UH-Maui), which is located in Kahului, is a branch of the University of Hawai'i system. In addition, there is a UH-Maui Lāhainā Education Center that opened in West Maui in Fall 2007. UH-Maui is the primary higher education institution serving Maui.

The OCR currently provides educational experiences relating to its archaeological and cultural heritage to various groups, especially school children.

b. Potential Impacts and Mitigation Measures

Initially, until a new educational facility is constructed in the Master Plan for Alternatives 1 and 2, students would utilize the available school bus service to Lāhainā Town. If the student enrollment increases beyond the existing 42-passenger bus, the bus can be increased to a 72-passenger bus or separate routes established to the different schools (Joseph, 2012). Ongoing dialogue with the DOE to assess the impact of the proposed Master Plan for Alternatives 1 and 2 upon regional educational facilities will continue throughout the land entitlement process and implementation of the project. Based on the DOE's student generation rates formula to determine impact fees for the West Maui Impact District, the proposed project's 600 single-family units and 900 multi-family units are anticipated to generate 462 new elementary, middle, and high school students. See **Table 2032**.

Table 2032. Estimated New Students at Olowalu Town Master Plan for Alternatives 1 and 2

	Single-Family Student Generation Rate	Single-Family Students ^(a)	Multi-Family Student Generation Rate	Multi-Family Students ^(b)	Total Students
Elementary	0.22	132	0.09	81	213
Middle	0.12	72	0.04	36	108
High	0.16	96	0.05	45	141
TOTAL	0.5	300	0.18	162	462
Notes: ^(a) Based on 600 single-family residences. ^(b) Based on 900 multi-family residences. Source: Department of Education, 2010.					

	Units	Formula	Total Students
Single Family	600	0.5 X 600	300
Multi Family	900	0.18 X 900	162
		TOTAL	462
Source: Department of Education, West Maui Impact Fee Schedule, 2014			

It is noted that the foregoing figures presented in **Table 32** provides a rough estimate of the number of students to reside in the project at maturity. As pointed out by the DOE, the proposed project may have an Olowalu Student Generation Rate (SGR), which is different from the West Maui District-wide average. The addition of approximately 462 new students to public schools in West Maui would require increased DOE resources in the district. Impacts to the DOE's resources in West Maui will be mitigated through fulfillment of school impact fees or other measures approved by the DOE. The project falls within the West Maui School Impact District. The applicants will coordinate with the DOE to ensure that assessment policy provisions are appropriately addressed.

The proposed project alternatives also calls for the include provision of approximately 10 to 15 acres for an educational facility. The specifics of the educational (or learning) facility has not been determined. During "Olowalu Talk Story" and subsequent discussions through community outreach with

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



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

JUN 04 2012

LORETTA J. FUDDY, A.C.S.W., M.P.H.
DIRECTOR OF HEALTH

In reply, please refer to:
DOH/CWB

05050PMR.12

May 31, 2012

Mr. Bill Frampton
Olowalu Town, LLC and Olowalu Ekolu, LLC
2035 Main Street, Suite 1
Wailuku, Hawaii 96793

Dear Mr. Frampton:

**SUBJECT: Comments on the Draft Environmental Impact Statement (EIS) for the
Olowalu Town Master Plan at TMK (2) 4-8-003:084, 098 through 118,
and 124
Olowalu, Island of Maui, Hawaii**

The Department of Health (DOH), Clean Water Branch (CWB), has reviewed the subject document and has no comments at this time. The DOH-CWB provided comments on the EIS Preparation Notice for this project (Letter No. 08019PSW.10, dated August 11, 2010).

Please note that our review is based solely on the information provided in the subject document and its compliance with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at: <http://hawaii.gov/health/environmental/env-planning/wqm/landuse/landuse.html/CWB-standardcomment.pdf>.

If you have any questions, please visit our website at: <http://www.hawaii.gov/health/environmental/water/cleanwater/index.html>, or contact the Engineering Section, CWB, at (808) 586-4309.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dale Wong".

DALE WONG, P.E., CHIEF
Clean Water Branch

MR:jst

c: DOH-EPO # 12-046 [via e-mail only]
Mr. Orlando "Dan" Davidson, Land Use Commission
✓ Ms. Colleen Suyama, Munekiyo and Hiraga, Inc.



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October 26, 2015

Alec Wong, P.E., Chief
State of Hawaii
Department of Health
Clean Water Branch
P.O. Box 3378
Honolulu, Hawaii 96801-3378

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii (DOH/CWB 05050PMR.12)

Dear Mr. Wong:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolū, LLC, we thank you for your letter of May 31, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. As recommended, we have read your standard comments available on your website. Regarding the applicable standard comments, the following responses are provided:

Permit Issuance

- We acknowledge that the project and its potential impacts to State waters must meet the State's: 1) antidegradation policy; 2) designated uses, as determined by the classification of the receiving State waters; and 3) water quality criteria of HAR, Chapter 11-54.
- As the project progresses towards implementation the Department of the Army (DA) will be contacted to determine whether a DA permit will be required for the project. We also acknowledge that if a DA permit is required then a Section 401 Water Quality Certification (WQC) may be required from the Department of Health (DOH).
- As the project progresses towards implementation, a National Pollutant Discharge Elimination System (NPDES) permit may be required for the project and must be submitted at least 180 days prior to the initiation of construction.

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- We acknowledge, if required, a Notice of Intent (NOI) must be submitted 30 calendar days before the start of construction activities.
- We acknowledge, if required, a copy of the NOI or NPDES permit application shall be submitted to the State Department of Land and Natural Resources (DLNR), State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the Clean Water Branch (CWB) that SHPD has or is in the process of evaluating the project. A copy of the request for review by SHPD or SHPD's determination letter for the project shall be submitted along with the NOI or NPDES permit application, as applicable.

Monitoring

- We acknowledge effluent discharge and/or receiving water monitoring may be required as conditions of Section 401 Water Quality Certifications and NPDES General and Individual permits.

Enforcement

- We acknowledge that noncompliance with water quality requirements contained in Hawaii Administrative Rules (HAR), Chapter 11-54 and/or permitting requirements specified in HAR, Chapter 11-55 may be subject to penalties of \$25,000 per day per violation.

Polluted Runoff Control Projects

- We acknowledge that projects addressing activities related to polluted runoff control as outlined in the State's Coastal Nonpoint Pollution Control Management Plan and/or Hawaii's Implementation Plan for Polluted Runoff Control may qualify for Federal grants administered by the DOH.
- We acknowledge that at a minimum, grant funds must be matched 100 percent with match funding or in-kind contributions from non-Federal sources and are subject to the requirements of Environmental Protection Agency (EPA) 40 Code of Federal Regulations (CFR) Chapter 1 (7-1-98 Edition), Section 31.24 Matching or Cost Sharing.

- We acknowledge that Request for Proposals (RFP) to solicit qualified projects for grant funding are issued on an annual basis and interested parties can request to be placed on a mailing list to receive a copy of the RFP when it is issued. The deadline for submittal of a proposal is usually one (1) month from the date of the RFP.

We appreciate the input provided and will be including a copy of your letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,



Colleen Suyama
Senior Associate

CS:la

cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekoru, LLC
Jennifer Lim, Carlsmith Ball, LLP

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