


COUNTYWIDE POLICY
PLAN - ASSESSMENT OF
PROJECT APPLICABILITY
TO GOALS, OBJECTIVES,
AND POLICIES

APPENDIX

J-2



A. COUNTYWIDE POLICY PLAN

The Countywide Policy Plan was adopted in March 2010 and is a comprehensive policy document for the islands of Maui County to the year 2030. The plan replaces the *General Plan of the County of Maui 1990 Update* and provides the policy framework for the development of the forthcoming Maui Island Plan as well as for updating the nine detailed Community Plans.

The Countywide Policy Plan provides broad goals, objectives, policies and implementing actions that portray the desired direction of the County's future. Goals are intended to describe a desirable condition of the County by the year 2030 and are intentionally general. Objectives tend to be more specific and may be regarded as milestones to achieve the larger goals. Policies are not intended as regulations, but instead provide a general guideline for County decision makers, departments, and collaborating organizations toward the attainment of goals and objectives. Implementing actions are specific tasks, procedures, programs, or techniques that carry out policy.

Discussion of the proposed project conforms to the relevant goals, objectives, policies, and implementing actions of the Countywide Policy Plan is provided below.

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)			
	DA	IA	NA
A. PROTECT THE NATURAL ENVIRONMENT			
Goal: Maui County's natural environment and distinctive open spaces will be preserved, managed, and cared for in perpetuity.	✓		
Objective:			
(1) Improve the opportunity to experience the natural beauty and native biodiversity of the islands for present and future generations.	✓		
Policies:			
(a) Perpetuate native Hawaiian biodiversity by preventing the introduction of invasive species, containing or eliminating existing noxious pests, and protecting critical habitat areas.		✓	
(b) Preserve and reestablish indigenous and endemic species' habitats and their connectivity.			✓
(c) Restore and protect forests, wetlands, watersheds, and stream flows, and guard against wildfires, flooding, and erosion.		✓	
(d) Protect baseline stream flows for perennial streams, and support policies that ensure adequate stream flow to support Native Hawaiian aquatic species, traditional kalo cultivation, and self-sustaining ahupua'a.			✓
(e) Protect undeveloped beaches, dunes, and coastal ecosystems, and restore natural shoreline processes.			✓
(f) Protect the natural state and integrity of unique terrain, valued natural environments, and geological features.		✓	
(g) Preserve and provide ongoing care for important scenic vistas, view planes, landscapes, and open-space resources.	✓		✓
(h) Expand coordination with the State and nonprofit agencies and their volunteers to reduce invasive species, replant indigenous species, and identify critical habitat.			✓
Implementing Actions:			
(a) Develop island-wide networks of greenways, watercourses, and habitat corridors.			✓
Analysis: The proposed project indirectly improves the opportunity for Lāna'i families to experience, live, and thrive in the natural beauty of our island home. This land will be managed and maintained for years to come while also providing much needed affordable housing. The			

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)			
	DA	IA	NA
project has been carefully designed taking into consideration building profiles and massing so as to not adversely impact scenic views and vistas. The proposed buildings will blend into the surrounding urban landscape.			
The proposed project will utilize BMPs to ensure that natural resources such as the coastal environment is not impacted by construction activities. The use of BMPs also ensures compatibility between land-based and water-based functions, resources, and ecological systems. The biological resources study conducted as part of the environmental review process represents an effort to protect any rare and endangered plant and animal species, and their habitats that may be present in the vicinity of the proposed action.			
Objective:			
(2) Improve the quality of environmentally sensitive, locally valued natural resources and native ecology of each island.			✓
Policies:			
(a) Protect and restore nearshore reef environments and water quality.			✓
(b) Protect marine resources and valued wildlife.			✓
(c) Improve the connection between urban environments and the natural landscape, and incorporate natural features of the land into urban design.			✓
(d) Utilize land-conservation tools to ensure the permanence of valued open spaces.			✓
(e) Mitigate the negative effects of upland uses on coastal wetlands, marine life, and coral reefs.			✓
(f) Strengthen coastal-zone management, re-naturalization of shorelines, where possible, and filtration or treatment of urban and agricultural runoff.			✓
(g) Regulate the use and maintenance of stormwater-treatment systems that incorporate the use of native vegetation and mimic natural systems.			✓
(h) Advocate for stronger regulation of fishing, boating, cruise ship, and ecotourism activities.			✓
(i) Restore watersheds and aquifer-recharge areas to healthy and productive status, and increase public knowledge about the importance of watershed stewardship, water conservation, and groundwater protection.			✓
Implementing Actions:			
(a) Develop regulations to minimize runoff of pollutants into nearshore waters and reduce nonpoint and point source pollution.			✓
Analysis: The proposed project indirectly improves the opportunity for Lāna'i families to experience, live, and thrive in the natural beauty of our island home. This land will be managed and maintained for years to come while also providing much needed affordable housing. The project has been carefully designed taking into consideration building profiles and massing so as to not adversely impact scenic views and vistas. The proposed buildings will blend into the surrounding urban landscape.			
The proposed project will utilize BMPs to ensure that natural resources such as the coastal environment is not impacted by construction activities. The use of BMPs also ensures compatibility between land-based and water-based functions, resources, and ecological systems. The biological resources study conducted as part of the environmental review process represents an effort to protect any rare and endangered plant and animal species, and their habitats that may be present in the vicinity of the proposed action.			
Objective:			
(3) Improve the stewardship of the natural environment.		✓	

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IA	NA
(a) Preserve and protect natural resources with significant scenic, economic, cultural, environmental, or recreational value.		✓	
(b) Improve communication, coordination, and collaboration among government agencies, nonprofit organizations, communities, individuals, and land owners that work for the protection of the natural environment.		✓	
(c) Evaluate development to assess potential short-term and long-term impacts on land, air, aquatic, and marine environments.		✓	
(d) Improve efforts to mitigate and plan for the impact of natural disasters, human influenced emergencies, and global warming.		✓	
(e) Regulate access to sensitive ecological sites and landscapes.			✓
(f) Reduce air, noise, light, land, and water pollution, and reduce Maui County's contribution to global climate change.			✓
(g) Plan and prepare for and educate visitors and residents about the possible effects of global warming.			✓
(h) Provide public access to beaches and shorelines for recreational and cultural purposes where appropriate.			✓
(i) Educate the construction and landscape industries and property owners about the use of best management practices to prevent erosion and nonpoint source pollution.			✓
(j) Support the acquisition of resources with scenic, environmental, and recreational value, and encumber their use.		✓	
(k) Improve enforcement activities relating to the natural environment.			✓
(l) For each shoreline community, identify and prioritize beach-conservation objectives, and develop action plans for their implementation.			✓
Implementing Actions:			
(a) Document, record, and monitor existing conditions, populations, and locations of flora and fauna communities.	✓		
(b) Implement Federal and State policies that require a reduction of greenhouse-gas emissions.	✓		
(c) Establish a baseline inventory of available natural resources and their respective carrying capacities.			✓
Analysis: The proposed project indirectly improves the opportunity for Lāna'i families to experience, live, and thrive in the natural beauty of our island home. This land will be managed and maintained for years to come while also providing much needed affordable housing. The project has been carefully designed taking into consideration building profiles and massing so as to not adversely impact scenic views and vistas. The proposed buildings will blend into the surrounding urban landscape.			
The proposed project will utilize BMPs to ensure that natural resources such as the coastal environment is not impacted by construction activities. The use of BMPs also ensures compatibility between land-based and water-based functions, resources, and ecological systems. The biological resources study conducted as part of the environmental review process represents an effort to protect any rare and endangered plant and animal species, and their habitats that may be present in the vicinity of the proposed action.			
Objective:			
(4) Educate residents and visitors about responsible stewardship practices and the interconnectedness of the natural environment and people.			✓
Policies:			
(a) Expand education about native flora, fauna, and ecosystems.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IA	NA
(b) Align priorities to recognize that the health of the natural environment and the health of people are inextricably linked.			✓
(c) Promote programs and incentives that decrease greenhouse-gas emissions and improve environmental stewardship.			✓
Analysis: The proposed project indirectly improves the opportunity for Lāna'i families to experience, live, and thrive in the natural beauty of our island home. This land will be managed and maintained for years to come while also providing much needed affordable housing. The project has been carefully designed taking into consideration building profiles and massing so as to not adversely impact scenic views and vistas. The proposed buildings will blend into the surrounding urban landscape.			
The proposed project will utilize BMPs to ensure that natural resources such as the coastal environment is not impacted by construction activities. The use of BMPs also ensures compatibility between land-based and water-based functions, resources, and ecological systems. The biological resources study conducted as part of the environmental review process represents an effort to protect any rare and endangered plant and animal species, and their habitats that may be present in the vicinity of the proposed action.			
B. PRESERVE LOCAL CULTURES AND TRADITIONS			
Goal: Maui County will foster a spirit of pono and protect, perpetuate, and reinvigorate its residents' multi-cultural values and traditions to ensure that current and future generations will enjoy the benefits of their rich island heritage.			✓
Objective:			
(1) Perpetuate the Hawaiian culture as a vital force in the lives of residents.			✓
Policies:			
(a) Protect and preserve access to mountain, ocean, and island resources for traditional Hawaiian cultural practices.			✓
(b) Prohibit inappropriate development of cultural lands and sites that are important for traditional Hawaiian cultural practices, and establish mandates for the special protection of these lands in perpetuity.	✓		
(c) Promote the use of ahupua'a and moku management practices.			✓
(d) Encourage the use of traditional Hawaiian architecture and craftsmanship.		✓	
(e) Promote the use of the Hawaiian language.		✓	
(f) Recognize and preserve the unique natural and cultural characteristics of each ahupua'a or district.			✓
(g) Encourage schools to promote broader incorporation of Hawaiian and other local cultures' history and values lessons into curriculum.			✓
(h) Ensure the protection of Native Hawaiian rights.			✓
(i) Promote, encourage, and require the correct use of traditional place names, particularly in government documents, signage, and the tourism industry.	✓		
Implementing Actions:			
(a) Establish alternative land use and overlay zoning designations that recognize and preserve the unique natural and cultural characteristics of each ahupua'a or district.			✓
(b) Develop requirements for all County applicants to perpetuate and use proper traditional place names in all applications submitted.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)				DA	IA	NA
Objective:						
(2) Emphasize respect for our island lifestyle and our unique local cultures, family, and natural environment.	✓					
Policies:						
(a) Acknowledge the Hawaiian culture as the host culture, and foster respect and humility among residents and visitors toward the Hawaiian people and their practices.	✓					
(b) Perpetuate a respect for diversity, and recognize the historic blending of cultures and ethnicities.	✓					
(c) Encourage the perpetuation of each culture's unique cuisine, attire, dance, music, and folklore, and other unique island traditions and recreational activities.						✓
(d) Recognize the interconnectedness between the natural environment and the cultural heritage of the islands.	✓					
(e) Protect and prioritize funding for recreational activities that support local cultural practices, such as surfing, fishing, and outrigger-canoe paddling.						✓
Analysis: This development is an appropriate development in an area away from culturally sensitive areas. A CIA was prepared for the proposed project as part of the environmental review process. The CIA fosters increased knowledge of native Hawaiian cultural practices, as well as the history of the project area. In this context, the proposed action advances the objective and policies related to preserving local cultures and traditions.						
Archaeological investigations were conducted and archaeological monitoring will be carried out during ground altering activities to ensure no historic or cultural properties are adversely impacted. Consultation is ongoing with the State Historic Preservation Division pursuant to Chapter 6E, HRS.						
Objective:						
(3) Preserve for present and future generations the opportunity to know and experience the arts, culture, and history of Maui County.		✓				
Policies:						
(a) Foster teaching opportunities for cultural practitioners to share their knowledge and skills.						✓
(b) Support the development of cultural centers.						✓
(c) Broaden opportunities for public art and the display of local artwork.						✓
(d) Foster the Aloha Spirit by celebrating the Hawaiian host culture and other Maui County cultures through support of cultural-education programs, festivals, celebrations, and ceremonies.	✓					
(e) Support the perpetuation of Hawaiian arts and culture.						✓
(f) Support programs and activities that record the oral and pictorial history of residents.						✓
(g) Support the development of repositories for culture, history, genealogy, oral history, film, and interactive learning.						✓
Implementing Actions:						
(a) Establish incentives for the display of public art.						✓
(b) Establish centers and programs of excellence for the perpetuation of Hawaiian arts and culture.						✓
Analysis: This development is an appropriate development in an area away from culturally sensitive areas. A CIA was prepared for the proposed project as part of the environmental review						

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)				DA	IA	NA
process. The CIA fosters increased knowledge of native Hawaiian cultural practices, as well as the history of the project area. In this context, the proposed action advances the objective and policies related to preserving local cultures and traditions.						
Archaeological investigations were conducted and determined that there are no historic properties on the site. In addition, archaeological monitoring will be carried out during ground altering activities to ensure no historic or cultural properties are adversely impacted. Consultation is ongoing with the State Historic Preservation Division pursuant to Chapter 6E, HRS.						
Objective:						
(4) Preserve and restore significant historic architecture, structures, cultural sites, cultural districts, and cultural landscapes.		✓				
Policies:						
(a) Support the development of island-wide historic, archaeological, and cultural resources inventories.			✓			
(b) Promote the rehabilitation and adaptive reuse of historic sites, buildings, and structures to perpetuate a traditional sense of place.			✓			
(c) Identify a sustainable rate of use and set forth specific policies to protect cultural resources.						✓
(d) Protect and preserve lands that are culturally or historically significant.			✓			
(e) Support programs that protect, record, restore, maintain, provide education about, and interpret cultural districts, landscapes, sites, and artifacts in both natural and museum settings.						✓
(f) Perpetuate the authentic character and historic integrity of rural communities and small towns.	✓					
(g) Seek solutions that honor the traditions and practices of the host culture while recognizing the needs of the community.	✓					
(h) Support the development of an Archaeological District Ordinance.						✓
(i) Protect summits, slopes, and ridgelines from inappropriate development.						✓
(j) Support the registering of important historic sites on the State and Federal historic registers.						✓
(k) Provide opportunities for public involvement with restoration and enhancement of all types of cultural resources.			✓			
(l) Foster partnerships to identify and preserve or revitalize historic and cultural sites.			✓			
Implementing Actions:						
(a) Identify, develop, map, and maintain an inventory of locally significant natural, cultural, and historical resources for protection.			✓			
(b) Prepare, continually update, and implement a cultural-management plan for cultural sites, districts, and landscapes, where appropriate.			✓			
(c) Enact an Archaeological District Ordinance.						✓
(d) Nominate important historic sites to the State and Federal historic registers.						✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)				DA	IA	NA
<p>Analysis: This development is an appropriate development in an area away from culturally sensitive areas. A CIA was prepared for the proposed project as part of the environmental review process. The CIA fosters increased knowledge of native Hawaiian cultural practices, as well as the history of the project area. In this context, the proposed action advances the objective and policies related to preserving local cultures and traditions.</p> <p>Archaeological investigations were conducted and determined that there are no historic properties on the site. In addition, archaeological monitoring will be carried out during ground altering activities to ensure no historic or cultural properties are adversely impacted. Consultation is ongoing with the State Historic Preservation Division pursuant to Chapter 6E, HRS.</p>						
C. IMPROVE EDUCATION						
Goal: Residents will have access to lifelong formal and informal educational options enabling them to realize their ambitions.						✓
Objective:						
(1) Encourage the State to attract and retain school administrators and educators of the highest quality.						✓
Policies:						
(a) Encourage the State to provide teachers with nationally competitive pay and benefit packages.						✓
(b) Encourage the State to ensure teachers will have the teaching tools and support staff needed to provide students with an excellent education.						✓
(c) Explore Maui County district- and school-based decision making in public education.						✓
<p>Analysis: Lānaʻi is not identified as part of a school impact district, however, Pūlama Lānaʻi has completed a demand analysis and the current demand for the project can be met by existing residents of Lānaʻi. Therefore, it is not anticipated that there will be an additional strain on public school facilities from the project. Pūlama Lānaʻi has also been a strong supporter of improving public education on the island. Since 2013, Pūlama Lānaʻi has funded various initiatives at LHES, including but not limited to, the very successful dual-credit program with UH Maui College. These cumulative annual education contributions to LHES are well in excess of a one-time student impact fee per household for the project and exceeds any assessment for school impact fee for Maui County identified school impact districts (e.g., Wailuku, Makawao, or Lahaina \$/unit). The proposed project will afford many families the opportunity to be closer in proximity to the school and services that can support their educational experience.</p>						
Objective:						
(2) Provide nurturing learning environments that build skills for the 21st century.					✓	
Policies:						
(a) Expand professional-development opportunities in disciplines that support the economic-development goals of Maui County.						✓
(b) Plan for demographic, social, and technological changes in a timely manner.						✓
(c) Encourage collaborative partnerships to improve conditions of learning environments.					✓	
(d) Promote development of neighborhood schools and educational centers.					✓	
(e) Integrate schools, community parks, and playgrounds, and expand each community's use of these facilities.						✓
(f) Support coordination between land use and school-facility planning agencies.						✓
(g) Encourage the upgrade and ongoing maintenance of public-school facilities.						✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)				DA	IA	NA
(h) Encourage the State Department of Education to seek reliable, innovative, and alternative methods to support a level of per-pupil funding that places Hawaiʻi among the top tier of states nationally for its financial support of public schools.						✓
(i) Encourage the State to promote healthier, more productive learning environments, including by providing healthy meals, more physical activity, natural lighting, and passive cooling.						✓
(j) Encourage the State to support the development of benchmarks to measure the success of Hawaiʻi's public-education system and clarify lines of accountability.						✓
(k) Design school and park facilities in proximity to residential areas.						✓
(l) Support technology- and natural-environment-based learning.						✓
(m) Encourage the State to support lower student-teacher ratios in public schools.						✓
(n) Encourage alternative learning and educational opportunities.						✓
Implementing Actions:						
(a) Develop safe walking and bicycling programs for school children.				✓		
<p>Analysis: Lānaʻi is not identified as part of a school impact district, however, Pūlama Lānaʻi has completed a demand analysis and the current demand for the project can be met by existing residents of Lānaʻi. Therefore, it is not anticipated that there will be an additional strain on public school facilities from the project. Pūlama Lānaʻi has also been a strong supporter of improving public education on the island. Since 2013, Pūlama Lānaʻi has funded various initiatives at LHES, including but not limited to the very successful dual-credit program with UH Maui College. These cumulative annual education contributions to LHES are well in excess of a one-time student impact fee per household for the project and exceeds any assessment for school impact fee for Maui County identified school impact districts (e.g., Wailuku, Makawao, or Lahaina \$/unit). The proposed project will afford many families the opportunity to be closer in proximity to the school and services that can support their educational experience.</p>						
Objective:						
(3) Provide all residents with educational opportunities that can help them better understand themselves and their surroundings and allow them to realize their ambitions.						✓
Policies:						
(a) Encourage the State to improve Maui Community College as a comprehensive community college that will serve each community.						✓
(b) Broaden the use of technology and telecommunications to improve educational opportunities throughout the County.						✓
(c) Attract graduate-level research programs and institutions.						✓
(d) Promote the teaching of traditional practices, including aquaculture; subsistence agriculture; Pacific Island, Asian, and other forms of alternative health practices; and indigenous Hawaiian architecture.						✓
(e) Integrate cultural and environmental values in education, including self-sufficiency and sustainability.						✓
(f) Foster a partnership and ongoing dialogue between business organizations, formal educational institutions, and vocational training centers to tailor learning and mentoring programs to County needs.						✓
(g) Ensure teaching of the arts to all ages.						✓
(h) Expand and develop vocational learning opportunities by establishing trade schools.						✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)				DA	IA	NA
(i) Encourage the State to integrate financial and economic literacy in elementary, secondary, and higher-education levels.						✓
Implementing Actions:						
(a) Encourage the State to establish a four-year university, and support the development of other higher-education institutions to enable residents to obtain bachelor degrees and postgraduate degrees in Maui County.						✓
Analysis: Lānaʻi is not identified as part of a school impact district, however, Pūlama Lānaʻi has completed a demand analysis and the current demand for the project can be met by existing residents of Lānaʻi. Therefore, it is not anticipated that there will be an additional strain on public school facilities from the project. Pūlama Lānaʻi has also been a strong supporter of improving public education on the island. Since 2013, Pūlama Lānaʻi has funded various initiatives at LHES, including but not limited to the very successful dual-credit program with UH Maui College. These cumulative annual education contributions to LHES are well in excess of a one-time student impact fee per household for the project and exceeds any assessment for school impact fee for Maui County identified school impact districts (e.g., Wailuku, Makawao, or Lahaina \$/unit). The proposed project will afford many families the opportunity to be closer in proximity to the schools and services that can support their educational experience.						
Objective:						
(4) Maximize community-based educational opportunities.						✓
Policies:						
(a) Encourage the State and others to expand pre-school, after-school, and homebased (parent-child) learning.						✓
(b) Support public-private partnerships to develop youth-internship, -apprenticeship, and -mentoring programs.						✓
(c) Support the development of a wide range of informal educational and cultural programs for all residents.						✓
(d) Improve partnerships that utilize the skills and talents at Hawaiʻi's colleges and universities to benefit the County.						✓
(e) Support career-development and job-recruitment programs and centers.						✓
(f) Attract learning institutions and specialty schools to diversify and enhance educational opportunities.						✓
(g) Expand education of important life skills for the general public.						✓
(h) Support community facilities such as museums, libraries, nature centers, and open spaces that provide interactive-learning opportunities for all ages.						✓
Analysis: Lānaʻi is not identified as part of a school impact district, however, Pūlama Lānaʻi has completed a demand analysis and the current demand for the project can be met by existing residents of Lānaʻi. Therefore, it is not anticipated that there will be an additional strain on public school facilities from the project. Pūlama Lānaʻi has also been a strong supporter of improving public education on the island. Since 2013, Pūlama Lānaʻi has funded various initiatives at LHES, including but not limited to the very successful dual-credit program with UH Maui College. These cumulative annual education contributions to LHES are well in excess of a one-time student impact fee per household for the project and exceeds any assessment for school impact fee for Maui County identified school impact districts (e.g., Wailuku, Makawao, or Lahaina \$/unit). The proposed project will afford many families the opportunity to be closer in proximity to the school and services that can support their educational experience.						
D. STRENGTHEN SOCIAL AND HEALTHCARE SERVICES						
Goal: Health and social services in Maui County will fully and comprehensively serve all segments of the population.						
						✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)				DA	IA	NA
Objective:						
(1) In cooperation with the Federal and State governments and nonprofit agencies, broaden access to social and healthcare services and expand options to improve the overall wellness of the people of Maui County.						✓
Policies:						
(a) Work with other levels of government and the nonprofit sector to expand services to address hunger, homelessness, and poverty.						✓
(b) Support the improvement of opportunities for disadvantaged youth, encourage the tradition of hanaʻi relatives, and support expanded opportunities for foster care.						✓
(c) Support expanded long-term-care options, both in institutions and at home, for patients requiring ongoing assistance and medical attention.						✓
(d) Encourage the expansion and improvement of local hospitals, facilitate the establishment of new healthcare facilities, and facilitate prompt and high-quality emergency- and urgent-care services for all.						✓
(e) Support broadened access to affordable health insurance and health care, and recognize the unique economic challenges posed to families when healthcare services are provided off-island.						✓
(f) Encourage equal access to social and healthcare services through both technological and traditional means.						✓
Analysis: Indirectly, this proposed project will support access to services. By providing affordable housing to families in a centrally located area, they will have easier access to utilize social and healthcare services, if needed.						
Objective:						
(2) Encourage the Federal and State governments and the private sector to improve the quality and delivery of social and healthcare services.						✓
Policies:						
(a) Strengthen partnerships with government, nonprofit, and private organizations to provide funding and to improve counseling and other assistance to address substance abuse, domestic violence, and other pressing social challenges.						✓
(b) Encourage the State to improve the quality of medical personnel, facilities, services, and equipment.						✓
(c) Encourage investment to improve the recruitment of medical professionals and the quality of medical facilities and equipment throughout Maui County.						✓
(d) Promote the development of continuum-of-care facilities that provide assisted living, hospice, home-care, and skilled-nursing options allowing the individual to be cared for in a manner congruent with his or her needs and desires.						✓
(e) Support improved social, healthcare, and governmental services for special needs populations.						✓
(f) Plan for the needs of an aging population and the resulting impacts on social services, housing, and healthcare delivery.						✓
(g) Improve coordination among the police, the courts, and the public in the administration of social and healthcare services.						✓
(h) Support programs that address needs of veterans.						✓
(i) Support programs that address the needs of immigrants.						✓
Implementing Actions:						
(a) Invest in programs designed to improve the general welfare and quality of life of Native Hawaiians.						✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)			
	DA	IA	NA
(b) Assist and facilitate the State Department of Public Safety and others in efforts to strengthen programs and facilities that will improve the mental and social health of incarcerated people and assist in prison inmates' successful transition back into Maui County communities.			✓
(c) Develop and maintain a comprehensive index that will measure the health and wellness needs of families.			✓
(d) Provide heliports countywide for emergency health and safety purposes.			✓
Analysis: Indirectly, this proposed project will support access to services. By providing affordable housing to families in a centrally located area, they will have easier access to utilize social and healthcare services, if needed.			
Objective:			
(3) Strengthen public-awareness programs related to healthy lifestyles and social and medical services.			✓
Policies:			
(a) Expand public awareness about personal safety and crime prevention.			✓
(b) Encourage residents to pursue education and training for careers in the healthcare, social services, and community-development fields.			✓
(c) Expand public awareness and promote programs to achieve healthy eating habits and drug-free lifestyles.			✓
Analysis: Indirectly, this proposed project will support access to services. By providing affordable housing to families in a centrally located area, they will have easier access to utilize social and healthcare services, if needed.			
E. EXPAND HOUSING OPPORTUNITIES FOR RESIDENTS			
Goal: Quality, island-appropriate housing will be available to all residents.	✓		
Objective:			
(1) Reduce the affordable housing deficit for residents.	✓		
Policies:			
(a) Ensure that an adequate and permanent supply of affordable housing, both new and existing units, is made available for purchase or rental to our resident and/or workforce population, with special emphasis on providing housing for low- to moderate-income families, and ensure that all affordable housing remains affordable in perpetuity.	✓		
(b) Seek innovative ways to lower housing costs without compromising the quality of our island lifestyle.	✓		
(c) Seek innovative methods to secure land for the development of low- and moderate- income housing.	✓		
(d) Provide the homeless population with emergency and transitional shelter and other supportive programs.			✓
(e) Provide for a range of senior-citizen and special needs housing choices on each island that affordably facilitates a continuum of care and services.	✓		
(f) Support the Department of Hawaiian Home Lands' development of homestead lands.			✓
(g) Manage property-tax burdens to protect affordable resident homeownership.			✓
(h) Explore taxation mechanisms to increase and maintain access to affordable housing.			✓
(i) Improve awareness regarding available affordable homeowner's insurance.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)			
	DA	IA	NA
(j) Redevelop commercial areas with a mixture of affordable residential and business uses, where appropriate.			✓
(k) Ensure residents are given priority to obtain affordable housing units developed in their communities, consistent with all applicable regulations.	✓		
(l) Establish pricing for affordable housing that is more reflective of Maui County's workforce than the United States Housing and Urban Development's median-income estimates for Maui County.	✓		
(m) Develop neighborhoods with a mixture of accessible and integrated community facilities and services.	✓		
(n) Provide alternative regulatory frameworks to facilitate the use of Kuleana lands by the descendants of Native Hawaiians who received those lands pursuant to the Kuleana Act of 1850.			✓
(o) Work with lending institutions to expand housing options and safeguard the financial security of homeowners.		✓	
(p) Promote the use of the community land trust model and other land-lease and land-financing options.			✓
(q) Support the opportunity to age in place by providing accessible and appropriately designed residential units.		✓	
Analysis: The proposed project provides additional affordable rental housing opportunities for Lāna'i families in an area that is close to businesses, school, and government services. In addition, the project will be implemented in proximity to a developed area with existing infrastructure and services on Lāna'i.			
Objective:			
(2) Increase the mix of housing types in towns and neighborhoods to promote sustainable land use planning, expand consumer choice, and protect the County's rural and small town character.	✓		
Policies:			
(a) Seek innovative ways to develop 'ohana cottages and accessory-dwelling units as affordable housing.			✓
(b) Design neighborhoods to foster interaction among neighbors.	✓		
(c) Encourage a mix of social, economic, and age groups within neighborhoods.	✓		
(d) Promote infill housing in urban areas at scales that capitalize on existing infrastructure, lower development costs, and are consistent with existing or desired patterns of development.	✓		
(e) Encourage the building industry to use environmentally sustainable materials, technologies, and site planning.	✓		
(f) Develop workforce housing in proximity to job centers and transit facilities.	✓		
(g) Provide incentives to developers and owners who incorporate green building practices and energy-efficient technologies into their housing developments.			✓
Implementing Actions:			
(a) Revise laws to support neighborhood designs that incorporate a mix of housing types that are appropriate for island living.			✓
Analysis: The proposed project provides additional affordable rental housing opportunities for Lāna'i families in an area that is close to businesses, school, and government services. In addition, the project will be implemented in proximity to a developed area with existing infrastructure and services on Lāna'i.			
Objective:			
(3) Increase and maintain the affordable housing inventory.	✓		

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)				DA	IA	NA
Policies:						
(a) Recognize housing as a basic human need, and work to fulfill that need.	✓					
(b) Prioritize available infrastructure capacity for affordable housing.	✓					
(c) Improve communication, collaboration, and coordination among housing providers and social-service organizations.	✓					
(d) Study future projected housing needs, monitor economic cycles, and prepare for future conditions on each island.	✓					
(e) Develop public-private and nonprofit partnerships that facilitate the construction of quality affordable housing.	✓					
(f) Streamline the review process for high-quality, affordable housing developments that implement the goals, objectives, and policies of the General Plan.	✓					
(g) Minimize the intrusion of housing on prime, productive, and potentially productive agricultural lands and regionally valuable agricultural lands.	✓					
(h) Encourage long-term residential use of existing and future housing to meet residential needs.	✓					
Implementing Actions:						
(a) Develop policies to even out the peaks and valleys in Maui County's construction-demand cycles.						✓
Analysis: The proposed project provides additional affordable rental housing opportunities for Lāna'i families in an area that is close to businesses, school, and government services. In addition, the project will be implemented in proximity to a developed area with existing infrastructure and services on Lāna'i.						
Objective:						
(4) Expand access to education related to housing options, homeownership, financing, and residential construction.	✓					
Policies:						
(a) Broaden access to information about County, State, and Federal programs that provide financial assistance to renters and home buyers.						✓
(b) Expand access to information about opportunities for homeownership and self-help housing.						✓
(c) Educate residents about making housing choices that support their individual needs, the needs of their communities, and the health of the islands' natural systems.		✓				
(d) Improve home buyers' education on all aspects of homeownership.		✓				
Analysis: The proposed project provides additional affordable rental housing opportunities for Lāna'i families in an area that is close to businesses, school, and government services. In addition, the project will be implemented in proximity to a developed area with existing infrastructure and services on Lāna'i.						
F. STRENGTHEN THE LOCAL ECONOMY						
Goal: Maui County's economy will be diverse, sustainable, and supportive of community values.		✓				
Objective:						
(1) Promote an economic climate that will encourage diversification of the County's economic base and a sustainable rate of economic growth.						✓
Policies:						
(a) Support economic decisions that create long-term benefits.	✓					

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)				DA	IA	NA
(b) Promote lifelong education, career development, and technical training for existing and emerging industries.						✓
(c) Invest in infrastructure, facilities, and programs that foster economic diversification.						✓
(d) Support and promote locally produced products and locally owned operations and businesses that benefit local communities and meet local demand.						✓
(e) Support programs that assist industries to retain and attract more local labor and facilitate the creation of jobs that offer a living wage.						✓
(f) Encourage work environments that are safe, rewarding, and fulfilling to employees.	✓					
(g) Support home-based businesses that are appropriate for and in character with the community.						✓
(h) Encourage businesses that promote the health and well-being of the residents, produce value-added products, and support community values.						✓
(i) Foster an understanding of the role of all industries in our economy.						✓
(j) Support efforts to improve conditions that foster economic vitality in our historic small towns.	✓					
(k) Support and encourage traditional host-culture businesses and indigenous agricultural practices.						✓
(l) Support public and private entities that assist entrepreneurs in establishing locally operated businesses.						✓
Implementing Actions:						
(a) Develop regulations and programs that support opportunities for local merchants, farmers, and small businesses to sell their goods and services directly to the public.						✓
(b) Monitor the carrying capacity of the islands' social, ecological, and infrastructure systems with respect to the economy.		✓				
Analysis: During construction, the proposed project will provide job opportunities. After completion, families residing in the project will support the businesses surrounding them, thus indirectly impacting the economy in a positive way.						
Objective:						
(2) Diversify and expand sustainable forms of agriculture and aquaculture.						✓
Policies:						
(a) Support programs that position Maui County's agricultural products as premium export products.						✓
(b) Prioritize the use of agricultural land to feed the local population, and promote the use of agricultural lands for sustainable and diversified agricultural activities.						✓
(c) Capitalize on Hawaii's economic opportunities in the ecologically sensitive aquaculture industries.						✓
(d) Assist farmers to help make Maui County more self-sufficient in food production.						✓
(e) Support ordinances, programs, and policies that keep agricultural land and water available and affordable to farmers.						✓
(f) Support a tax structure that is conducive to the growth of the agricultural economy.						✓
(g) Enhance County efforts to monitor and regulate important agricultural issues.						✓
(h) Support education, research, and facilities that strengthen the agricultural industry.						✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)				DA	IA	NA
(i) Maintain the genetic integrity of existing food crops.						✓
(j) Encourage healthy and organic farm practices that contribute to land health and regeneration.						✓
(k) Support cooperatives and other types of nontraditional communal farming and efforts.						✓
(l) Encourage methods of monitoring and controlling genetically modified crops to prevent adverse effects.						✓
(m) Work with the State to ease the permitting process for the revitalization of traditional fish ponds.						✓
Implementing Actions:						
(a) Redirect efforts in the Office of Economic Development to further facilitate the development of the agricultural section and to monitor agricultural legislation and issues.						✓
(b) Publicly identify, with signage and other means, the field locations of all genetically modified crops.						✓
(c) Create agricultural parks in areas distant from genetically modified crops.						✓
Analysis: During construction, the proposed project will provide job opportunities. After completion, families residing in the project will support the businesses surrounding them, thus indirectly impacting the economy in a positive way.						
Objective:						
(3) Support a visitor industry that respects the resident culture and the environment.						✓
Policies:						
(a) Promote traditional Hawaiian practices in visitor-related facilities and activities.						✓
(b) Encourage and educate the visitor industry to be sensitive to island lifestyles and cultural values.						✓
(c) Encourage a spirit of welcome for residents at visitor facilities, such as by offering kama'aina incentives and discount programs.						✓
(d) Support the renovation and enhancement of existing visitor facilities.						✓
(e) Support policies, programs, and a tax structure that redirect the benefits of the visitor industry back into the local community.						✓
(f) Encourage resident ownership of visitor-related businesses and facilities.						✓
(g) Develop partnerships to provide educational and training facilities to residents employed in the visitor industry.						✓
(h) Foster an understanding of local cultures, customs, and etiquette, and emphasize the importance of the Aloha Spirit as a common good for all.						✓
(i) Support the diversification, development, evolution, and integration of the visitor industry in a way that is compatible with the traditional, social, economic, spiritual, and environmental values of island residents						✓
(j) Improve collaboration between the visitor industry and the other sectors of Maui County's economy.						✓
(k) Perpetuate an authentic image of the Hawaiian culture and history and an appropriate recognition of the host culture.						✓
(l) Support the programs and initiatives outlined in the Maui County Tourism Strategic Plan 2006-2015.						✓
(m) Promote water conservation, beach conservation, and open-space conservation in areas providing services for visitors.						✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)				DA	IA	NA
(n) Recognize the important contributions that the visitor industry makes to the County's economy, and support a healthy and vibrant visitor industry.						✓
Analysis: During construction, the proposed project will provide job opportunities. After completion, families residing in the project will support the businesses surrounding them, thus indirectly impacting the economy in a positive way.						
Objective:						
(4) Expand economic sectors that increase living-wage job choices and are compatible with community values.					✓	
Policies:						
(a) Support emerging industries, including the following: <ul style="list-style-type: none"> • Health and wellness industry; • Sports and recreation industry; • Film and entertainment industry; • Arts and culture industry; • Renewable-energy industry; 						✓
						<ul style="list-style-type: none"> • Research and development industry; • High-technology and knowledge-based industries; • Education and training industry; • Ecotourism industry; and • Agritourism industry.
Analysis: During construction, the proposed project will provide job opportunities. After completion, families residing in the project will support the businesses surrounding them, thus indirectly impacting the economy in a positive way.						
G. IMPROVE PARKS AND PUBLIC FACILITIES						
Goal: A full range of island-appropriate public facilities and recreational opportunities will be provided to improve the quality of life for residents and visitors.						
				✓		
Objective:						
(1) Expand access to recreational opportunities and community facilities to meet the present and future needs of residents of all ages and physical abilities.				✓		
Policies:						
(a) Protect, enhance, and expand access to public shoreline and mountain resources.						✓
(b) Expand and enhance the network of parks, multi-use paths, and bikeways.				✓		
(c) Assist communities in developing recreational facilities that promote physical fitness.					✓	
(d) Expand venue options for recreation and performances that enrich the lifestyles of Maui County's people.					✓	
(e) Expand affordable recreational and after-school programs for youth.						✓
(f) Encourage and invest in recreational, social, and leisure activities that bring people together and build community pride.				✓		
(g) Promote the development and enhancement of community centers, civic spaces, and gathering places throughout our communities.				✓		
(h) Expand affordable access to recreational opportunities that support the local lifestyle.				✓		
Implementing Actions:						
(a) Identify and reserve lands for cemeteries, and preserve existing cemeteries on all islands, appropriately accommodating varying cultural and, faith-based traditions.						✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)				DA	IA	NA
Analysis: The proposed residential project will indirectly support the goal, objective, and policies of expanding access to recreational opportunities and community facilities to meet the needs of residents. The central location of the site of this project will provide easy access to existing recreational activities and community facilities. The project will also incorporate an onsite 1-acre park and multi-purpose building for residents.						
Objective:						
(2) Improve the quality and adequacy of community facilities.			✓			
Policies:						
(a) Provide an adequate supply of dedicated shelters and facilities for disaster relief.			✓			
(b) Provide and maintain community facilities that are appropriately designed to reflect the traditions and customs of local cultures.	✓					
(c) Ensure that parks and public facilities are safe and adequately equipped for the needs of all ages and physical abilities to the extent reasonable.	✓					
(d) Maintain, enhance, expand, and provide new active and passive recreational facilities in ways that preserve the natural beauty of their locations.			✓			
(e) Redesign or retrofit public facilities to adapt to major shifts in environmental or urban conditions to the extent reasonable.			✓			
Analysis: The proposed residential project will indirectly support the goal, objective, and policies of expanding access to recreational opportunities and community facilities to meet the needs of residents. The central location of the site of this project will provide easy access to existing recreational activities and community facilities. The project will also incorporate an onsite 1-acre park and multi-purpose building for residents.						
Objective:						
(3) Enhance the funding, management, and planning of public facilities and park lands.			✓			
Policies:						
(a) Identify and encourage the establishment of regulated and environmentally sound campgrounds.						✓
(b) Manage park use and control access to natural resources in order to rest sensitive places and utilize the resources in a sustainable manner.						✓
(c) Provide public-recreational facilities that are clean and well-maintained.						✓
(d) Develop partnerships to ensure proper stewardship of the islands' trails, public lands, and access systems.						✓
(e) Ensure that there is an adequate supply of public restrooms in convenient locations.						✓
Implementing Actions:						
(a) Encourage the State to allow for overnight fishing along the shoreline in accordance with management plans and regulations.						✓
(b) Develop and regularly update functional plans, including those relating to public facilities, parks, and campgrounds.						✓
(c) Develop and adopt local level-of service standards for public facilities and parks.						✓
(d) Identify, acquire, and develop lands for parks, civic spaces, and public uses.						✓
Analysis: The proposed residential project will indirectly support the goal, objective, and policies of expanding access to recreational opportunities and community facilities to meet the needs of residents. The central location of the site of this project will provide easy access to existing recreational activities and community facilities. The project will also incorporate an onsite 1-acre park and multi-purpose building for residents.						

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)				DA	IA	NA
H. DIVERSIFY TRANSPORTATION OPTIONS						
Goal: Maui County will have an efficient, economical, and environmentally sensitive means of moving people and goods.						
Objective:						
(1) Provide an effective, affordable, and convenient ground-transportation system that is environmentally sustainable.						✓
Policies:						
(a) Execute planning strategies to reduce traffic congestion.						✓
(b) Plan for the efficient relocation of roadways for the public benefit.						✓
(c) Support the use of alternative roadway designs, such as traffic-calming techniques and modern roundabouts.						✓
(d) Increase route and mode options in the ground-transportation network.						✓
(e) Ensure that roadway systems are safe, efficient, and maintained in good condition.						✓
(f) Preserve roadway corridors that have historic, scenic, or unique physical attributes that enhance the character and scenic resources of communities.						✓
(g) Design new roads and roadway improvements to retain and enhance the existing character and scenic resources of the communities through which they pass.						✓
(h) Promote a variety of affordable and convenient transportation services that meet countywide and community needs and expand ridership of transit systems.						✓
(i) Collaborate with transit agencies, government agencies, employers, and operators to provide planning strategies that reduce peak-hour traffic.						✓
(j) Develop and expand an attractive, island-appropriate, and efficient public transportation system.						✓
(k) Provide and encourage the development of specialized transportation options for the young, the elderly, and persons with disabilities.						✓
(l) Evaluate all alternatives to preserve quality of life before widening roads.						✓
(m) Encourage businesses in the promotion of alternative transportation options for resident and visitor use.						✓
(n) Support the development of carbon-emission standards and an incentive program aimed at achieving County carbon-emission goals.						✓
Implementing Actions:						
(a) Create incentives and implement strategies to reduce visitor dependence on rental cars.						✓
(b) Establish efficient public-transit routes between employment centers and primary workforce residential areas.						✓
(c) Create attractive, island-appropriate, conveniently located park-and-ride and ride-share facilities.						✓
Analysis: The TIAR prepared for this project determined that the impact of this project on existing and projected traffic is minimal. No significant delays or queuing were observed at any of the intersections near the project area during the peak hours of traffic. The traffic analysis noted that intersection improvements are not recommended as a result of the project.						
Objective:						
(2) Reduce the reliance on the automobile and fossil fuels by encouraging walking, bicycling, and other energy-efficient and safe alternative modes of transportation.						✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)				DA	IA	NA
Policies:						
(a) Make walking and bicycling transportation safe and easy between and within communities.						✓
(b) Require development to be designed with the pedestrian in mind.						✓
(c) Design new and retrofit existing rights-of-way with adequate sidewalks, bicycle lanes, or separated multi-use transit corridors.						✓
(d) Support the development of a countywide network of bikeways, equestrian trails, and pedestrian paths.						✓
(e) Support the reestablishment of traditional trails between communities, to the ocean, and through the mountains for public use.						✓
(f) Encourage educational programs to increase safety for pedestrians and bicyclists.						✓
Implementing Actions:						
(a) Design, build, and modify existing bikeways to improve safety and separation from automobiles.						✓
(b) Increase enforcement to reduce abuse of bicycle and pedestrian lanes by motorized vehicles.						✓
(c) Identify non-motorized transportation options as a priority for new sources of funding.						✓
Analysis: The TIAR prepared for this project determined that the impact of this project on existing and projected traffic is minimal. No significant delays or queuing were observed at any of the intersections near the project area during the peak hours of traffic. The traffic analysis noted that intersection improvements are not recommended as a result of the project.						
Objective:						
(3) Improve opportunities for affordable, efficient, safe, and reliable air transportation.						✓
Policies:						
(a) Discourage private helicopter and fixed-wing landing sites to mitigate environmental and social impacts.						✓
(b) Encourage the use of quieter aircraft and noise-abatement procedures for arrivals and departures.						✓
(c) Encourage the modernization and maintenance of air-transportation facilities for general-aviation activities.						✓
(d) Encourage a viable and competitive atmosphere for air carriers to expand service and ensure sufficient intra-County flights and affordable fares for consumers.						✓
(e) Continue to support secondary airports, and encourage the State to provide them with adequate funding.						✓
(f) During Community Plan updates, explore the use of the smaller airports.						✓
(g) Encourage the State to provide efficient, adequate, and affordable parking and transit connections within and around airports.						✓
Analysis: The TIAR prepared for this project determined that the impact of this project on existing and projected traffic is minimal. No significant delays or queuing were observed at any of the intersections near the project area during the peak hours of traffic. The traffic analysis noted that intersection improvements are not recommended as a result of the project.						
Objective:						
(4) Improve opportunities for affordable, efficient, safe, and reliable ocean transportation.						✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)				DA	IA	NA
Policies:						
(a) Support programs and regulations that reduce the disposal of maritime waste and prevent spills into the ocean.						✓
(b) Encourage the upgrading of harbors to resist damage from natural hazards and disasters.						✓
(c) Encourage the State to study the use of existing harbors and set priorities for future use.						✓
(d) Explore all options to protect the traditional recreational uses of harbors, and mitigate harbor-upgrade impacts to recreational uses where feasible.						✓
(e) Encourage the upgrading of harbors and the separation of cargo and bulk materials from passenger and recreational uses.						✓
(f) Encourage the State to provide for improved capacity at shipping, docking, and storage facilities.						✓
(g) Encourage the State to provide adequate parking facilities and transit connections within and around harbor areas.						✓
(h) Encourage the redevelopment and revitalization of harbors while preserving historic and cultural assets in harbor districts.						✓
(i) Encourage the State to provide adequate facilities for small-boat operations, including small-boat launch ramps, according to community needs.						✓
(j) Support the maintenance and cleanliness of harbor facilities.						✓
(k) Support the redevelopment of harbors as pedestrian-oriented gathering places.						✓
Analysis: The TIAR prepared for this project determined that the impact of this project on existing and projected traffic is minimal. No significant delays or queuing were observed at any of the intersections near the project area during the peak hours of traffic. The traffic analysis noted that intersection improvements are not recommended as a result of the project.						
Objective:						
(5) Improve and expand the planning and management of transportation systems.						✓
Policies:						
(a) Encourage progressive community design and development that will reduce transportation trips.						✓
(b) Require new developments to contribute their pro rata share of local and regional infrastructure costs.						✓
(c) Establish appropriate user fees for private enterprises that utilize public transportation facilities for recreational purposes.						✓
(d) Support the revision of roadway-design criteria and standards so that roads are compatible with surrounding neighborhoods and the character of rural areas.						✓
(e) Plan for multi-modal transportation and utility corridors on each island.						✓
(f) Support designing all transportation facilities, including airport, harbor, and mass- transit stations, to reflect Hawaiian architecture.						✓
(g) Utilize transportation-demand management as an integral part of transportation planning.						✓
(h) Accommodate the planting of street trees and other appropriate landscaping in all public rights-of-way.						✓
Analysis: The TIAR prepared for this project determined that the impact of this project on existing and projected traffic is minimal. No significant delays or queuing were observed at any of the intersections near the project area during the peak hours of traffic. The traffic analysis noted that intersection improvements are not recommended as a result of the project.						

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)				DA	IA	NA
I. IMPROVE PHYSICAL INFRASTRUCTURE						
Goal: Maui County's physical infrastructure will be maintained in optimum condition and will provide for and effectively serve the needs of the County through clean and sustainable technologies.					✓	
Objective:						
(1) Improve water systems to assure access to sustainable, clean, reliable, and affordable sources of water.						✓
Policies:						
(a) Ensure that adequate supplies of water are available prior to approval of subdivision or construction documents.						✓
(b) Develop and fund improved water-delivery systems.						✓
(c) Ensure a reliable and affordable supply of water for productive agricultural uses.						✓
(d) Promote the reclamation of gray water, and enable the use of reclaimed, gray, and brackish water for activities that do not require potable water.						✓
(e) Retain and expand public control and ownership of water resources and delivery systems.						✓
(f) Improve the management of water systems so that surface-water and groundwater resources are not degraded by overuse or pollution.						✓
(g) Explore and promote alternative water-source-development methods.						✓
(h) Seek reliable long-term sources of water to serve developments that achieve consistency with the appropriate Community Plans.						✓
Implementing Actions:						
(a) Develop a process to review all applications for desalination.						✓
Analysis: The proposed project indirectly supports the physical infrastructure objective and related policies as it is located in an area that is serviced by existing private (Lana'i Water Company) water and County wastewater infrastructure. Coordination will be undertaken with the DEM regarding wastewater connection. Construction waste will be disposed at the Lāna'i Landfill or appropriate construction recycling centers located off-island. The proposed project will include site lighting that is low-energy consumptive. Homes may also include solar photovoltaic on-site generation with individual home battery storage.						
Objective:						
(2) Improve waste-disposal practices and systems to be efficient, safe, and as environmentally sound as possible.						✓
Policies:						
(a) Provide sustainable waste-disposal systems and comprehensive, convenient recycling programs to reduce the flow of waste into landfills.						✓
(b) Support innovative and alternative practices in recycling solid waste and wastewater and disposing of hazardous waste.						✓
(c) Encourage vendors and owners of automobile, appliance, and white goods to participate in the safe disposal and recycling of such goods, and ensure greater accountability for large waste producers.						✓
(d) Develop strategies to promote public awareness to reduce pollution and litter, and encourage residents to reduce, reuse, recycle, and compost waste materials.						✓
(e) Pursue improvements and upgrades to existing wastewater and solid-waste systems consistent with current and future plans and the County's Capital Improvement Program.						✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)				DA	IA	NA
Implementing Actions:						
(a) Establish recycling, trash-separation, and materials recovery programs and facilities to reduce the flow of waste into landfills.						✓
(b) Study the feasibility of developing environmentally safe waste-to-energy facilities.						✓
(c) Utilize taxes and fees as means to encourage conservation and recycling.						✓
(d) Implement and regularly update the Integrated Solid Waste Management Plan.						✓
(e) Phase out the use of injection wells.						✓
Analysis: The proposed project indirectly supports the physical infrastructure objective and related policies as it is located in an area that is serviced by existing private (Lana'i Water Company) water and County wastewater infrastructure. Coordination will be undertaken with the DEM regarding wastewater connection. Construction waste will be disposed at the Lāna'i Landfill or appropriate construction recycling centers located off-island. The proposed project will include site lighting that is low-energy consumptive. Homes may also include solar photovoltaic on-site generation with individual home battery storage.						
Objective:						
(3) Significantly increase the use of renewable and green technologies to promote energy efficiency and energy self-sufficiency.						✓
Policies:						
(a) Promote the use of locally renewable energy sources, and reward energy efficiency.						✓
(b) Consider tax incentives and credits for the development of sustainable- and renewable-energy sources.						✓
(c) Expand education about energy conservation and self-sufficiency.						✓
(d) Encourage small-scale energy generation that utilizes wind, sun, water, biowaste, and other renewable sources of energy.						✓
(e) Expand renewable-energy production.						✓
(f) Develop public-private partnerships to ensure the use of renewable energy and increase energy efficiency.						✓
(g) Require the incorporation of locally appropriate energy-saving and green building design concepts in all new developments by providing energy efficient urban design guidelines and amendments to the Building Code.						✓
(h) Encourage the use of sustainable energy to power vehicles.						✓
(i) Promote the retrofitting of existing buildings and new development to incorporate energy-saving design concepts and devices.						✓
(j) Encourage green footprint practices.						✓
(k) Reduce Maui County's dependence on fossil fuels and energy imports.						✓
(l) Support green building practices such as the construction of buildings that aim to minimize carbon dioxide production, produce renewable energy, and recycle water.						✓
(m) Promote and support environmentally friendly practices in all energy sectors.						✓
Implementing Actions:						
(a) Adopt an energy-efficiency policy for Maui County government as a model for other jurisdictions.						✓
(b) Adopt a Green Building Code, and support green building practices.						✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)			
	DA	IA	NA
Analysis: The proposed project indirectly supports the physical infrastructure objective and related policies as it is located in an area that is serviced by existing private (Lana'i Water Company) water and County wastewater infrastructure. Coordination will be undertaken with the DEM regarding wastewater connection. Construction waste will be disposed at the Lāna'i Landfill or appropriate construction recycling centers located off-island. The proposed project will include site lighting that is low-energy consumptive. Homes may also include solar photovoltaic on-site generation with individual home battery storage.			
Objective:			
(4) Direct growth in a way that makes efficient use of existing infrastructure and to areas where there is available infrastructure capacity.			✓
Policies:			
(a) Capitalize on existing infrastructure capacity as a priority over infrastructure expansion.			✓
(b) Planning for new towns should only be considered if a region's growth is too large to be directed into infill and adjacent growth areas.			✓
(c) Utilize appropriate infrastructure technologies in the appropriate locations.			✓
(d) Promote land use patterns that can be provided with infrastructure and public facilities in a cost-effective manner.			✓
(e) Support catchment systems and on-site wastewater treatment in rural areas and aggregated water and wastewater systems in urban areas if they are appropriately located.			✓
Implementing Actions:			
(a) Develop a streamlining system for urban infill projects.			✓
(b) Identify appropriate areas for urban expansion of existing towns where infrastructure and public facilities can be provided in a cost-effective manner.			✓
Analysis: The proposed project indirectly supports the physical infrastructure objective and related policies as it is located in an area that is serviced by existing private (Lana'i Water Company) water and County wastewater infrastructure. Coordination will be undertaken with the DEM regarding wastewater connection. Construction waste will be disposed at the Lāna'i Landfill or appropriate construction recycling centers located off-island. The proposed project will include site lighting that is low-energy consumptive. Homes may also include solar photovoltaic on-site generation with individual home battery storage.			
Objective:			
(5) Improve the planning and management of infrastructure systems.			✓
Policies:			
(a) Provide a reliable and sufficient level of funding to enhance and maintain infrastructure systems.			✓
(b) Require new developments to contribute their pro rata share of local and regional infrastructure costs.			✓
(c) Improve coordination among infrastructure providers and planning agencies to minimize construction impacts.			✓
(d) Maintain inventories of infrastructure capacity, and project future infrastructure needs.			✓
(e) Require social-justice and -equity issues to be considered during the infrastructure-planning process.			✓
(f) Discourage the development of critical infrastructure systems within hazard zones and the tsunami-inundation zone to the extent practical.			✓
(g) Ensure that infrastructure is built concurrent with or prior to development.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)			
	DA	IA	NA
(h) Ensure that basic infrastructure needs can be met during a disaster.			✓
(i) Locate public facilities and emergency services in appropriate locations that support the health, safety, and welfare of each community and that minimize delivery inefficiencies.			✓
(j) Promote the undergrounding of utility and other distribution lines for health safety, and aesthetic reasons.			✓
Implementing Actions:			
(a) Develop and regularly update functional plans for infrastructure systems.			✓
(b) Develop, adopt, and regularly update local or community-sensitive level-of-service standards for infrastructure systems.			✓
Analysis: The proposed project indirectly supports the physical infrastructure objective and related policies as it is located in an area that is serviced by existing private (Lana'i Water Company) water and County wastewater infrastructure. Coordination will be undertaken with the DEM regarding wastewater connection. Construction waste will be disposed at the Lāna'i Landfill or appropriate construction recycling centers located off-island. The proposed project will include site lighting that is low-energy consumptive. Homes may also include solar photovoltaic on-site generation with individual home battery storage.			
J. PROMOTE SUSTAINABLE LAND USE AND GROWTH MANAGEMENT			
Goal: Community character, lifestyles, economies, and natural assets will be preserved by managing growth and using land in a sustainable manner.			
Objective:			
(1) Improve land use management and implement a directed-growth strategy.			✓
Policies:			
(a) Establish, map, and enforce urban- and rural-growth limits.			✓
(b) Direct urban and rural growth to designated areas.			✓
(c) Limit the number of visitor-accommodation units and facilities in Community Plan Areas.			✓
(d) Maintain a sustainable balance between the resident, part-time resident, and visitor populations.			✓
(e) Encourage redevelopment and infill in existing communities on lands intended for urban use to protect productive farm land and open-space resources.			✓
(f) Discourage new entitlements for residential, resort, or commercial development along the shoreline.			✓
(g) Restrict development in areas that are prone to natural hazards, disasters, or sea-level rise.			✓
(h) Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic, shoreline, and cultural resources.			✓
(i) Establish and maintain permanent open space between communities to protect each community's identity.			✓
(j) Support the dedication of land for public uses.			✓
(k) Preserve the public's rights of access to and continuous lateral access along all shorelines.			✓
(l) Enable existing and future communities to be self-sufficient through sustainable land use planning and management practices.			✓
(m) Protect summits, slopes, and ridgelines from inappropriate development.			✓
Implementing Actions:			
(a) Regularly update urban- and rural-growth boundaries and their maps.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)			
	DA	IA	NA
(b) Establish transfer and purchase of development rights programs.			✓
(c) Develop and adopt a green infrastructure plan.			✓
(d) Develop studies to help determine a sustainable social, environmental, and economic carrying capacity for each island.			✓
(e) Identify and define resort-destination areas.			✓
Analysis: The proposed project will be developed on vacant land on Lānaʻi, within the “Park”, “Open Space”, “Mixed-Use Residential”, and “Public/Quasi-Public” as designated by the Lānaʻi Community Plan. The project is located in a developed area in Lānaʻi City, in proximity to existing infrastructure and services. The project will be developed in an area outside of the projected 3.2-foot sea level rise exposure area.			
The proposed project was designed to reflect the character of Lānaʻi City including street scape and architecture of the homes. Additionally, sustainable design features are included in the proposed home design including use of natural elements (ventilation, shading, etc.) and use of ENERGY STAR appliances and energy efficient features.			
Objective:			
(2) Improve planning for and management of agricultural lands and rural areas.			✓
Policies:			
(a) Protect prime, productive, and potentially productive agricultural lands to maintain the islands’ agricultural and rural identities and economies.			✓
(b) Provide opportunities and incentives for self-sufficient and subsistence homesteads and farms.			✓
(c) Discourage developing or subdividing agriculturally designated lands when non-agricultural activities would be primary uses.			✓
(d) Conduct agricultural-development planning to facilitate robust and sustainable agricultural activities.			✓
Implementing Actions:			
(a) Inventory and protect prime, productive, and potentially productive agricultural lands from competing non-agricultural land uses.			✓
Analysis: The proposed project will be developed on vacant land on Lānaʻi, within the “Park”, “Open Space”, “Mixed-Use Residential”, and “Public/Quasi-Public” as designated by the Lānaʻi Community Plan. The project is located in a developed area in Lānaʻi City, in proximity to existing infrastructure and services. The project will be developed in an area outside of the projected 3.2-foot sea level rise exposure area.			
The proposed project was designed to reflect the character of Lānaʻi City including street scape and architecture of the homes. Additionally, sustainable design features are included in the proposed home design including use of natural elements (ventilation, shading, etc.) and use of ENERGY STAR appliances and energy efficient features.			
Objective:			
(3) Design all developments to be in harmony with the environment and to protect each community’s sense of place.		✓	
Policies:			
(a) Support and provide incentives for green building practices.			✓
(b) Encourage the incorporation of green building practices and technologies into all government facilities to the extent practicable.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)			
	DA	IA	NA
(c) Protect and enhance the unique architectural and landscape characteristics of each Community Plan Area, small town, and neighborhood.		✓	
(d) Ensure that adequate recreational areas, open spaces, and public-gathering places are provided and maintained in all urban centers and neighborhoods.			✓
(e) Ensure business districts are distinctive, attractive, and pedestrian-friendly destinations.			✓
(f) Use trees and other forms of landscaping along rights-of-way and within parking lots to provide shade, beauty, urban-heat reduction, and separation of pedestrians from automobile traffic in accordance with community desires.			✓
(g) Where appropriate, integrate public-transit, equestrian, pedestrian, and bicycle facilities, and public rights-of-way as design elements in new and existing communities.			✓
(h) Ensure better connectivity and linkages between land uses.		✓	
(i) Adequately buffer and mitigate noise and air pollution in mixed-use areas to maintain residential quality of life.			✓
(j) Protect rural communities and traditional small towns by regulating the footprint, locations, site planning, and design of structures.			✓
(k) Support small-town revitalization and preservation.			✓
(l) Facilitate safe pedestrian access, and create linkages between destinations and within parking areas.			✓
Implementing Actions:			
(a) Establish design guidelines and standards to enhance urban and rural environments.			✓
(b) Provide funding for civic-center and civic-space developments.			✓
(c) Establish and enhance urban forests in neighborhoods and business districts.			✓
Analysis: The proposed project will be developed on vacant land on Lānaʻi, within the “Park”, “Open Space”, “Mixed-Use Residential”, and “Public/Quasi-Public” as designated by the Lānaʻi Community Plan. The project is located in a developed area in Lānaʻi City, in proximity to existing infrastructure and services. The project will be developed in an area outside of the projected 3.2-foot sea level rise exposure area.			
The proposed project was designed to reflect the character of Lānaʻi City including street scape and architecture of the homes. Additionally, sustainable design features are included in the proposed home design including use of natural elements (ventilation, shading, etc.) and use of ENERGY STAR appliances and energy efficient features.			
Objective:			
(4) Improve and increase efficiency in land use planning and management.		✓	
Policies:			
(a) Assess the cumulative impact of developments on natural ecosystems, natural resources, wildlife habitat, and surrounding uses.			✓
(b) Ensure that new development projects requiring discretionary permits demonstrate a community need, show consistency with the General Plan, and provide an analysis of impacts.			✓
(c) Encourage public and private partnerships to preserve lands of importance, develop housing, and meet the needs of residents.		✓	
(d) Promote creative subdivision designs that implement best practices in land development, sustainable management of natural and physical resources, increased pedestrian and bicycle functionality and safety, and the principles of livable communities.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)			
	DA	IA	NA
(e) Coordinate with Federal, State, and County officials in order to ensure that land use decisions are consistent with County plans and the vision local populations have for their communities.			✓
(f) Enable greater public participation in the review of subdivisions.			✓
(g) Improve land use decision making through the use of land- and geographic information systems.			✓
Implementing Actions:			
(a) Institute a time limit and sunseting stipulations on development entitlements and their implementation.			✓
Analysis: The proposed project will be developed on vacant land on Lānaʻi, within the “Park”, “Open Space”, “Mixed-Use Residential”, and “Public/Quasi-Public” as designated by the Lānaʻi Community Plan. The project is located in a developed area in Lānaʻi City, in proximity to existing infrastructure and services. The project will be developed in an area outside of the projected 3.2-foot sea level rise exposure area. The proposed project was designed to reflect the character of Lānaʻi City including street scape and architecture of the homes. Additionally, sustainable design features are included in the proposed home design including use of natural elements (ventilation, shading, etc.) and use of ENERGY STAR appliances and energy efficient features.			
K. STRIVE FOR GOOD GOVERNANCE			
Objective:			
(1) Strengthen governmental planning, coordination, consensus building, and decision making.			✓
Policies:			
(a) Plan and prepare for the effects of social, demographic, economic, and environmental shifts.			✓
(b) Plan for and address the possible implications of Hawaiian sovereignty.			✓
(c) Encourage collaboration among government agencies to reduce duplication of efforts and promote information availability and exchange.			✓
(d) Expand opportunities for the County to be involved in and affect State and Federal decision making.			✓
(e) Plan and prepare for large-scale emergencies and contingencies.			✓
(f) Improve public awareness about preparing for natural hazards, disasters, and evacuation plans.			✓
(g) Improve coordination among Federal, State, and County agencies.			✓
Implementing Actions:			
(a) Develop policies, regulations, and programs to protect and enhance the unique character and needs of the County’s various communities.			✓
(b) Evaluate and if necessary, recommend modifications to the County Charter that could result in a possible change to the form of governance for Maui County.			✓
(c) Study and evaluate the feasibility and implications of voting in Maui County Council elections.			✓
(d) Study and evaluate the feasibility of authorizing town governments in Maui County.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)			
	DA	IA	NA
Analysis: The permitting and environmental review processes involves opportunities for the public to provide input throughout the environmental review process and the Section 201H-38, HRS, affordable housing approval process. Public meetings and requests for comments were included, pursuant to the environmental assessment review process, which provided the opportunity for public for engagement and feedback opportunities. The Lānaʻi Planning Commission provided comments on the Draft EA for the project at its January 20, 2021 meeting and the most recent community meeting on the project was held virtually on February 22, 2021.			
Objective:			
(2) Promote civic engagement.			✓
Policies:			
(a) Foster consensus building through in-depth, innovative, and accessible public participatory processes.			✓
(b) Promote and ensure public participation and equal access to government among all citizens.			✓
(c) Encourage a broad cross-section of residents to volunteer on boards and commissions.			✓
(d) Encourage the State to improve its community-involvement processes.			✓
(e) Support community-based decision making.			✓
(f) Expand advisory functions at the community level.			✓
(g) Expand opportunities for all members of the public to participate in public meetings and forums.			✓
(h) Facilitate the community’s ability to obtain relevant documentation.			✓
(i) Increase voter registration and turnout.			✓
Implementing Actions:			
(a) Implement two-way communication using audio-visual technology that allows residents to participate in the County’s planning processes.			✓
(b) Ensure and expand the use of online notification of County business and public meetings, and ensure the posting of all County board and commission meeting minutes.			✓
(c) Explore funding mechanisms to improve participation by volunteers on boards and commissions.			✓
(d) Develop a project-review process that mandates early and ongoing consultation in and with communities affected by planning and land use activities.			✓
Analysis: The permitting and environmental review processes involves opportunities for the public to provide input throughout the environmental review process and the Section 201H-38, HRS, affordable housing approval process. Public meetings and requests for comments were included, pursuant to the environmental assessment review process, which provided the opportunity for public for engagement and feedback opportunities. The Lānaʻi Planning Commission provided comments on the Draft EA for the project at its January 20, 2021 meeting and the most recent community meeting on the project was held virtually on February 22, 2021.			
Objective:			
(3) Improve the efficiency, reliability, and transparency of County government’s internal processes and decision making.			✓
Policies:			
(a) Use advanced technology to improve efficiency.			✓
(b) Simplify and clarify the permitting process to provide uniformity, reliability, efficiency, and transparency.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)			
	DA	IA	NA
(c) Improve communication with Lana'i and Moloka'i through the expanded use of information technologies, expanded staffing, and the creation and expansion of government-service centers.			✓
(d) Ensure that laws, policies, and regulations are internally consistent and effectuate the intent of the General Plan.			✓
Implementing Actions:			
(a) Update the County Code to be consistent with the General Plan.			✓
(b) Identify and update County regulations and procedures to increase the productivity and efficiency of County government.			✓
(c) Develop local level-of-service standards for infrastructure, public facilities, and services.			✓
(d) Implement plans through programs, regulations, and capital improvements in a timely manner.			✓
(e) Expand government online services.			✓
Analysis: The permitting and environmental review processes involves opportunities for the public to provide input throughout the environmental review process and the Section 201H-38, HRS, affordable housing approval process. Public meetings and requests for comments were included, pursuant to the environmental assessment review process, which provided the opportunity for public for engagement and feedback opportunities. The Lāna'i Planning Commission provided comments on the Draft EA for the project at its January 20, 2021 meeting and the most recent community meeting on the project was held virtually on February 22, 2021.			
Objective:			
(4) Adequately fund in order to effectively administer, implement, and enforce the General Plan.			✓
Policies:			
(a) Adequately fund, staff, and support the timely update and implementation of planning policy, programs, functional plans, and enforcement activities.			✓
(b) Ensure that the County's General Plan process provides for efficient planning at the County, island, town, and neighborhood level.			✓
(c) Encourage ongoing professional development, education, and training of County employees.			✓
(d) Encourage competitive compensation packages for County employees to attract and retain County personnel.			✓
(e) Enable the County government to be more responsive in implementing our General Plan and Community Plans.			✓
(f) Review discretionary permits for compliance with the Countywide Policy Plan.			✓
(g) Strengthen the enforcement of County, State, and Federal land use laws.			✓
Implementing Actions:			
(a) Establish penalties to ensure compliance with County, State, and Federal land use laws.			✓
Analysis: The permitting and environmental review processes involves opportunities for the public to provide input throughout the environmental review process and the Section 201H-38, HRS, affordable housing approval process. Public meetings and requests for comments were included, pursuant to the environmental assessment review process, which provided the opportunity for public for engagement and feedback opportunities. The Lāna'i Planning Commission provided comments on the Draft EA for the project at its January 20, 2021 meeting and the most recent community meeting on the project was held virtually on February 22, 2021.			
Objective:			
(5) Strive for County government to be a role model for implementing cultural and environmental policies and practices.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)			
	DA	IA	NA
Policies:			
(a) Educate residents on the benefits of sustainable practices.			✓
(b) Encourage the retention and hiring of qualified professionals who can improve cultural and environmental practices.			✓
(c) Incorporate environmentally sound and culturally appropriate practices in government operations and services.			✓
(d) Encourage all vendors with County contracts to incorporate environmentally sound and culturally appropriate practices.			✓
Analysis: The permitting and environmental review processes involves opportunities for the public to provide input throughout the environmental review process and the Section 201H-38, HRS, affordable housing approval process. Public meetings and requests for comments were included, pursuant to the environmental assessment review process, which provided the opportunity for public for engagement and feedback opportunities. The Lāna'i Planning Commission provided comments on the Draft EA for the project at its January 20, 2021 meeting and the most recent community meeting on the project was held virtually on February 22, 2021.			