

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.

- Preserve and enhance the mountain and coastal scenic vistas and the open space areas of the region.
- Establish an appropriate supply of urban land within the region to meet the needs of the community over the next 20 years. The Community Plan and its map shall define the urban growth limits for the region and all zoning requests and/or proposed land uses and developments shall be consistent with the West Maui Community Plan and its land use map.
- Where possible, relocate the Honoapiʻilani Highway south of Puamana in order to reduce potential inundation and disruption of service due to storm-generated wave action. Where the highway is relocated for the purpose stated, lands makai of the new alignment shall be designated Open Space (OS) or Park (Pk) to provide for ocean-related recreational use. Notwithstanding the foregoing, continued agriculture use shall be allowed within these areas.
- Provide and maintain parks and beach access for the present and future needs of residents and visitors. For the areas outside Lāhainā town, establish or expand parks and public shoreline areas to include but not limited to the following:
 - The development of a public beach park at Olowalu near Camp Pecusa for camping and ocean-related recreational and educational activities. The final boundaries of this park shall be determined in consultation with the landowner. However, if agriculture in the area is decreased by 50 percent, 20 acres of park land shall be considered for addition to the 10 acres of park land currently designated in the Land Use Map.

Comment: The Master Plan for Alternatives 1 and 2 is designed to utilize a system of detention and retention basins and other LID measures to handle stormwater runoff to reduce impacts to the quality of the marine environment, primarily from sediments. Alternatives 1 and 2 also propose to realign portions of Honoapiʻilani Highway further mauka. This realignment will address the existing erosion problem affecting the highway as well as create opportunities for open space and parks at each end of Olowalu, including near Camp Pecusa (now known as Camp Olowalu). The Master Plan for Alternative 1 will also create lateral access along the shoreline within the existing 150 foot shoreline setback area from one end of Olowalu to the other. Alternative 2 will leave the makai lands in its current use and will not affect public lateral shoreline access. As stated previously, the Master Plan for Alternatives 1 and 2 will require an application for a Community Plan Amendment which will be filed with the County of Maui.

ENVIRONMENT

Goal:

A clean and attractive physical, natural and marine environment in which man-made developments on or alterations to the natural and marine environment are based on sound environmental and ecological practices, and important scenic and open space resources are preserved and protected for public use and enjoyment.

Objectives and Policies:

- Encourage soil erosion prevention measures and the installation of siltation basins to minimize downstream sedimentation and degradation of nearshore and offshore water quality.
- Integrate stream channels, gulches and other areas deemed unsuitable for development into the region's open space system for the purposes of safety, open space relief, greenways for public use and visual separation. Existing development of these stream channels, gulches and other areas shall be maintained and shall not be expanded. Drainage channels and siltation basins should not be considered for building sites, but used, rather, for public open space.
- Encourage park, golf course, landscape and agricultural uses of treated effluent. Plan for wastewater reuse in the design of new parks, golf courses, and open spaces.
- Prohibit the dumping of heavy metals, oil and untreated sewage on land and in the nearshore waters and provide accessible and safe disposal for hazardous materials.
- Promote the planting of trees and other landscape planting to enhance streetscapes and the built environment.
- Protect the shoreline and beaches by preserving waterfront land as open space wherever possible. The protection shall be based on a study and analysis of the rate of shoreline retreat plus a coastal hazard buffer zone. Where new major waterfront structures or developments are to be approved, preservation should

be assured for 50-100 years by employing a shoreline setback based on the rate established by the appropriate study.

- Promote drainage and stormwater management practices that prevent flooding and protect coastal water quality.

Comment: Both Alternatives 1 and 2 propose to develop a drainage plan that will minimize the potential low level flooding (less than one foot) from stormwater runoff in Olowalu. The drainage plan will utilize a system of detention and retention basins and LID measures to prevent sediments in stormwater runoff from entering Olowalu Stream and the nearshore waters reducing degradation of water quality. Olowalu Stream and other sensitive areas, such as the OCR and shoreline areas, will be part of a system of open space, greenways, and parks that provide relief from the built environment.

As stated previously, no development is proposed in the existing 150 feet shoreline setback area which is the maximum setback established by the Maui Planning Commission. The maximum setback will allow public access and enjoyment of the shoreline area and ocean. As previously noted, the Master Plan for Alternative 1 encompasses lands mauka and makai of Honoapiʻilani Highway, while Alternative 2 excludes the makai lands.

The project's sewage treatment plant eliminates the need for injection wells and will produce R-1 recycled water to be utilized for irrigation purposes, especially for the public landscape areas.

ECONOMIC ACTIVITY

Goal:

A diversified economy that provides a range of stable employment opportunities for residents, allows for desired commercial services for the community, and supports the existing visitor and agricultural industries, all in a manner that will enhance both the community's quality of life and the environment.

Comment: Olowalu Town is envisioned as a sustainable community that provides housing, employment, infrastructure, facilities, services, and recreation within a 10 minute walk reducing the community's dependency on the automobile while promoting

a healthy community that preserves the community's historic, cultural, and natural resources.

CULTURAL RESOURCES

Goal:

To preserve, protect and restore those cultural resources and sites that best represent and exemplify the Lāhainā region's pre-contact, Hawaiian Monarchy, missionary and plantation history.

Objectives and Policies:

- Preserve and protect significant archaeological, historical and cultural resources that are unique in the State of Hawai'i and Island of Maui.
- Foster an awareness of the diversity and importance of cultural resources and of the history of Lāhainā.
- Encourage and protect traditional shoreline and mountain access, cultural practices and rural/agricultural lifestyles.
- Ensure adequate access to our public shoreline areas for public recreation, including lateral continuity.
- Promote distinct cultural resources as an identifying characteristic of the region.
- Ensure that new projects or developments address potential impacts on archaeological, historical, and cultural resources and identify all cultural resources located within the project area as part of initial project studies. Further require that all proposed activity adequately mitigate potential adverse impacts on cultural resources.
- Support public and private efforts to inventory, evaluate and register historic and archaeological sites to expand the public's knowledge of the region's cultural resources.
- Recognize the importance of buffer areas to enhance and protect historical or archaeological sites.
- Recognize areas of historic vegetation and significant native vegetation zones as cultural resources.

- Encourage community stewardship of historic sites.
- Encourage the development of “cultural parks” for visitation and education.
- Encourage cultural and educational programs to perpetuate Hawaiian and other ethnic heritages.
- Important site types and areas in the West Maui region include but are not limited to the following:
 - Olowalu Church ruins
 - Olowalu heiau
 - Stream valley sites
 - Plantation ditch system
 - Plantation buildings
 - Lo`i terraces and `auwai
 - Camp Pecusa
 - Olowalu petroglyphs
 - Olowalu Landing

Implementing Actions:

Develop cultural parks appropriate for public visitation and education programs in various areas of the region.

Identify specific historical or archaeological sites for protection and interpretation.

Comment: The Master Plan’s intent is to avoid historic and cultural sites which meet the SHPD’s criteria for preservation such as, but not limited to, burials, heiaus, and historic plantation features. A significant part of the Master Plan for Alternatives 1 and 2 is the OCR which contains many historic and cultural sites, such as the Olowalu Petroglyphs and heiaus, which are being preserved as well as interpreted. Within the OCR, there are ongoing efforts to restore the former lo`i and native vegetation. There are also ongoing educational programs available to the public that

document and perpetuate the Hawaiian culture. The Applicants propose to continue to support the efforts of the OCR.

The Applicants will continue to support ongoing research on Olowalu documenting the plantation place names and persons who lived in Olowalu. Both Alternatives 1 and 2 will incorporate the historic place names, as appropriate.

HOUSING

Goal:

A sufficient supply and choice of attractive, sanitary and affordable housing accommodations for a broad cross section of residents.

Objectives and Policies:

- Accommodate the 20-year housing needs of the planning region.
- Provide a variety of affordable housing opportunities, including improved lots and self-help projects and special needs housing for the elderly, single parent families, homeless and disabled.
- Coordinate the planning, design and construction of public infrastructure improvements with major residential projects that have an affordable housing component.
- Promote efficient housing designs in order to reduce residential home energy consumption.
- Maintain acceptable standards for affordable housing projects, including but not limited to, the installation of sidewalks and provision of adequate off-street parking.
- Support efforts to develop housing for the elderly and for the homeless.

Comment: Both Alternatives 1 and 2 propose to provide a variety of housing types for all income groups of Maui residents, including affordable units and homes for the elderly. Sustainability standards will be incorporated into the planning, design, and construction of the housing units and public infrastructure, such as those relating to the utilization of innovative technology for wastewater treatment and disposal, as well as reduction in energy consumption.

URBAN DESIGN

Goal:

An attractive and functionally integrated urban environment enhances neighborhood character, promotes quality design at the resort destinations of Ka'anapali and Kapalua, defines a unified landscape planting and beautification theme along major public roads and highways, watercourses, and at major public facilities, and recognizes the historic importance and traditions of the region.

Objectives and Policies:

- Enhance the appearance of major public roads and highways of the region.
- Improve pedestrian and bicycle access within the region.
- Enhance the appearance of major public roads and highways in the region.
- Improve pedestrian and bicycle access within the region.
- Integrate stream channels and gulches into the region's open space system for the purposes of safety, open space relief, greenways for public use and visual separation. Drainage channels and siltation basins should not be used for building sites, but, rather, for public open space. Drainage channel rights-of-way and easements may also be used for pedestrian walkways and bikeway facilities.
- Promote a unified street tree planting scheme along major highways and streets. Hedge planting should be spaced and limited in height, in order to provide vistas to the shoreline and mountains.
- Maintain shrubs and trees at street intersections for adequate sight distance.
- Save and incorporate healthy mature trees in the landscape planting plans of subdivisions, roads or any other construction or development.
- Incorporate drought-tolerant plant species in future landscape planting.
- Existing and future public rights-of-way along roads and parks shall be planted with appropriate trees, turfgrass and ground covers.
- Emphasize contrasting earth-tone color schemes for buildings and avoid bright or garish colors.

Comment: As a planned sustainable community, the Master Plan proposes to develop design criteria for streets, buildings, public facilities and landscaping to ensure an attractive and functionally integrated environment that embodies the characteristics of a “walkable” community which holds positive implications for energy conservation and efficiency objectives. These urban design principles will equally apply to Alternative 1 and Alternative 2.

INFRASTRUCTURE

Goal:

Timely and environmentally sound planning, development, and maintenance of infrastructure systems which serve to protect and preserve the safety and health of the region’s residents, commuters, and visitors through the provision of clean water, effective waste disposal and efficient transportation systems which meet the needs of the community.

Objectives and Policies (Transportation):

- Support ridesharing, programs to promote safe bicycle and pedestrian travel, alternative work schedules, traffic signal synchronization and other transportation demand management strategies.
- Promote residential communities that provide convenient pedestrian and bicycle access between residences and neighborhood commercial areas, parks and public facilities, in order to minimize use of automobile.

Implementing Action

- Widen the existing highway to four (4) lanes from the Pali to Lāhainā Town and from Kā’anapali Parkway to Office Road.
- Provide a landscaped buffer area along Honoapi’ilani Highway to enhance both pedestrian and vehicular circulation, as well as to soften the effects of the built environment.

Objectives and Policies (Water and Utilities):

- Protect groundwater resources in the region.
- Improve the quality of domestic water.

- Coordinate expansion of and improvements to water system to coincide with the development of residential expansion areas.
- Promote conservation of drinking water through the use of treated wastewater effluent for irrigation.
- Encourage the installation of underground electrical, telephone and cable television lines.
- Encourage reasonable rates for water and public utility services.

Objectives and Policies (Liquid and Solid Waste)

Improve sewage treatment services for Lāhainā and provide services to residential expansion areas in the following manner:

- Recycle wastewater
- Extend sewage treatment service to populated areas not currently serviced.

Objectives and Policies (Drainage):

- Construct necessary drainage improvements in flood-prone areas, incorporating landscaped swales and unlined channels to provide open space continuity. Urge the use of landscaped/green belt drainage channels as opposed to concrete-lined channels or culverts.
- Insure that new developments will not result in adverse flooding conditions for downstream properties by requiring onsite retention facilities for stormwater run off generated by the development.

Objectives and Policies (Energy):

- Promote energy efficiency as the energy resource of first choice and seek to increase energy efficiency in all sectors in the community.
- Promote the environmentally sensitive use of renewable energy resources, such as biomass, wind, and solar.

- Support energy efficient technologies in conjunction with new urban development and encourage energy efficient building design and site development practices.

Comment: Infrastructure is planned to be constructed concurrent with the development of the Master Plan for Alternatives 1 and 2. Major infrastructure will include realignment of Honoapiʻilani Highway further mauka as part of the proposed widening and realignment of the highway from Māʻalaea to Launiupoko, as well as realigning the existing highway away from shoreline erosion; construction of a wastewater treatment plant that will eliminate the existing use of cesspools and septic systems; construction of a R-1 recycled water system for irrigation; upgrades to the existing drinking water system including source development and fire protection infrastructure; and construction of future roadways to provide connectivity within the Master Plan area, and limiting the need to utilize the future realigned highway for local traffic.

As mentioned previously, as a planned sustainable community, design criteria for streets, buildings, public facilities and landscaping will be formulated to ensure an attractive and functionally integrated environment that embodies the characteristics of a “walkable” community.

SOCIAL INFRASTRUCTURE

Goal:

Develop and maintain an efficient and responsive system of public services which promotes a safe, healthy and enjoyable lifestyle, and offers opportunities for self improvement and community well being.

Objectives and Policies (Recreation and Open Space):

- Provide adequate community-oriented park facilities including facilities for field and court games, children’s play and picnicking within, or adjacent to, existing and future residential areas at the following existing or planned park sites:
 - Major residential projects.
- Provide resource-oriented regional park facilities and public access along the shoreline for picnicking, camping, informal play, swimming, sunbathing, and

other coastal-related activities along coastal lands makai of the existing or future realigned coastal highways from Honokahua Bay to the district's north boundary and from Puamana to the district's south boundary, except for the agriculture designated lands makai of the highway at Olowalu.

- Establish adequate public access to suitable mauka recreational areas for hiking, hunting, camping, nature study, and other back country, leisure time activities, based on a mountain access study.
- Provide public camping areas along the shoreline of the region, such as at Olowalu near Camp Pecusa.
- Ensure adequate public access to shoreline areas, including lateral access to establish the continuity of public shorelines.
- Establish park areas appropriate for nature study.

Objectives and Policies (Education):

- ~~Encourage the development of child care and pre-school facilities, in conjunction with major centers of employment.~~

Objectives and Policies (Health and Public Safety):

- Support the appropriate level of police services in consideration of the region's resident and visitor population.
- Encourage the expansion of community and social service facilities and programs in West Maui in convenient and accessible locations through public and private partnerships.
- Support the expansion of child care facilities in West Maui.

Objectives and Policies (Education):

- Ensure adequate school facilities and education opportunities within the region.
- Encourage the development of child care and pre-school facilities, in conjunction with major centers of employment.

Comment: Both Alternatives 1 and 2 incorporate public facilities such as future sites for a police station, fire station, ambulance services, and an educational facility. The Applicants will continue to coordinate with public agencies to ensure that public facilities and services are provided in a timely manner. The Applicants propose to provide its “pro rata” share to such improvements. In addition, open space and park lands for recreation are encompassed by both Alternative 1 and Alternative 2. Continuation of Camp Pecusa (now known as Camp Olowalu) as well as enhanced public access to and along the shoreline are envisioned by the Master Plan for Alternative 1.

GH. COUNTY ZONING

The proposed Master Plan is predominantly zoned “Agricultural” by the County. A portion of the Master Plan on the makai side of Honoapiʻilani Highway is zoned “R-3 Residential”, and “A-2 Apartment” on Land Zoning Map No. 7 Olowalu Town. Refer to **Figure 9** and **Table 64**.

To implement the Master Plan for both Alternatives 1 and 2, a Project District zoning designation will be required. In addition, a Project District Phase I approval, setting forth the zoning performance standards, including permitted land uses, accessory uses, special uses, densities, height, setbacks, lot dimensions, and other development standards will be required. In this regard, ~~Olowalu Town, LLC and Olowalu Ekolu, LLC~~ the Applicants proposes the use of a model SmartCode, which serves as a unified development ordinance that encourages a market-driven alternative to conventional residential development. The ~~proposed code~~ Project District application for the Master Plan will address traditional neighborhood design attributes which promote walkability, reduce the number and length of automobile trips, provide neighborhoods of appropriate scale and quality, provide building concentrations at easy walking distance from public transportation, provide a full range of housing product types, and provide a suitable mix of civic buildings and spaces. Refer to **Appendix “A-2A-3”**.

The SmartCode is a transect-based code which establishes a geographic cross-section divided into six (6) transect zones or communities, as follows, T-1 Natural Zone; T-2 Rural Zone, T-3 Sub-Urban Zone, T-4 General Urban Zone, T-5 Urban Center Zone and T-6 Urban Core Zone. The transect, as a framework, identifies a range of habitats from the most natural to the most urban. The transect integrates environmental and zoning methodologies. The Project District application will incorporate these transects

in proposing densities, heights, setbacks, lot dimensions, and other development standards within the Master Plan. The six (6) transects are described, as follows:

T-1 Natural Zone: Consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.

T-2 Rural Zone: Consists of sparsely settled lands in open or cultivated state. These include woodland, agricultural land, grassland and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.

T-3 Sub-Urban Zone: Consists of low density residential areas, adjacent to higher zones and some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

T-4 General Urban Zone: Consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types, such as single, sideyard and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.

T-5 Urban Center Zone: Consists of higher density mixed use building that accommodates retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, street tree planting and buildings set close to the sidewalks.

T-6 Urban Core Zone: Consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks, street tree planting and buildings set close to the wide sidewalks.

In addition to the six (6) transect zones, the SmartCode may include a Civic Zone and Special Districts, as follows:

Civic Zone: Consists of civic buildings and/or civic spaces appropriate to their transect zone.

Special Districts: Consist of areas with buildings that by their function, disposition, or configuration cannot, or should not, conform to one or more of the six (6) normative transect zones.

In conjunction with the Project District Phase I processing, the model SmartCode will be modified to accommodate the local character of Olowalu, public input from residents, local and State government, elected officials, design professionals and community groups.

HI. PROJECT DISTRICT PROCESSING REQUIREMENTS

The implementation of the Master Plan will follow the requirements of Chapter 19.45 of the MCC relating to Project District Processing Regulations. Project District Phase II and Phase III approvals will be sought as each phase of implementation is detailed and designed. This land use entitlement process affects both Alternative 1 and Alternative 2.

IJ. COASTAL ZONE MANAGEMENT

The Hawai'i Coastal Zone Management Program (HCZMP), as formalized in Chapter 205A, HRS, establishes objectives and policies for the preservation, protection, and restoration of natural resources of Hawai'i's coastal zone. The coastal zone management (CZM) area is defined as all lands of the State and the area extending seaward from the shoreline to the limit of the State's police power and management authority; including the United States territorial sea (Chapter HRS Section 205A-1, HRS). The County of Maui utilizes its SMA regulatory mechanism to implement the HCZMP. Portions of the Master Plan are within the County of Maui's SMA. As specific project components are implemented, applications for SMA permits will be filed for any "development" as that term is defined under HCZMP. Refer to **Figure 810**. As set forth in Chapter 205A, HRS, this section addresses the project's relationship to applicable CZM considerations.

1. Recreational Resources

Objective

Provide coastal recreational opportunities accessible to the public.

Policies

- (A) Improve coordination and funding of coastal recreational planning and management; and
- (B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
 - (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
 - (ii) Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;
 - (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation; and waters having recreational value consistent with public safety standards and conservation of natural resources;
 - (v) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
 - (vi) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and
 - (vii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions; and crediting such dedication against the requirements of Section 46-6, HRS.

Response: As discussed in Chapter II, recreational opportunities will be provided through additional park and open space areas included as part of the proposed project. The Master Plan for Alternatives 1 and 2 includes provisions for approximately 223 acres in Alternative 1 and approximately 200 acres in Alternative 2 of active and passive parks, as well as drainage and open space areas.

2. **Historic Resources**

Objective

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

Policies

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

Response: Several archaeological inventory studies were conducted within the Master Plan boundaries that documented the archaeological, cultural and historic sites and recommended mitigation. Cultural Surveys Hawai'i, Inc. prepared an archaeological literature review of these studies for the Master Plan for Alternatives 1 and 2 and compiled a comprehensive list of the ongoing recommended mitigation for these sites that will be implemented in the Master Plan. As such, the Master Plan will not be expected to adversely impact archaeological, cultural and historic resources that are significant in Hawaiian and American history and culture.

3. **Scenic and Open Space Resources**

Objective

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

Policies

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

Response: The Master Plan area is for Alternatives 1 and 2 is located along the coastal plain and foothills of Olowalu. The Master Plan Both Alternatives 1 and 2 offers an architecturally integrated plan which sets standards for height, landscaping and open space corridors. Approximately 223 acres in Alternative 1 and approximately 200 acres in Alternative 2 of parks and open space will be provided in the Master Plan. As discussed in Chapter III, design and performance standards will be implemented to mitigate impacts to scenic resources.

4. Coastal Ecosystems

Objective

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

Policies

- (A) Improve the technical basis for natural resource management;
- (B) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
- (C) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and

- (D) Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards.

Response: Appropriate Best Management Practices (BMPs), erosion-control measures, and a stormwater quality management program will be implemented to minimize the effects of stormwater runoff resulting from the implementation of the Master Plan for Alternatives 1 and 2 and to ensure that coastal ecosystems are not adversely impacted by construction and ongoing activities. Further, to reduce impacts on Olowalu Stream, the stream area is included in the OCR. Within Master Plan actions within the OCR, the Master Plan is limited to the preservation of archaeological, historic and cultural sites and agricultural activities envisioned to incorporate the ahupua'a system of agriculture practiced by early Hawaiians.

5. **Economic Uses**

Objective

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

Policies

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

- (iii) The development is important to the State's economy.

Response: In order to develop the Master Plan for Alternatives 1 and 2, an economic impact study was prepared as a key component for the establishment of an Olowalu Town community. The Master Plan is for Alternatives 1 and 2 is envisioned to stimulate the economy both short term and long term. According to the 2011 Economic and Fiscal Impact study prepared for the project, total construction expenditures are expected to total \$465.6 million and create an average of 377 direct and indirect jobs on Maui annually over the 10-year development period. Upon completion, the Master Plan Alternatives 1 and 2 could result in approximately 1,000 jobs just in the commercial and industrial sectors of the project. Employment attributed to the Master Plan is expected to total approximately 4,770 jobs over the term of the development.

6. **Coastal Hazards**

Objective

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

Policies

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

Response: As described in Chapter III, both alternatives of the Master Plan area falls within multiple flood zone categories. Land planning principles will be employed to respect flood-sensitive areas. It is noted that the proposed Master Plan does for Alternatives 1 and 2 does not propose any development

within the portion of the Master Plan area that is within Flood Zone VE. Apart from this, construction within flood hazard areas will be in compliance with Section 19.62.060, relating to standards for development within flood hazard areas. Drainage improvements will be designed in accordance with applicable regulatory standards to ensure that the project will not adversely affect downstream properties from the effects of flooding and erosion. Results of the preliminary engineering report, including drainage, are discussed in Chapter III. In addition, the Master Plan previously noted, both Alternatives 1 and 2 observes an existing 150-foot shoreline setback established through a SMA Permit approved in 2000 to ensure development is not threatened by shoreline erosion, storm wave action, and sea level rise.

7. Managing Development

Objective

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

Policies

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

Response: In addition to the numerous community meetings held to develop the Master Plan, public input will be solicited in coordination with the processing of the Draft EIS, pursuant to the Chapter 343, HRS, EIS review process. The DBA, CPA, CIZ, Project District, and SMA application processes involve review by various governmental agencies, including the SLUC, the MPC and the Maui County Council. The public is afforded the opportunity to participate in hearings on these processes. Coordination with other

organizations and individuals will be undertaken in conjunction with the foregoing processes.

Applicable Federal, State, and County requirements will be adhered to in the planning, design, and construction of the project.

8. Public Participation

Objective

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

Policies

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

Response: The Master Plan was developed utilizing a community-based planning process referred to as “Olowalu Talk Story”. The 10-day long series of workshops held in November 2005, involved more than 1,350 participants to help guide the formulation of the Master Plan. Olowalu Town, LLC’s planning consultant, Duany Plater-Zyberk & Company, took the input provided at the workshops to develop the land plan concept. Values expressed at the workshops included, among several, the need to protect the environment, preserve culture, provide affordable housing, improve infrastructure, strengthen the island’s economy, and preserve and enhance shoreline access.

The ~~applicant continues~~ Applicants continue to recognize the importance of community input with ongoing meetings with local residents and organizations.

Public input will continue to be solicited in coordination with the processing of the Draft EIS, pursuant to the Chapter 343, HRS environmental assessment review process, the State DBA, County CPA, CIZ, Project District, and SMA processes. All aspects of development will be conducted in accordance with applicable Federal, State and County standards.

9. Beach Protection

Objective

Protect beaches for public use and recreation.

Policies

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

Response: In broad terms, the project will utilize appropriate BMPs and implement a stormwater quality management program to manage overall drainage for the Master Plan area. In the long term, the Master Plan both Alternatives 1 and 2 will contain a comprehensive drainage system that will retain project-related incremental increases in runoff. As previously stated, the Master Plan observes an existing minimum 150-foot-foot shoreline setback established through a SMA Permit granted in 2000 to ensure the development is not threatened by shoreline erosion, storm wave action, and sea level rise.

10. Marine Resources

Objective

Implement the State's ocean resources management plan.

Policies

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

Response: A marine biological and water quality baseline study has been ~~undertaken~~ completed for the Olowalu area. The study found that the existing episodic discharge of land-derived sediment is the most pervasive stress to the reefs off Olowalu. However, the area of such discharge is limited and does not affect all areas of the reef but primarily near Olowalu Stream. Construction of the project's drainage system and retention basins are designed to handle the post-development stormwater runoff and a portion of the pre-development runoff. The drainage improvements, BMPs and implementation of a stormwater quality management program during development of the Master Plan both Alternatives 1 and 2 are expected to mitigate any impacts to water quality and are expected to improve water quality by reducing sediments onto the reefs.

In addition to the aforementioned objectives and policies, SMA permit review criteria, pursuant to §205A - 30.5 (a) provides that:

No special management areas use permit or special management area minor permit shall be granted for structures that allow artificial light from floodlights, uplights or spotlights used for decorative or aesthetic purposes when the light:

- (1) Directly illuminates the shoreline and ocean waters; or
- (2) Is directed to travel across property boundaries toward the shoreline and ocean waters.

Response: Designs for outdoor lighting will consider the need to respect the night sky, while providing an appropriate level of safety and security. Placement and designs of lighting fixtures in common and public areas will address the need to minimize light “spillage” across project boundary lines and towards the shoreline.

JK. SHORELINE SETBACK RULES

The coastal areas of the Master Plan are for Alternative 1 located within encompass the shoreline setback area, while Alternative 2 does not include the makai lands and will not affect the shoreline area. SMA Permit No. 990021 established a minimum 150-ft.-foot shoreline setback for the makai properties along the shoreline. Refer to **Figure 421**. Condition No. 29 of the permit states “*no structures shall encroach into the Shoreline Setback Area to ensure that future shoreline erosion and storm-wave action will not adversely affect structural development on the properties.*” See **Appendix “PS”**. As such, work within the shoreline setback area will be limited to landscaping and related permitted public access improvements to and along the shoreline.

Further, Condition No. 30 requires public lateral pedestrian access along the shoreline in the shoreline setback area and that landscaping within 50 feet of the shoreline should be spaced far enough apart so as not to interfere with lateral access. In addition, a mauka to makai access from Honoapiʻilani Highway to the Olowalu Mill site and Olowalu Landing, as well as beach parking, has been provided in accordance with Condition No. 30. The Condition also requires public access from both ends of the Olowalu makai properties which is from Camp Olowalu on the Māʻalaewa side and from Parcel 124 from the Lāhainā side.

KL. OTHER STUDIES COUNTY OF MAUI PLANS

1. Water Use and Development Plan

The County of Maui’s Water Use and Development Plan (WUDP) was adopted in 1990 and is currently being updated by the Department of Water Supply. Significant changes have occurred since the development of the plan, such as

the ~~demise~~ termination of large scale agriculture (sugarcane and pineapple) by Pioneer Mill Company and Maui Land and Pineapple Company who were major users of surface water and groundwater in West Maui. The plan also envisioned the development of brackish groundwater resources as ~~potable~~ drinking water in areas such as Olowalu by utilizing new technologies to reduce chloride ~~levels~~ to acceptable levels.

In accordance with the WUDP, the Olowalu Water Company, Inc. (OWC) manages a privately-owned public water system regulated by the Public Utilities Commission. The expansion of the OWC's water system will include two (2) additional wells for ~~potable~~ drinking water and is consistent with the WUDP.

2. Statewide Transportation Plan

3.2. Maui Long Range Transportation Plan

The County of Maui Long-Range Transportation Plan, February 1997, recommended island-wide improvements which included widening Honoapi'ilani Highway to a 4-lane roadway four (4) miles west of Mā'alaea Harbor to the Lāhainā Bypass. In 2005, the County prepared the Pali to Puamana Parkway Master Plan which recommended realigning the highway further mauka from the shoreline.

The Master Plan includes realignment of Honoapi'ilani Highway as a future 4-lane roadway with provisions for a transit corridor inland of the shoreline in accordance with the Maui Long-Range Transportation Plan and the County's Pali to Puamana Parkway Master Plan.

3. Pali to Puamana Parkway Master Plan

The Pali to Puamana Parkway Master Plan was prepared by the County of Maui in 2005. According to the Master Plan report:

The purpose of the Plan is to serve as a foundation for a public policy promoting responsible land preservation and development in the coastal zone. The objectives of the plan are:
1) to recommend a proposed realignment of the Honoapi'ilani

Highway from Papalaua Park to Puamana Park; 2) to recommend a proposed open space preserve and to protect the shoreline environment; 3) to increase roadway capacity; 4) to protect public health and safety by getting the highway out of the tsunami inundation zone; and 5) to recommend methods of accommodating new land uses for the area through the implementation of the West Maui Community Plan.

Included in this plan was the possibility of the HDOT widening of Honoapiʻilani Highway between Ukumehame and Launiupoko where it would connect to the proposed Lāhainā By-Pass Road. In Olowalu, the Master Plan proposes a 160-foot wide right-of-way for the by-pass highway inland from the shoreline and maintaining the existing Honoapiʻilani Highway as a landscape multi-purpose pathway. The Master Plan also identified three (3) parks in the area, ʻAwalua Park, Olowalu Beach Park, and Hekili Point Beach Park (Planning Department, 2008).

In order to implement the Pali to Puamana Master Plan, an amendment to the West Maui Community Plan is necessary. An Environmental Assessment (EA) for the Community Plan Amendment, Papalaua to Puamana (aka Pali to Puamana Parkway) was prepared and approved in 2008. According to the EA, the Olowalu area has approximately 58.31 acres of land that will be affected by the proposed land use designations for the Pali to Puamana Parkway Master Plan. Within the Olowalu area, most of the land is designated by the State of Hawaiʻi as “Agricultural” and is privately owned (46.1 acres) and identified for park and open space use. The land areas will need to be acquired by the State, County or a non-profit organization in order to implement the Pali to Puamana Parkway Master Plan. Since completion of the EA, the County of Maui has not initiated the land use entitlement process. (Planning Department, 2008).

Portions of the Pali to Puamana Parkway Master Plan area has been acquired by the County of Maui. In 2014, the Council authorized the purchase of the Launiupoko lands north of the former Olowalu landfill site from West Maui Land Company. Once this purchase is completed, the remaining major privately-owned land is in Olowalu. The other areas not owned by the County of Maui are owned by the State of Hawaiʻi.

In 2007, the HDOT prepared an Environmental Impact Statement Preparation Notice (EISPN) for the Honoapiʻilani Highway Realignment/Widening project (Māʻalaea to Launiupoko) in response to capacity limitations and roadway safety and reliability issues. Highway improvements may involve widening portions of the existing highway and/or constructing a new highway along an inland alignment (HDOT, 2007).

In 2012, the HDOT in coordination with the Federal Highways Administration (FHWA) and West Maui Land Company, proposed the relocation of the Lāhainā Bypass Southern Terminus to the vicinity of the former Olowalu landfill. Erosion along the highway in the Launiupoko area and a rise in traffic congestion between the current bypass terminus point at Launiupoko to the vicinity of the former Olowalu landfill were cited as reasons for the change in alignment (HDOT, 2012). The relocation of the Lāhainā Bypass Southern Terminus is included in the 2015-2018 STIP with construction anticipated to be initiated in 2018.

4. Beach Management Plan for Maui

The Beach Management Plan for Maui (Plan) provides objectives and recommendations for the management of Maui's shoreline resources. The plan seeks to promote beach preservation and sustainable development of the coastal zone.

Guidelines for Shoreline Protection Measures

Objectives:

- To establish guidelines for determining the most appropriate type of coastal protection for a particular location.
- To provide an alternative to owners of eroding coastal properties who do not wish to pursue shore protection measures.

Recommendation:

- Encourage hazard avoidance in the form of retreat or relocation where possible.

- Require compensatory mitigation where lateral access and/or beach resources are lost or impounded by development.

Comment: Alternative 1 will respect the existing 150-foot shoreline setback as a hazard avoidance measure. This alternative will support lateral access and the protection of beach resources. Alternative 2 does not encompass lands makai of Honoapiʻilani Highway.

Sea-Level Rise

Objective:

- To recognize and plan for potential impacts of sea-level rise on low-lying coastal lands.

Recommendation:

- Take sea-level rise into consideration when reviewing development or development of low-lying and coastal areas.

Comment: The Master Plan for Alternative 1 does not propose any structural development within the existing 150-foot shoreline setback area, which accommodates both shoreline erosion and anticipated sea-level rise to 2100. Alternative 2 does not include land makai of Honoapiʻilani Highway or within the existing 150-foot shoreline setback area.

Coral Reefs Ecosystems, Water Quality and Upland

Objective:

- To reduce impacts to water quality and coral reef ecosystems

Recommendations:

- Aim to eliminate the need for wastewater injection wells
- Evaluate site plans with an eye to minimize both impervious coverage such as pavement and disruption of natural drainage and vegetation.

Encourage the use of pervious materials that allow for the infiltration of stormwater.

Comment: The proposed wastewater treatment facility will not include injection wells. The LID measures in the Stormwater Quality Enhancement study proposes to allow stormwater runoff to percolate into the ground, as well as filter sediments to reduce runoff and improve water quality entering Olowalu Stream and the ocean.

Proactive Development of Coastal Lands

Objective:

- To encourage proactive shoreline developments and increase awareness of coastal hazards

Recommendations:

- Encourage developers and landowners to pre-consult with various experts and governmental agencies familiar with coastal erosion in order to get appropriate recommendations on project design
- Encourage greater setbacks for large structures such as hotels and condominiums, and slab-on-grade structures
- Discourage slab-on-grade construction for coastal properties
- Encourage minor structures to be non-permanent and portable

Comment: As stated previously, the Master Plan for Alternative 1 does not propose any structural development within the existing 150-foot shoreline setback area, which accommodates both shoreline erosion and anticipated sea-level rise to 2100. Alternative 2 does not include land makai of Honoapiʻilani Highway or within the existing 150-foot shoreline setback area.

TM. OTHER REGULATORY APPROVALS

In connection with the filing of the Draft EIS document, coordination has been undertaken with the U.S. Department of the Army regarding permitting requirements associated with the Master Plan within the project area and surrounding environs.

Similar coordination with the State Department of Health (DOH) and State Office of Planning has been conducted to determine the applicability of Section 401 Water Quality Certification, and CZM Consistency Approval, respectively. Chapter ~~VHIX~~^{VHIX} summarizes the regulatory permits and approvals which may be required for the proposed project.

V. SUMMARY OF UNAVOIDABLE IMPACTS AND COMMITMENTS OF RESOURCES

V. SUMMARY OF UNAVOIDABLE IMPACTS AND COMMITMENTS OF RESOURCES

A. UNAVOIDABLE IMPACTS

The proposed development of the Master Plan for Alternatives 1 and 2 will result in certain unavoidable construction-related environmental impacts as outlined in Chapter III.

In the short term, construction associated with the proposed development will generate noise impacts. The dominant source of noise will be from heavy construction equipment. Sound attenuating construction equipment will be used, where practicable. In addition, limiting hours of operation to standard curfew periods and administrative controls and construction barriers, as required, will minimize noise impacts caused by construction.

Unavoidable air quality impacts will also arise as a result of construction activities, such as the generation of dust and other airborne pollutants. Appropriate Best Management Practices (BMPs) will be incorporated to mitigate adverse impacts such as, but not limited to, stabilization of disturbed areas, thorough watering of exposed surfaces, limiting the area to be disturbed, erection of wind screens and regular maintenance of construction equipment to minimize construction-related impacts.

Long-term noise impacts may occur along the future bypass alignment. Appropriate mitigation measures will be incorporated to mitigate adverse impacts such as increasing the roadway right-of-way (ROW) width, establishing additional setbacks between the ROW and existing/future structures and sound attenuating walls.

B. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The Master Plan for Alternatives 1 and 2 will commit approximately 460434 acres in Alternative 1 and approximately 396 acres in Alternative 2, of agricultural State Land Use (SLU) "Agricultural" District designated land formerly used for sugarcane cultivation to rural and urban uses to implement the mixed use community including affordable housing for local residents. The production of sugarcane ceased at this location over ten (10)15 years ago and a small portion is now being utilized for limited diversified agriculture consisting of non-income generating grazing to manage vegetation to minimize wildfire hazards, a tomato farm

and tree farms. Refer to **Figure 1625**. The loss of this acreage is not anticipated to adversely impact diversified agriculture on Maui due to the fact that the portion to be removed from agriculture represents ~~only 0.02~~ less than 0.2 percent of agricultural lands on the island for both Alternatives 1 and 2. A portion of the existing agricultural lands along Olowalu Stream are proposed to continue in diversified agriculture. The existing tomato farm ~~and rooster farm~~ to be displaced can relocate to these lots as the project is developed, should the farmers decide to continue their agriculture operations. Adequate relocation time and coordination efforts will be undertaken to ensure a smooth transition for ~~these~~ ~~this~~ farms.

The visual landscape of Olowalu Town will be changed from an agricultural landscape to one which reflects a mixed-use residential community. Development of the project will, therefore, alter the existing landscape. However, this is not a new landscape given the previous thriving plantation town that existed until the 1930s. Land use site planning for the Master Plan for Alternatives 1 and 2 and proposed development standards are envisioned to ~~minimize~~ ~~manage~~ these changes so that the new town centers maintain a country town character that integrates into the existing Olowalu community. The Master Plan for Alternatives 1 and 2 utilizes lower density transition zones consisting of rural and agricultural lots to minimize landscape changes created by the town centers. As well, the Master Plan for Alternative 1 maintains a significant area of the makai shoreline area as park and open space, while Alternative 2 maintains the existing uses, ~~and the~~ The Olowalu Stream corridor is maintained as a contiguous physical and visual open space from the shoreline to the mountains. As such, the changes in the visual landscape are addressed to ensure that adverse impacts upon scenic or open space resources are appropriately managed.

From an infrastructure use perspective, project implementation will result in alterations of existing hydrology (drainage), largely due to the increase in impervious surface area, and other impacts related to wastewater, water, road usage, parks, and public services. However, these impacts will be mitigated through investment in additional resources, including a master drainage system, upgrade and expansion to the private water system, private wastewater treatment plant without injection wells, proposed inland relocation of Honoapiʻilani Highway, park and open space areas, and potential sites for public/quasi-public facilities.

The drainage system for the Master Plan for Alternatives 1 and 2 will be designed to retain all increases in post-development peak runoff such that downstream properties and water quality in the nearshore waters of Olowalu will not be adversely impacted. Opportunities to further increase the amount of runoff retained onsite, thereby improving nearshore water quality will be evaluated during the design phases of the proposed development. In addition,

a stormwater quality management program will be implemented for the Master Plan for Alternatives 1 and 2 to reduce and mitigate impacts to nearshore water quality.

The privately operated and maintained water supply system by the Olowalu Water Company, Inc. will commit water resources for the upgrade and expansion of the system. Department of Water Supply Health (DOH), Commission on Water Resources Management (CWRM) and Public Utilities Commission (PUC) requirements will be fulfilled, as applicable, by the Applicants. Two (2) new wells will be installed to ensure system reliability and the transmission system upgraded and expanded to provide adequate fire protection for the existing community and the Master Plan areas for Alternatives 1 and 2. Irrigation water will be provided by upgrading the existing Olowalu Ditch, use of brackish water from Pumps “N” or “O”, and use of R-1 recycled water from the wastewater treatment facility. The private water system is regulated by the State of Hawai‘i Department of Health (DOH) and the Public Utilities Commission (PUC).

Comprehensive testing of the groundwater from the existing and proposed wells and ongoing monitoring will be required as part of the DOH approval process to ensure that water quality needs, prescribed standards for drinking water supplies and use of the R-1 water is maintained through the life of the project. Over the long term, should water quality exceed defined parameters, the appropriate level of pre-treatment will be applied at that time to ensure that water quality standards are maintained as required by law. Also, the PUC regulates the private water system to ensure reliable water is provided to the community at a fair rate structure.

Utilizing innovative technology, a private wastewater treatment facility will be constructed which requires no injection wells. Two (2) natural treatment systems consisting of a constructed wetland and soil aquifer treatment system will be used to dispose of any excess recycled water. It is estimated that approximately 90 percent of the recycled water will be used over the course of an average precipitation year.

Additional traffic is anticipated with the completion of the Master Plan for Alternatives 1 and 2 due to project generated traffic flows and increased ambient traffic associated with regional population growth. The proposed bypass highway with “O” turns will ensure the continuous flow of traffic through Olowalu. The existing Honoapiʻilani Highway will become a secondary roadway providing access to the shoreline and the Master Plan areas for Alternatives 1 and 2.

Enhanced parks and open space areas are proposed throughout the Master Plan for Alternatives 1 and 2 to provide both local and regional recreational opportunities. The For

Alternative 1, the strategic location of habitable structures mauka of the existing 150 feet shoreline setback will ensure public access to and along the shoreline, and protect such structures from shoreline erosion storm wave action and sea level rise. ~~Also, the~~ The Master Plan for Alternatives 1 and 2 includes ~~potential areas for~~ land use allocations committed to public facilities such as a school and emergency services.

**VI. RELATIONSHIP
BETWEEN THE SHORT-
TERM USES OF THE
ENVIRONMENT AND THE
MAINTENANCE AND
ENHANCEMENT OF
LONG-TERM
PRODUCTIVITY**

VI. RELATIONSHIP BETWEEN THE SHORT-TERM USES OF THE ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

Though utilized to support commercial sugarcane production in the past, the project site has remained out of use for large-scale crop cultivation since 1999 when Pioneer Mill Company ceased its operations. In light of the shortage of affordable housing units that currently exist on Maui, especially in West Maui, coupled with the scarcity of entitled, undeveloped residential lands in the West Maui region, the conversion of a portion of the agricultural lands in Olowalu for use as housing for residents and supporting commercial uses for the residential community presents a beneficial opportunity. Agriculture will continue on the approximate 16+28 acres of land in ~~consisting of 14 farmsteads~~. Additionally, the expansion of the OCR will promote traditional Hawaiian agriculture and restoration of native plants within the Master Plan, ~~but for Alternatives 1 and 2~~. Agriculture focuses on creation of smaller-scale individual diversified farms compatible with the Hawaiian ahupua`a system of agriculture and not toward the past large-scale cultivation model.

The project's anticipated short- and long-term housing and economic benefits are expected to outweigh that of the current underutilized short-term uses at the site. The total construction cost of the project is estimated at approximately \$465.6 million, which includes relocation of Honoapi'ilani Highway, site utility improvements and vertical construction costs. As a result, the development of the project is anticipated to result in a considerable injection of funds into the local economy. More specifically, the Assessment of Economic and Fiscal Impact (August 2011), prepared by ACM Consultants, Inc. concludes that the project will result in economic benefits including, but not limited to, the provision of 750 affordable housing units in compliance with Chapter 2.96, Maui County Code, payment of State/County tax revenues, as well as development of a Wastewater Treatment Plant, R-1 water irrigation system to eliminate injection wells, a privately developed water supply system for not only the Master Plan area but portions of the existing residents of Olowalu, interior roadways, parks and potential sites for public facilities such as a school and emergency services.

Employment attributed to the development ~~to the development~~ totaled approximately 4,770 jobs over the ten-year term of the project. It is forecasted that construction will generate an annual average of 186 jobs directly related to construction and another 191 indirect jobs annually, resulting in an estimated annual average of 377 Maui jobs tied to the development of the project. Meanwhile, indirect employment on Oahu could possibly add an average 100 jobs per year. At full build-out, the

project would support long-term employment through the provision of commercial and industrial/retail/office space within the Master Plan area for Alternatives 1 and 2. It is estimated that approximately 1,000 jobs would be established in the commercial and industrial/retail/business sectors of the project. It should be noted that not all of these jobs would be new as some existing Maui businesses may relocate to the project.

The annual net revenue for the State of Hawai'i and the County of Maui to support the project at full build-out is estimated at negative \$377,000.00 for the State and positive \$986,000.001.6 million for the County. Negative net annual revenues to the State is typical in the case of affordable housing developments due to the low tax burden placed on homeowners and the relative lower income levels of families expected to reside in the housing units.

It is unlikely that current short-term use of the project site will yield more than limited agricultural cultivation, considering the current market-based conditions for productive long-term agricultural use for large-scale crop cultivation. In evaluating the conversion of underutilized agricultural lands against the provision of new housing inventory for Maui's working families and supporting commercial uses which will sustain the local economy, the latter is anticipated to result in greater long-term productivity for the region.

VII. UNRESOLVED ISSUES

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*

Honoapiʻilani 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 Honoapiʻilani Highway and within the UGB and RGB of the MIP.

C. SATISFACTION OF PUBLIC FACILITIES CONTRIBUTION REQUIREMENTS

Olowalu Town LLC and Olowalu Ekolū 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 HONOAPIʻILANI HIGHWAY

The Olowalu Town Master Plan (OTMP) for Alternatives 1 and 2 includes the corridor for the realignment of Honoapiʻilani Highway inland from the shoreline. The specific realignment and design parameters through Olowalu have not yet been determined by the State of Hawaiʻi 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 Honoapiʻilani Highway (Māʻalaea 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.

VIII. COMMUNITY MEETINGS

VIII. COMMUNITY MEETINGS

In November 2005, the Applicants conducted a week-long community-based planning workshop, which included participation by residents of Olowalu and Maui Island. The goal was to involve the community in the initial planning process for Olowalu Town, which was in advance of the General Plan Update initiated by the County of Maui in 2006. In 2005, sixty-five thousand (65,000) *Olowalu Talk Story* newspapers were mailed to mailboxes on the island ahead of the workshop. Over 1,350 people participated in *Olowalu Talk Story*, of which 51 percent were long-standing residents who lived on Maui for more than 20 years.

The workshop format started with input from the participants during the planning and design workshop and included residents, professionals, town planners, and government agencies with valuable knowledge and experiences. Project plans were continuously evaluated, assessed, and updated to incorporate the views of the participants and their stated desires in order to preserve Maui's quality of life, provide affordable housing for local residents, and preserve natural resources.

Since 2005, the Applicants have continued the community-based planning process and continued to meet with neighborhood boards, community organizations, non-profit groups, and elected and appointed government officials through community presentations, dialogue and feedback. In July 2007, Olowalu Town, LLC published and mailed a 12-page newspaper to every postal address on Maui to provide an update on the results of *Olowalu Talk Story*, and sought additional community feedback. See **Appendix "QT"**.

IX. LIST OF PERMITS AND APPROVALS

IX. LIST OF PERMITS AND APPROVALS

The following is a preliminary list of permits and approvals that are anticipated for project implementation:

Federal

1. Jurisdictional Determination, Department of Army
2. Department of Army Permit, as applicable

State of Hawai`i

1. State Land Use District Boundary Amendment
2. National Pollutant Discharge Elimination System (NPDES) permits, as applicable
3. Section 401 Water Quality Certification, as applicable
4. Coastal Zone Management Consistency Determination, as applicable
5. Permit to work within State right-of-way, Department of Transportation
6. Noise Permit, Department of Health, as applicable
7. Public Utilities Commission Approval
8. Well Permits, Commission on Water Resources Management

County of Maui

1. Community Plan Amendment
2. Change in Zoning
3. Project District Phase I, Phase II and Phase III Approvals

4. Special Management Area Use Permit (for actions falling within the SMA)
5. Flood Development Permit, as applicable
6. Subdivision Approval
7. Construction Permits

**X. PARTIES CONSULTED
DURING THE
PREPARATION OF THE
DRAFT ENVIRONMENTAL
IMPACT STATEMENT;
LETTERS RECEIVED AND
RESPONSES TO
SUBSTANTIVE
COMMENTS**

X. PARTIES CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT; LETTERS RECEIVED AND RESPONSES TO SUBSTANTIVE COMMENTS

The following agencies, organizations and individuals received a copy of the project's Environmental Assessment (EA)/Environmental Impact Statement Preparation Notice (EISPN) for review and comment. Comments and responses to substantive comments received on the EA/EISPN are included herein.

FEDERAL AGENCIES

1. Ranae Ganske-Cerizo, Soil
Conservationist
**Natural Resources Conservation
Service**
U.S. Department of Agriculture
77 Hookele Street, Suite 202
Kahului, Hawai'i 96732
2. George Young
Chief, Regulatory Branch
U.S. Department of the Army
U.S. Army Engineer District, Honolulu
Regulatory Branch
Building 230
Fort Shafter, Hawai'i 96858-5440
3. Director of Facilities Engineer
U.S. Army Support Command Hawai'i
Attn: Environmental Management
Office
Fort Shafter, Hawai'i 96858-5000
4. Patrick Leonard
Field Supervisor
U. S. Fish and Wildlife Service
300 Ala Moana Blvd., Rm. 3-122, Box
50088
Honolulu, Hawai'i 96813
5. Gordon Furutani, Field Office Director
**U.S. Department of Housing and
Urban Development**
500 Ala Moana Boulevard, Suite 3A
Honolulu, Hawai'i 96813
6. U.S. Geological Survey
677 Ala Moana Blvd., Suite 415
Honolulu, Hawai'i 96813
7. U.S. National Marine Fisheries Service
2570 Dole Street, #114
Honolulu, Hawai'i 96822
8. Commanding Officer
U. S. Coast Guard Station Maui
233 Mā'alaea Road
Wailuku, Hawai'i 96793
9. U.S. EPA - Pacific Islands Office
U.S. EPA, Region 9
P.O. Box 50003
Honolulu, Hawai'i 96850

STATE AGENCIES

10. Brennon Morioka, Director
Hawai'i Department of Transportation
869 Punchbowl Street
Honolulu, Hawai'i 96813-5097

11. Major General Robert G.S. Lee, Director
Hawai'i State Civil Defense
3949 Diamond Head Road
Honolulu, Hawai'i 96816-4495
12. Russ Saito, State Comptroller
Department of Accounting and General Services
1151 Punchbowl Street, #426
Honolulu, Hawai'i 96813
13. Sandra Lee Kunimoto
Department of Agriculture
1428 South King Street
Honolulu, Hawai'i 96814-2512
14. Theodore Liu, Director
Department of Business, Economic Development and Tourism
220 South King Street
Honolulu, Hawai'i 96813
15. Karen Seddon
Executive Director
Hawai'i Housing Finance and Development Corporation
677 Queen Street
Honolulu, Hawai'i 96813
16. **DBEDT Energy Resources & Technology Division**
235 S. Beretania Street
5th Floor
Honolulu, Hawai'i 96813
17. Kathryn Matayoshi, Acting Superintendent
Department of Education
P. O. Box 2360
Honolulu, Hawai'i 96804
18. Clyde Namuo
Office of Hawai'ian Affairs
711 Kapiolani Blvd, Suite 500
Honolulu, Hawai'i 96813
19. Kaulana Park, Chairman
Department of Hawaiian Home Lands
P. O. Box 1879
Honolulu, Hawai'i 96805
20. Lillian B. Koller, Director
Department of Human Services
1390 Miller Street, Room 209
Honolulu, Hawai'i 96813
21. Laura H. Thielen, Chairperson
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawai'i 96809
22. Abbey Seth Mayer, Director
Office of Planning
P. O. Box 2359
Honolulu, Hawai'i 96804
23. Heidi Meeker
Planning Section
Office of Business Services
Department of Education
809 Eighth Avenue
Honolulu, Hawai'i 96816
24. Lindsay Ball
Complex Area Superintendent
(Lāna'i /Molokai/Hana/Lāhainā)
Department of Education
54 High Street, 4th Floor
Wailuku, Hawai'i 96793
25. Patti Kitkowski
Acting District Environmental Health Program Chief
State of Hawai'i
Department of Health
54 High Street
Wailuku, Hawai'i 96793
26. Chiyome Fukino, M.D., Director
State of Hawai'i
Department of Health
919 Ala Moana Blvd., Room 300
Honolulu, Hawai'i 96814
27. **Department of Health**
Environmental Planning Office
P.O. Box 3378
Honolulu, Hawai'i 96801

28. Alec Wong, P.E., Chief
Clean Water Branch
State of Hawai'i
Department of Health
919 Ala Moana Blvd., Room 300
Honolulu, Hawai'i 96814
 29. Darwin Ching, Director
Department of Labor and Industrial Relations
830 Punchbowl Street
Honolulu, Hawai'i 96813
 30. Dr. Puaalaokalani Aiu, Administrator
State of Hawai'i
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawai'i 96707
 31. State Historic Preservation Division
130 Mahalani Street
Wailuku, Hawai'i 96793
 32. Dan Davidson, Executive Officer
State of Hawai'i
State Land Use Commission
P.O. Box 2359
Honolulu, Hawai'i 96804
 33. **U.H. Environmental Center**
2500 Dole Street, Krauss Annex 19
Honolulu, Hawai'i 96822
 34. Rosalyn H. Baker, Senator
Hawai'i State Senate
Hawai'i State Capitol, Room 210
415 S. Beretania Street
Honolulu, Hawai'i 96813
 35. Angus L.K. McKelvey, Representative
House of Representatives
Hawai'i State Capitol, Room 315
415 S. Beretania Street
Honolulu, Hawai'i 96813
 36. Charmaine Tavares, Mayor
County of Maui
200 South High Street
Wailuku, Hawai'i 96793
 37. Deidre Tegarden, Director
County of Maui
Office of Economic Development
2200 Main Street, Suite 305
Wailuku, Hawai'i 96793
 38. Gen Inuma, Administrator
Maui Civil Defense Agency
200 South High Street
Wailuku, Hawai'i 96793
 39. Jeff Murray, Fire Chief
County of Maui
Department of Fire and Public Safety
200 Dairy Road
Kahului, Hawai'i 96732
 40. Lori Tsuhako, Director
County of Maui
Department of Housing and Human Concerns
One Main Plaza
2200 Main Street, Suite 546
Wailuku, Hawai'i 96793
 41. Tamara Horcajo, Director
County of Maui
Department of Parks and Recreation
700 Halia Nako Street
Wailuku, Hawai'i 96793
 42. Danny Mateo, Council Chair
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793
 43. Michael Molina, Council Vice-Chair
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793
 44. Councilmember Gladys Baisa
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793
 45. Councilmember JoAnne Johnson
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793
- COUNTY AGENCIES**

46. Councilmember Sol Kahooalahala
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793
47. Councilmember Bill Medeiros
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793
48. Councilmember Wayne Nishiki
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793
49. Councilmember Joseph Pontanilla
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793
50. Councilmember Michael Victorino
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793
51. Kathleen Aoki, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawai'i 96793
52. **Maui Planning Commission**
c/o Department of Planning
250 South High Street
Wailuku, Hawai'i 96793
53. Gary Yabuta, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawai'i 96793
54. Milton Arakawa, Director
County of Maui
Department of Public Works
200 South High Street
Wailuku, Hawai'i 96793
55. Cheryl Okuma, Director
County of Maui
**Department of Environmental
Management**
2200 Main Street, Suite 100
Wailuku, Hawai'i 96793

56. Donald Medeiros, Director
County of Maui
Department of Transportation
200 South High Street
Wailuku, Hawai'i 96793
57. Jeffrey Eng, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawai'i 96793

OTHER CONSULTED PARTIES

58. Greg Kauhi, Manager – Customer
Operations
Maui Electric Company, Ltd.
P.O. Box 398
Kahului, Hawai'i 96733
59. **Hawaiian Telcom**
60 South Church Street
Wailuku, Hawai'i 96793
60. University of Hawai'i Maui College
Library
310 W. Kaahumanu Avenue
Kahului, Hawai'i 96732
61. Lāhainā Public Library
680 Wharf Street
Lāhainā, Hawai'i 96761
62. Star Advertiser
Restaurant Row
7 Waterfront Plaza, Suite 210
500 AlaMoana Blvd
Honolulu, Hawai'i 96813
63. Maui News
100 Mahalani Street
Wailuku, Hawai'i 96793
64. English Mountain Estates
R.M. Hughes, Vice President
P.O. Box 1203
Lāhainā, Hawai'i 96767
65. John and Erin Crinion
P.O. Box 187
Lāhainā, Hawai'i 96767

66. Randy D. Ragon
713-A Front Street
Lāhainā, Hawai'i 96761
67. Henry Vandervelde
P.O. Box 792106
Paia, Hawai'i 96779
68. Derek and Amy Driver
5506 Deloache Avenue
Dallas, Texas 75220
69. Bruce Curtis
P.O. Box 10541
Lāhainā, Hawai'i 96761
70. Gabija McLaughlin
1431 Riverplace Blvd. #1610
Jacksonville Beach, Florida 32207
71. Theo Morrison, Executive Director
Lāhainā Restoration Foundation
648 Wharf Street, Suite 102
Lāhainā, Hawai'i 96761
72. Joan McKelvey, President
Lāhainā Town Action Committee
Board of Directors
648 Wharf Street, Suite 102
Lāhainā, Hawai'i 96761
73. **Maui Memorial Medical Center**
221 Mahalani Street
Wailuku, Hawai'i 96793
74. Ken Hansen
Newport Hospital Corporation
1010 Front Street #101A
Lāhainā, Hawai'i 96761
75. Bill East
**Olowalu Makai-Komohana
Homeowners Association**
Management Consultants
P.O. Box 10039
Lāhainā, Hawai'i 96761
76. Joe Pluta, President
West Maui Improvement Foundation
P.O. Box 10338
Lāhainā, Hawai'i 96761
77. Zeke Kalua, Executive Director
West Maui Taxpayers Association
P.O. Box 10338
Lāhainā, Hawai'i 96761
78. Norma Barton, Executive Director
Lāhainā Bypass Now
505 Front Street, Suite 220A
Lāhainā, Hawai'i 96761
79. Margaret Schlachter
4435 L. Honoapi'ilani Dr. #240
Lāhainā, Hawai'i 96761
80. Irene Bowie, Executive Director
Maui Tomorrow Foundation
55 North Church Street, Suite A5
Wailuku, Hawai'i 96793
81. Wallace H. Fujii
Fujii Family Ltd. Partnership
P.O. Box 511
Kahului, Hawai'i 96733



DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, HONOLULU
FORT SHAFTER, HAWAII 96858-5440

JUL 12 2010
JUL 12 2010

REPLY TO
ATTENTION OF:

July 09, 2010

Regulatory Branch

File Number POH-2010-0175

Orlando "Dan" Davidson
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Davidson,

We have received your request for the Department of the Army to review and comment on the Environmental Impact Statement Preparation Notice (EISPN) for the proposed Olowalu Town Project at TMK (2) 4-8-003:084, 098 through 118, and 124, Olowalu, Island of Maui, Hawaii. We have assigned the project the reference number **POH-2010-0175**. Please cite the reference number in any future correspondence concerning this project. We completed our review of the submitted document pursuant to Section 10 of the Rivers and Harbors Act of 1899 (Section 10) and Section 404 of the Clean Water Act (Section 404).

Section 10 requires that a Department of the Army (DA) permit be obtained from the U.S. Army Corps of Engineers (Corps) prior to undertaking any construction, dredging and other activities occurring in, over, or under navigable waters of the U.S. The line of jurisdiction extends to the Mean High Water Mark for tidal waters. Section 404 requires that a DA permit be obtained for the discharge (placement) of dredge and/or fill material into waters of the U.S., including wetlands. The line of jurisdiction extends to the Mean Higher High Water Mark for tidally influenced waters, the Ordinary High Water Mark for non-tidal waters and the approved delineated boundary for wetlands.

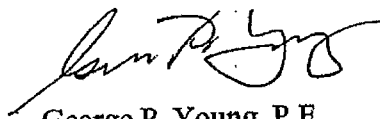
Based on the information provided, the project site abuts the Pacific Ocean, a navigable water subject to Corps jurisdiction. Therefore, Section 10 authorization may be required should activities extend seaward of the Mean High Water Mark. Additionally, it appears the Olowalu Stream is a tributary to the Pacific Ocean, and is thus a water of the U.S. subject to Corps jurisdiction. Also be advised that any tributaries discharging into the Olowalu Stream may also be subject to Corps jurisdiction. The Corps does not have sufficient information to determine if the project site encompasses additional unidentified waters of the U.S. or whether such waters are proposed for impact, which may require authorization under Section 404. When developing the Environmental Impact Statement (EIS), we recommend you conduct a thorough aquatic resource survey, describing any wetlands, drainage ditches, gulches, gullies, streams, etc., on-site, especially those that may be impacted by any of the proposed project components. In addition, include sufficient information concerning the scope of work, including the use of Best Management Practices, i.e. silt fences and sandbag berms within the vicinity and in close proximity to potentially regulated bodies of water.

Only the Corps of Engineers has the authority to determine if any of these aquatic features are or are not waters of the U.S., potentially subject to regulations under Section 10 and/or Section 404. As such, we encourage the landowner to submit a request for an approved jurisdictional determination (JD) for these water bodies. Your request to the Corps should include descriptions of aquatic features proposed for impact, flow duration of each feature and the flow path of each feature into navigable waters. For instance: "the unnamed ditch contains flow for two consecutive weeks annually and, from the project impact site, flows for 700 linear feet prior to discharge into X Stream. X Stream flows year-round and flows 1,200 feet prior to discharge into the Pacific Ocean." For wetlands, you should submit a wetland delineation conducted in accordance with the Corps of Engineers 1987 Wetland Delineation Manual and the Hawai'i and Pacific Islands Regional Supplement. We recommend the applicant also include a vicinity map, map of the water bodies and flow paths and on-site photographs so the Corps may conduct an approved JD, if necessary.

If any water bodies are determined to be waters of the U.S., the applicant must obtain authorization from the Corps prior to discharge of dredged or fill material into these water bodies. Fill material, permanent or temporary, may include, but is not limited to: rock, dirt, sand, sandbags, concrete, piping a water of the U.S. or diverting a water of the U.S. into a pipe. The applicant should contact the Corps to determine if any of the proposed work constitutes a "discharge of fill" and submit an application and associated drawings that meet our drawing recommendations found at <http://poh.usace.army.mil/EC-R/EC-R.htm>. The Corps will then review the application to ensure it complies with all necessary federal laws and regulations. Note that if the fill results in the loss of waters of the U.S. and/or associated functions, the applicant may be required to provide compensatory mitigation for any unavoidable impacts. A request for an approved JD can be submitted prior to, or concurrently with, an application for the proposed work.

Thank you for contacting us regarding this project and providing us with the opportunity to comment. Should you have any questions, please contact Ms. Jessie Pa'ahana at 808.438.9258 or via email at Jessie.K.Paahana@usace.army.mil. Please be advised you can provide comments on your experience with the Honolulu District Regulatory Branch by accessing our web-based customer survey form at <http://per2.nwp.usace.army.mil/survey.html>.

Sincerely,



George P. Young, P.E.
Chief, Regulatory Branch

Copy furnished:

Colleen Suyama, Munekiyo & Hiraga, Inc., 305 High Street, Suite 104, Wailuku, Hawaii 96793



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

December 21, 2011

George P. Young, P.E.
Chief, Regulatory Branch
Department of the Army
U.S. Army Engineer District, Honolulu
Fort Shafter, Hawaii 96858-5440

SUBJECT: Comments on the Environmental Impact Statement Preparation
Notice (EISPN) for the Proposed Olowalu Town Master Plan at
Olowalu, Maui, Hawaii (POH-2010-0175)

Dear Mr. Young:

Thank you for your comments dated July 9, 2010. Copies of your letter have been forwarded to the appropriate consultants to address in their respective studies. We acknowledge that any proposed work within the navigable waters and waters of the U.S. will require a Department of Army (DA) permit.

For your information, Mr. Robert Hobdy has prepared a flora and fauna survey for the subject property, as well as an aquatic resources survey, and Dr. Steven Dollar, of Marine Research Consultants, Inc., has prepared a marine water quality and biotic community study for the project which addresses the marine ecosystem. Further, the civil engineer for the project will address Best Management Practices (BMPs) for the project. The results and copies of their studies will be included in the Draft Environmental Impact Statement (EIS) being prepared.

Thank you again for your participation in the Chapter 343, HRS review process. A copy of your letter will be included in the Draft EIS. Further, a copy of the Draft EIS will be forwarded to your office for review and comment.

George P. Young, P.E.
December 21, 2011
Page 2

If additional information or clarification is required, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,



Colleen Suyama
Senior Associate

CS:tn

cc: Dan Davidson, Land Use Commission
Bill Frampton, Olowalu Town, LLC
Stacy Otomo, Otomo Engineering
Robert Hobdy
Steve Dollar, PhD., Marine Research Consultants, Inc.

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United States Department of the Interior

U.S. GEOLOGICAL SURVEY
Pacific Islands Water Science Center
677 Ala Moana Blvd., Suite 415
Honolulu, Hawaii 96813
Phone: (808) 587-2400/Fax: (808) 587-2401



July 15, 2010

Mr. Orlando "Dan" Davidson
Executive Director
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Davidson:

Subject: Environmental Impact Statement Preparation Notice (EISPN) for Proposed Olowalu Town Project at TMK (2)4-8-003:84, 98 through 118, and 124, Olowalu, Maui, Hawaii

Thank you for forwarding the subject EISPN for review and comment by the staff of the U.S. Geological Survey Pacific Islands Water Science Center. We regret however, that due to prior commitments and lack of available staff, we are unable to review this document.

We appreciate the opportunity to participate in the review process.

Sincerely,

Ronald L. Rickman
Acting Center Director

cc: Colleen Suyama, Project Manager, Munekiyo & Hiraga, Inc., Wailuku, Hawaii



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY

December 21, 2011

Ronald L. Rickman
Acting Center Director
U.S. Geological Survey
Pacific Islands Water Science Center
677 Ala Moana Blvd., Suite 415
Honolulu, Hawaii 96813

SUBJECT: Comments on the Environmental Impact Statement Preparation
Notice (EISPN) for the Proposed Olowalu Town Master Plan at
Olowalu, Maui, Hawaii

Dear Mr. Rickman:

Thank you for your letter of July 15, 2010 on the proposed Olowalu Town Master Plan informing us that your staff is unable to review the proposed project.

It should be noted that applicants have undertaken coordination with the U.S. Geological Survey (USGS) on the project and is participating in the West Maui Task Force regarding the West Maui Groundwater Availability Study that is currently being prepared.

A copy of your letter will be included in the Draft Environmental Impact Statement (EIS) for the project. Further, a copy of the Draft EIS will be forwarded to your office for review and comment.

Ronald L. Rickman
December 21, 2011
Page 2

If additional information or clarification is required, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,



Colleen Suyama
Senior Associate

CS:tn

cc: Dan Davidson, Land Use Commission
Bill Frampton, Olowalu Town, LLC
Stephen B. Gingerich, U.S. Geological Survey

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LINDA LINGLE
GOVERNOR



JUL 27 2010

RUSS K. SAITO
COMPTROLLER

SANDRA L. YAHIRO
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P.O. BOX 119, HONOLULU, HAWAII 96810-0119

(P)1212.0

JUL 26 2010

Ms. Colleen Suyama, Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Suyama:

Subject: Environmental Impact Statement Preparation Notice for
Proposed Olowalu Town Project at
TMK: (2) 4-8-003:84, 98 through 118, and 124
Olowalu, Maui, Hawai'i

Thank you for the opportunity to provide comments on the Environmental Impact Statement Preparation Notice for Proposed Olowalu Town Project. This proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities, and we have no comments to offer.

If you have any questions, please call me at 586-0400 or have your staff call Mr. Clarence Kubo of the Public Works Division at 586-0488.

Sincerely,

A handwritten signature in black ink, appearing to read "Russ K. Saito".

RUSS K. SAITO
State Comptroller

c: Mr. Orlando "Dan" Davidson, Land Use Commission