

# HONUA'ULA



FINAL ENVIRONMENTAL IMPACT STATEMENT

VOLUME 1 OF 4

Prepared for:  
Accepting Authority  
Maui Planning Department / Maui Planning Commission

Applicant:  
Honua'ula Partners, LLC

Prepared by:



June 2012

# HONUA'ULA



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Accepting Authority

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Applicant:

Honua'ula Partners, LLC

This final environmental impact statement and all ancillary documents were prepared under my direction or supervision and the information submitted, to the best of my knowledge, fully addresses document content requirements as set forth in Section 11-200-17, Hawai'i Administrative Rules



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Charles Jencks  
Honua'ula Partners, LLC

June 2012

## OVERVIEW

Honua'ula, located in the Kīhei-Mākena region of Maui adjacent to Wailea Resort, will be a master-planned community embracing “smart growth” principles such as diverse residential opportunities, commercial and retail mixed uses, on-site recreational amenities, integrated bicycle and pedestrian networks, parks, and open space (Figure 1). Honua'ula will also feature an 18-hole homeowner's golf course and related facilities, as well as a Native Plant Preservation Area and other areas dedicated to the preservation of native plants and archaeological features.

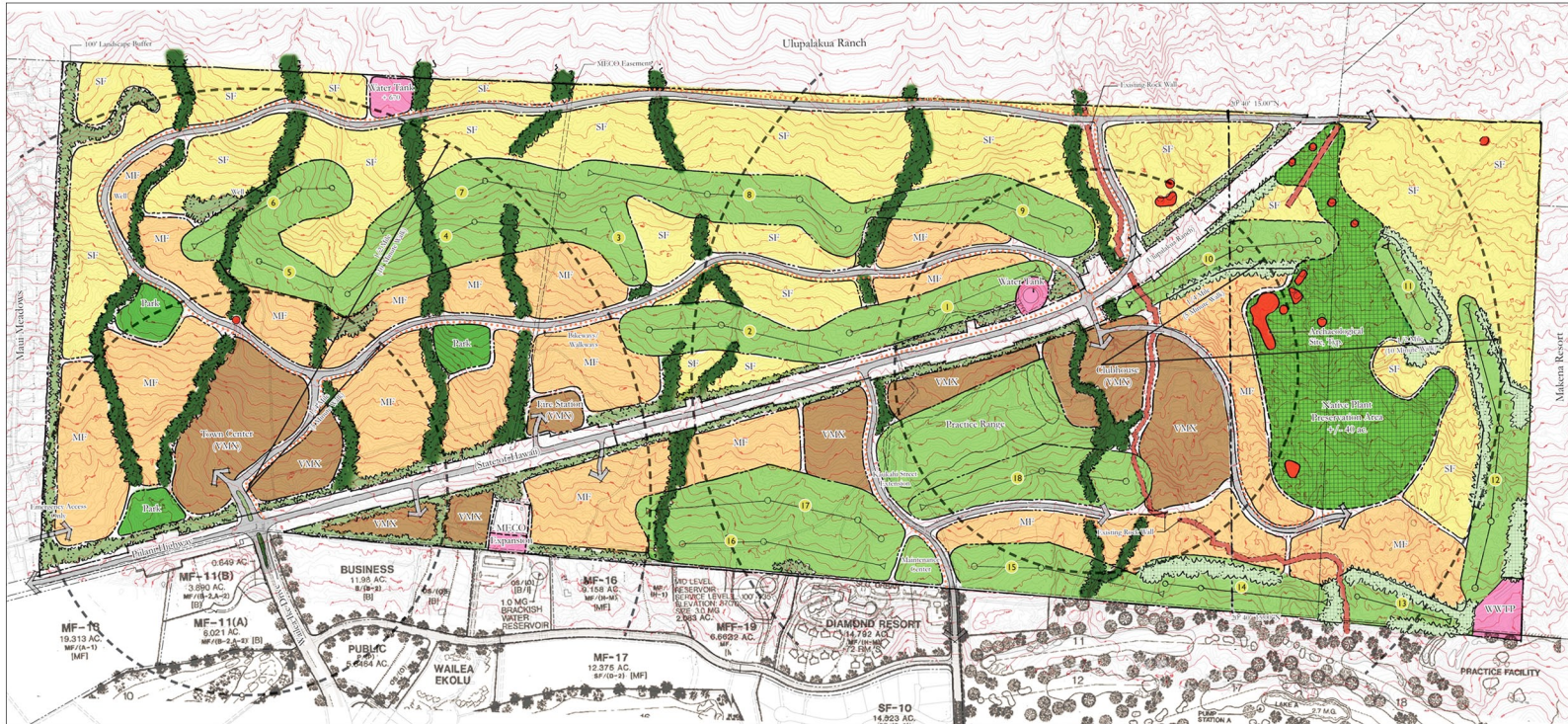
Honua'ula will provide homes priced for a range of consumer groups, including workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). Honua'ula will reflect community values and feature distinctive architecture to create a unique and compelling community in context with the Kīhei-Mākena region. This cohesive approach will integrate natural and human-made boundaries and landmarks to craft a sense of place within a defined community. In addition, a principal design and planning goal is to preserve defining features of Honua'ula, such as the topography and views, as much as possible.

Honua'ula's integration of mixed land uses is a critical component of creating a true community. By locating commercial and retail establishments within the community, alternatives to driving such as walking or biking once again become viable. The mixed uses and economic diversity will foster neighborly interaction, greater local economic activity, and increased quality of life. Likewise, Honua'ula's open space, parks, conservation areas, bicycle and pedestrian network, and golf course will provide for significant recreational benefits, protection of important habitat and natural features, and an overall setting of enhanced environmental quality and community health.

Honua'ula is comprised of two parcels totaling 670 acres (the Property) designated as Project District 9 in the *Kīhei-Mākena Community Plan*. Honua'ula is also zoned Project District 9 under Chapter 19.90A, MCC. In compliance with the *Kīhei-Mākena Community Plan* and Chapter 19.90A, MCC, Honua'ula will:

- Provide a mix of single- and multi-family housing types for a range of consumer groups;
- Emphasize community development with single- and multi-family units complemented with village mixed uses and commercial uses primarily serving the residents of the community;
- Integrate a golf course and other recreational amenities with the different uses within Honua'ula;
- Integrate community-oriented parks with pedestrian and bicycle recreation ways;
- Incorporate buffer zones between residential areas and the Pi'ilani Highway extension corridor; and
- Provide a site for future public use in anticipation of need.

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**LEGEND**

**Land Use Subdistricts**

- Single-Family Residential and Roadways
- Multi-Family Residential and Roadways
- VMX - Village - Mixed Use and Roadways

Acreage	Unit Count	Densities (Average)
	SF	MF
+/- 177 ac.	+/- 447	0
+/- 146 ac.	+/- 57	+/- 646
+/- 53 ac.	-	-
<b>Unit Totals: +/- 504 +/- 646</b>		
<b>Unit Percentages: 44% 56%</b>		
<b>Sub-Total Area: +/- 376 ac.</b>	<b>1,150 Units</b>	

**Recreation, Open Space / Utility Subdistrict**

- Golf Course, Parks, and Open Space
- Native Plant Preservation Area
- Utilities

Acreage
+/- 246 ac.
+/- 40 ac.
+/- 8 ac.
<b>Sub-Total Area: +/- 294 ac.</b>
<b>Grand Total Area: 670 acres</b>

Disclaimer: This graphic has been prepared for general planning purposes only.

**Figure 1**  
**Conceptual Master Plan**  
**Honua'ula**

Honua'ula Partners, LLC  
 ISLAND OF MAUI  
 NORTH LINEAR SCALE (FEET)  
 0 300 600 1,200  
 PLAN BY: **VITA**  
 PLANNING & LANDSCAPE ARCHITECTURE  
 PBR HAWAII & ASSOCIATES, INC.



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**LIST OF ACRONYMS AND ABBREVIATIONS**

μM	Micromoles
ALISH	Agricultural Lands of Importance to the State of Hawai'i
BMP	Best Management Practices
cfs	cubic feet per second
CRPP	Cultural Resources Preservation Plan
CWRM	Commission on Water Resource Management
CZM	Coastal Zone Management
DBEDT	Department of Business, Economic Development, and Tourism
DEM	Department of Environmental Management
DLNR	Department of Land and Natural Resources

DOE	Department of Education
DOFAW	Division of Forestry and Wildlife
DOH	Department of Health
DOT	Department of Transportation
DPR	Department of Parks and Recreation
<u>EA</u>	<u>Environmental Assessment</u>
EA/EISPN	Environmental Assessment/Environmental Impact Statement Preparation Notice
EIS	Environmental Impact Statement
EISPN	Environmental Impact Statement Preparation Notice
EPA	Environmental Protection Agency
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
gpd	Gallons per day
HAR	Hawai'i Administrative Rules
<u>HCP</u>	<u>Habitat Conservation Plan</u>
HRS	Hawai'i Revised Statutes
<u>ITP/ITL</u>	<u>Incidental Take Permit/Incidental Take License</u>
IPM	Integrated Pest Management
LSB	Land Study Bureau
LUC	Land Use Commission
MCC	Maui County Code
MECO	Maui Electric Company
MG	Million gallon
MGD	Million gallons per day
mph	Miles per hour
NPDES	National Pollutant Discharge Elimination System
OEQC	Office of Environmental Quality Control
OHA	Office of Hawaiian Affairs
ppt	Parts per thousand
RO	Reverse Osmosis
ROW	Right-of-way
SCS	Soil Conservation Service
SHPD	State Historic Preservation Division
SMA	Special Management Area
TIAR	Traffic Impact Analysis Report
TMDL	Total Maximum Daily Load
TMK	Tax map key
TMP	Transportation Management Plan
UBC	Uniform Building Code
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
UV	Ultraviolet
WWRF	Wastewater reclamation facility

# Chapter 1



## Introduction and Summary



# 1 INTRODUCTION AND SUMMARY

This Environmental Impact Statement (EIS) is prepared pursuant to Chapter 343, Hawai'i Revised Statutes (HRS), and Title 11, Chapter 200, Hawai'i Administrative Rules (HAR), Department of Health (DOH), State of Hawai'i. Proposed is an applicant action by Honua'ula Partners, LLC, for the creation of Honua'ula, a master-planned community located in the Kihei-Mākena region, Island of Maui.

## 1.1 PROFILE

**Project Name:** Honua'ula

**Location:** Wailea, Kihei-Mākena, Maui

**Judicial District:** Makawao

**Tax Map Key (TMK)/  
Landowners:**

"The Property"

TMKs (2)2-1-08:056; (2)2-1-08:071 (Honua'ula Partners, LLC)

Off-Site Improvements

TMK (2)2-1-08: 999 (portion) (State of Hawai'i)

TMK (2)2-1-26: 999 (portion) (State of Hawai'i)

TMK (2)2-1-13: 999 (portion) (County of Maui)

TMK (2)2-1-08: 043 (Maui Electric Company LTD)

TMK (2)2-1-08: 090 (portion) (ATC Mākena Golf LLC)

TMK (2)2-1-08: 108 (portion) (ATC Mākena Golf LLC)

TMK (2)2-2-02: 001 (portion) (Haleakalā Ranch Co.)

TMK (2)2-2-02: 050 (portion) (Haleakalā Ranch Co.)

TMK (2)2-2-02: 054 (portion) (Haleakalā Ranch Co.)

TMK (2)2-1-08: 054 (portion) ('Ulupalakua Ranch)

TMK (2)2-1-08: 001 (portion) ('Ulupalakua Ranch)

TMK (2)2-1-08: 118 (portion) (Wailea Old Blue, LLC)

TMK (2)2-1-08: 134 (portion) (Wailea Old Blue, LLC)

TMK (2)2-1-08: 131 (portion) (Wailea Resort Co. LTD)

**Approximate Land Area:** The Property: 670 acres  
Off-Site Improvements: ~~30~~ 220 acres (approximate)

**Existing Use:** Vacant, open land with vegetation and lava rock.

**Proposed Use:** A master-planned residential community composed of single and multi-family homes and village mixed-use areas that integrate dwellings with supporting commercial, open space and recreational opportunities (including an 18-hole homeowner's golf course and golf course clubhouse), and related off-site infrastructure.

**Property**

**Land Use Designations:** State Land Use: Urban  
Community Plan: Project District 9  
County Zoning: Project District 9  
Special Management Area (SMA): Not in SMA

**Major Approvals/Permits**

**Required:** Compliance with Chapter 343, HRS  
Project District Development Phase II and III  
National Pollutant Discharge Elimination System Permit  
Subdivision Approval  
Grading/Building Permits  
Incidental Take Permit/Incidental Take License

**Accepting Authority:** Maui Planning Department/Maui Planning Commission

**1.2 APPLICANT**

The applicant is Honua'ula Partners, LLC.

**Contact:** Charles Jencks  
c/o Goodfellow Brothers, Inc.  
P.O. Box 220  
Kihei, Hawai'i 96753  
Telephone: (808) 879-5205  
Fax: (808) 879-2557

**1.3 ENVIRONMENTAL CONSULTANT**

The environmental planning consultant is PBR HAWAII.

**Contact:** Tom Schnell, AICP  
Senior Associate  
PBR HAWAII  
1001 Bishop Street  
ASB Tower, Suite 650  
Honolulu, Hawai'i 96813  
Telephone: (808) 521-5631      Fax: (808) 523-1402



#### 1.4 ACCEPTING AUTHORITY

The accepting authority is the Maui Planning Department/Maui Planning Commission.

**Contact:** ~~Jeff Hunt~~ William Spence, Director  
County of Maui  
Planning Department  
250 South High Street  
Wailuku, Hawai'i 96793  
Telephone: (808) 270-7735  
Fax: (808) 270-7634

#### 1.5 COMPLIANCE WITH STATE OF HAWAI'I AND COUNTY OF MAUI ENVIRONMENTAL LAWS

This EIS has been prepared in accordance with the provisions of Chapter 343, HRS, (Environmental Impact Statement Law) and Title 11, Chapter 200, HAR, Environmental Impact Statement Rules.

Section 343-5, HRS, establishes nine "triggers" that require the preparation of an Environmental Assessment (EA) or EIS. The triggers for Honua'ula include, without limitation, the following:

- Extending Pi'ilani Highway from Wailea Ike Drive to Kaukahi Street, a portion of which will be on right-of-way (ROW) owned by the State of Hawaii; and
- Possible development of an on-site wastewater reclamation facility.

~~In addition, creation of Honua'ula may involve or impact State and/or County lands or funds relating to infrastructure improvements for public facilities, roadways, water, sewer, utility, drainage, or other facilities. While the specific nature of each improvement is not known at this time, this EIS is intended to address all current and future instances involving the use of State and/or County lands and funds relating to Honua'ula.~~

This EIS is also prepared in satisfaction of the Department of Land and Natural Resources (DLNR) Division of Forestry and Wildlife (DOFAW) requirements with respect to the issuance of an Incidental Take License (ITL) under Chapter 195D, HRS and the approval of the associated Habitat Conservation Plan for federally listed species potentially impacted by Honua'ula.

This Draft EIS was preceded by the Honua'ula Environmental Impact Statement Preparation Notice (EISPN). The Maui County Planning Department submitted the EISPN to the State of Hawaii Office of Environmental Quality Control (OEQC) on February 23, 2009. Notice of the availability of the EISPN was published in the March 8, 2009 edition of the OEQC's *The Environmental Notice*. Copies of the EISPN were provided to appropriate government agencies and other organizations (See Chapter 8). The public

comment period for the EISPN began March 8, 2009 and ended April, 7, 2009. Comments ~~and responses~~ on the EISPN received during the public comment period and responses to the comments are incorporated in this Final EIS and the letters are provided in ~~Chapter 10~~ Appendix AA.

Following the EISPN public comment period, Honua'ula Partners, LLC consulted with OEQC to ensure that all applicable statutory and regulatory requirements were fulfilled. Regarding the EISPN dated March 2009, notice of which was published in the March 8, 2009 edition of the OEQC's *The Environmental Notice*, the OEQC Director stated: "...the published document fulfills all the requirements and components [of] an environmental assessment." Pursuant to the instructions of the OEQC Director, the Maui County Planning Department subsequently submitted an Environmental Assessment/Environmental Impact Statement Preparation Notice (EA/EISPN) to OEQC on September 18, 2009. Notice of the availability of the EA/EISPN was published in the October 8, 2009 edition of the OEQC's *The Environmental Notice*. The EA/EISPN was available on the OEQC website and copies of the EA/EISPN were provided to all organizations and individuals who had requested to be a consulted party during the March 8, 2009 to April, 7, 2009 public comment period. The public comment period on the EA/EISPN was from October 8, 2009 to November 7, 2009, however comments were accepted up until November 17, 2009 to allow all consulted parties ample time to provide comments. Comments ~~and responses~~ on the EA/EISPN received during the public comment period, as extended to November 17, 2009, and responses to the comments were ~~are~~ incorporated in this Final EIS and the letters are provided in ~~Chapter 10~~ Appendix AA.

Following the EA/EISPN public comment period, Maui County Planning Department submitted the Draft EIS to OEQC on April 13, 2010. Notice of the availability of the Draft EIS was published in the April 23, 2010 edition of OEQC's The Environmental Notice. Copies of the Draft EIS were provided to appropriate government agencies and other organizations and individuals (See Chapter 8). The official 45-day public comment period on the Draft EIS was from April 23, 2010 to June 7, 2010; however as a courtesy to those that requested more time to review the Draft EIS, Honua'ula Partners, LLC voluntarily extended the comment period on the Draft EIS until June 30, 2010. Comments on the Draft EIS received during the public comment period, as extended to June 30, 2010, and responses to the comments are incorporated in this Final EIS and the letters are provided in Appendix AA.

## 1.6 SCOPE OF THIS EIS

This EIS covers potential impacts relating to Honua'ula, "the Property" (TMK (2) 2-1-08:056 and (2) 2-1-08:71) and planned and potential off-site improvements, including:

- Extending Pi'ilani Highway from Wailea Ike Drive to Kaukahi Street. (TMK (2)2-1-08: 999 (portion));
- Widening Pi'ilani Highway from Kilohana Drive to Wailea Ike Drive (TMK (2)2-1-08:999 (portion)); (TMK (2)2-1-26:999); (TMK (2)2-1-13:999 (portion))

- Wailea Ike Drive and Wailea Alanui Drive intersection improvements; (TMK (2)2-1-08:999 (portion)); TMK (2)2-1-08:131 (portion); TMK (2)2-1-08:118 (portion); (TMK (2)2-1-08:134 (portion));
- Wastewater transmission line alignment for possible connection to the Mākena Resort Wastewater Reclamation Facility (WWRF), which is located approximately one mile south of Honua'ula (TMK (2)2-1-08: 090 (portion)); (TMK (2)2-1-08: 108 (portion));
- Off-site wells, waterline, and storage tanks (TMK (2)2-2-02:001 (portion)); (TMK (2)2-2-02: 050 (portion)); (TMK (2)2-2-02: 054 (portion)) (TMK (2)2-1-08: 054 (portion)); (TMK (2)2-1-08: 001 (portion)); and
- Possible expansion of the Maui Electric Company (MECO) electrical substation located within the Honua'ula property (TMK (2)2-1-08: 043).

## 1.7 STUDIES CONTRIBUTING TO THIS EIS

A number of specific technical studies have been prepared for this EIS, and the full reports are included as appendices. These studies include:

- Ground Water Resources Assessment;
- Marine Water Quality Assessment;
- Marine Environmental Assessment;
- Golf Course Best Management Practices;
- Botanical Surveys;
- Conservation & Stewardship Plan (including an Animal Management Plan);
- Wildlife Surveys;
- Archaeological Inventory Surveys;
- Cultural Impact Assessment;
- Cultural Resources Preservation Plan (including an Archaeological Preservation/Mitigation Plan);
- Traffic Impact Analysis Report;
- Transportation Management Plans;
- Acoustic Study;
- Air Quality Study;
- Preliminary Engineering Report;
- Market Study;
- Economic Impact Analysis; and
- Public Costs/Benefits Assessment.

In addition, final environmental assessments (EAs) have been prepared for the: 1) widening of Pi'ilani Highway from Kilohana Drive to Wailea Ike Drive; and 2) Wailea Ike Drive and Wailea Alanui Drive intersection improvements. The accepting agencies for these EAs have issued a Finding of No Significant Impact (FONSI) for each of these EAs. Key findings from

the EAs are included in specific subsections of this EIS and the complete EAs are included as appendices to this EIS.

Further, specific technical studies have been prepared for the: 1) wastewater transmission line alignment for possible connection to the Mākena Resort WWRF; and 2) the off-site wells, waterline, and a storage tank. Key findings from these studies are included in specific subsections of this EIS and the complete studies are included as appendices to this EIS along with technical studies specific to the Property.

## **1.8 EXECUTIVE SUMMARY**

### **1.8.1 Honua'ula**

Honua'ula, located in the Kīhei-Mākena region of Maui adjacent to Wailea Resort, will be a master-planned community embracing “smart growth” principles such as diverse residential opportunities, commercial and retail mixed uses, on-site recreational amenities, integrated bicycle and pedestrian networks, parks, and open space (Figure 1). Honua'ula will also feature an 18-hole homeowner's golf course and related facilities, as well as a Native Plant Preservation Area and other areas dedicated to the preservation of native plants and archaeological features.

Honua'ula will provide homes priced for a range of consumer groups, including workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). Honua'ula will reflect community values and feature distinctive architecture to create a unique and compelling community in context with the Kīhei-Mākena region. This cohesive approach will integrate natural and human-made boundaries and landmarks to craft a sense of place within a defined community. In addition, a principal design and planning goal is to preserve defining features of Honua'ula, such as the topography and views, as much as possible.

Honua'ula's integration of mixed land uses is a critical component of creating a true community. By locating commercial and retail establishments within the community, alternatives to driving such as walking or biking once again become viable. The mixed uses and economic diversity will foster neighborly interaction, greater local economic activity, and increased quality of life. Likewise, Honua'ula's open space, parks, conservation areas, bicycle and pedestrian network, and golf course will provide for significant recreational benefits, protection of important habitat and natural features, and an overall setting of enhanced environmental quality and community health.

Honua'ula is comprised of two parcels totaling 670 acres (the Property) designated as Project District 9 in the *Kīhei-Mākena Community Plan*. Honua'ula is also zoned Project District 9 under Chapter 19.90A, MCC. In compliance with the *Kīhei-Mākena Community Plan* and Chapter 19.90A, MCC, Honua'ula will:

- Provide a mix of single- and multi-family housing types for a range of consumer groups;
- Emphasize community development with single- and multi-family units complemented with village mixed uses and commercial uses primarily serving the residents of the community;
- Integrate a golf course and other recreational amenities with the different uses within Honua'ula;
- Integrate community-oriented parks with pedestrian and bicycle recreation ways;
- Incorporate buffer zones between residential areas and the Pi'ilani Highway extension corridor; and
- Provide a site for future public use in anticipation of need.

This EIS also includes discussion of planned and potential off-site improvements, including:

- Extending Pi'ilani Highway from Wailea Ike Drive to Kaukahi Street.
- Widening Pi'ilani Highway from Kilohana Drive to Wailea Ike Drive;
- Wailea Ike Drive and Wailea Alanui Drive intersection improvements;
- Wastewater transmission line alignment for possible connection to the Mākena Resort WWRF (off-site wastewater infrastructure), which is located approximately one mile south of Honua'ula;
- Off-site wells, waterline, and a storage tank (off-site water infrastructure); and
- Possible expansion of the MECO electrical substation located within the Honua'ula property.

### **1.8.2 Summary of Potential Impacts and Proposed Mitigation Measures**

The creation of Honua'ula will transform the vacant open land of the Property into a vibrant, mixed-use community. Appropriate mitigation measures have been incorporated into overall community planning. For areas of particular concern, the following summarizes potential impacts and mitigation measures recommended or planned to minimize or mitigate potential adverse impacts.

**Groundwater Resources** – An assessment of the potential impacts on groundwater resources of Honua'ula concludes that the creation of Honua'ula will not impair Wailea Resort's golf course irrigation wells, with the possible exception of a salinity increase in Wailea Resort's Well 2, which is directly downgradient of Honua'ula's on-site wells. Decreased pumping of Honua'ula's on-site wells would alleviate this potential impact. With respect to Honua'ula's off-site wells, an estimated six active downgradient irrigation wells may be impacted by a potential increase in salinity due to reduced flowrate, which current calculations indicate may be on the order of five percent. It is not known if the increase in salinity would materially impair the utility of the wells; however if the utility of the wells is materially impaired, additional wells (pumping the same combined amount of water) in the area north of Maui Meadows would distribute the draft over a greater area

and would alleviate the impact downgradient. All existing on- and off-site wells are fully permitted by the State Commission on Water Resource Management (CWRM). All new wells will be developed in compliance with all requirements of Chapter 174C, HRS (State Water Code) and HAR, Chapters 13-167 to 13-171, as applicable, pertaining to CWRM and administration of the State Water Code. Section 3.5.1 (Groundwater) contains the full discussion.

**Nearshore Marine Environment** – The results of a nearshore water quality assessment and further evaluation of the potential changes to groundwater composition indicate that there is little or no potential for alteration of the marine environment or negative impacts to marine waters due to Honua'ula. The assessment concludes that: “the estimates of changes to groundwater and surface water would result in a decrease in nutrient and sediment loading to the ocean relative to the existing condition. With such a scenario, it is evident that there would be no expected impacts to the nearshore marine ecosystem owing to development of Honua'ula.” Section 3.5.2 contains the full discussion.

**Botanical Resources** – No Federal or State of Hawai'i listed threatened or endangered plant species were identified on the: 1) Property; 2) the Pi'ilani Highway widening area; 3) the Wailea Ike Drive and Wailea Alanui Drive intersection improvement area; and 4) the areas of the off-site water and wastewater infrastructure. However, a candidate endangered species, 'āwikiwiki (*Canavalia pubescens*), was identified on the Property. To protect and conserve the area of the Property that contains the highest density of representative native plant species, a Native Plant Preservation Area will be established in perpetuity under a conservation easement and additional ~~native plant conservation and protection areas~~ Native Plant Conservation Areas also will be established. In total, approximately ~~143~~ 76 acres will be set aside on-site as Native Plant Areas to ensure the long-term genetic viability and survival of native plants. In addition, Honua'ula Partners, LLC will implement significant off-site measures to protect native plants and Blackburn's sphinx moth habitat to provide a net conservation benefit. Further, a *Conservation and Stewardship Plan* sets forth proactive stewardship actions to manage the Native Plant Areas. Section 3.6 (Botanical Resources) contains the full discussion.

**Wildlife Resources** – Honua'ula is not expected to significantly impact any endangered species. Several wildlife surveys of the Property have been conducted since 1988, with the most recent completed in 2009. Evidence of the endangered Blackburn's sphinx moth (*Manduca blackburni*) was found within the Property in the most recent survey (although not in previous surveys), and a single endangered Hawaiian hoary bat (*Lasiurus cinereus semotus*) was sighted overflying the Property. No other Federal or State of Hawai'i listed threatened or endangered animal species have been identified on the Property. To protect offset the potential impact to the Blackburn's sphinx moth and avoid impacts to the Hawaiian hoary bat (as well as the candidate endangered 'āwikiwiki plant), a multi-species Habitat Conservation Plan is being prepared under will be finalized in collaboration with USFWS and DLNR in accordance with Section 10(a)(1)(B) of the Endangered Species Act and in collaboration with DLNR and USFWS Chapter 195D, HRS. The HCP will be in support of an Incidental Take Permit (ITP) and an Incidental Take



License (ITL) for Blackburn's sphinx moth and nēnē (an endangered species that may be attracted to the Property after construction). On- and off-site measures will provide a net conservation benefit to these species. Several other mitigation measures are also proposed for the protection of wildlife resources. No Federal or State of Hawai'i listed threatened or endangered bird, mammal, or insect species were observed in the areas of: 1) the Pi'ilani Highway widening; 2) the Wailea Ike Drive and Wailea Alanui Drive intersection improvements; 3) the off-site water and wastewater infrastructure. Section 3.7 (Wildlife Resources) contains the full discussion.

**Archaeological and Historic Resources** – A total of 40 archaeological sites comprised of 60 component features have been recorded within the Property. No burials or human remains have been found. Permanent *in situ* preservation is recommended for ~~45~~ 16 sites. Data recovery is recommended for 18 sites. No further work is recommended for ~~seven~~ six sites. A Cultural Resources Preservation Plan (CRPP) has been prepared setting forth (among other things) selection criteria for sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate, for each site to be preserved. The CRPP was prepared in consultation with interested and concerned parties, cultural advisors, Nā Kūpuna O Maui, the Maui County Cultural Resources Commission, the Maui/Lāna'i Island Burial Council, SHPD, DLNR Nā Ala Hele, OHA and various knowledgeable individuals. No surface structural remains or any other features indicative of prehistoric period or traditional Hawaiian cultural activities were encountered in the areas of the off-site water and wastewater infrastructure. The State Historic Preservation Division has determined that archaeological inventory surveys of the areas of the Pi'ilani Highway widening and the Wailea Ike Drive and Wailea Alanui Drive intersection improvements are not required; however archaeological monitoring plans will be prepared and a qualified archaeological monitor will be present during during all ground altering disturbance. Section 4.1 (Archaeological and Historic Resources) contains the full discussion.

**Cultural Resources** – A cultural impact assessment was prepared for the Honua'ula Property to identify traditional customary practices within the Property and in the vicinity of the Property. Based on consultation with interviewees, the cultural impact assessment report concludes that there are no known gathering practices or access concerns. However, the cultural impact assessment report recommends that representative existing cultural sites be incorporated into Honua'ula and native plants be kept intact as much as possible to retain the unique identity of the area. The cultural impact assessment report also recommends that the *ala i ke kai* (pathway to the ocean) and the *ala i ke kula* (pathway to the uplands) be recognized as part of the law decreeing that one should respect Hawai'i's gathering rights (passage to fishing at the ocean and streams or gathering native plants in the mountain). Native plants will be preserved within the Native Plant Areas. Mauka-makai trails will be incorporated throughout the Property following natural mauka-to-makai gulches. The CRPP (discussed above) incorporates the findings of the cultural impact assessment report and the Archaeological Inventory Survey. In addition, there are no known cultural resources, access concerns, or current gathering practices occurring in the areas of: 1) the Pi'ilani Highway widening; 2) the Wailea Ike Drive and

Wailea Alanui Drive intersection improvements; 3) the off-site water and wastewater infrastructure. Section 4.2 (Cultural Resources) contains the full discussion.

**Trails and Access** – The creation of Honua'ula will make the Property much more accessible relative to the current limited access. Honua'ula will include over 12 miles of pedestrian and bike trails along the community's roadways, gulches, and drainage ways. This secondary circulation system of linked pedestrian/bike trails will connect residential areas to the village mixed use areas, neighborhood parks, the golf course clubhouse, and other areas, and will provide residents a meaningful alternative to driving for traveling within the community. A scenic trail along portions of the golf course will link to several other trail segments and is expected to provide sweeping views, both mauka and makai, while a Nature/Cultural trail will border the Native Plant Preservation Area and traverse the adjacent Native Plant Conservation Areas. As recommended by the cultural impact assessment report, traditional native Hawaiian mauka-makai access trails will be incorporated throughout the Property following natural mauka-to-makai gulches. Steppingstone trail segments within the Property, which represent discontinuous remnants of traditional trails, will be preserved *in situ*. Section 4.3 (Trails and Access) contains the full discussion.

**Traffic** – The Traffic Impact Analysis Report (TIAR) prepared for Honua'ula accounted for ~~traffic impacts due~~ related to the creation of Honua'ula, the widening of Pi'ilani Highway, implementation of the Wailea Ike Drive and Wailea Alanui Drive intersection improvements, and the build-out of additional projects in the Wailea and Mākena region. Traffic on Pi'ilani Highway and other roads is expected to increase even if Honua'ula is not built, and Honua'ula will pay for and build many regional traffic improvements that will address the impacts of general regional traffic growth, as well as impacts specifically related to Honua'ula. Specifically, Honua'ula will be part of the regional traffic solution by (among other improvements): 1) widening Pi'ilani Highway to four lanes from Kilohana Drive to Wailea Ike Drive; 2) modifying the Wailea Alanui/Wailea Ike Drive intersection to add a signalized double right-turn movement from northbound to eastbound turning traffic and provide two left-turn lanes for southbound traffic from Wailea Ike Drive; 3) signalizing the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection and providing an exclusive left-turn lane on Okolani Drive; 4) modifying the Pi'ilani Highway/Kilohana Drive/Mapu Place intersection to provide an exclusive left-turn lane, and the southbound Pi'ilani Highway approach to provide an exclusive right-turn lane into Mapu Place; and 5) providing a contribution of \$5,000 per unit (totaling \$5.75 million) to the County for traffic improvements.

In addition, Transportation Management Plans have been prepared for Honua'ula that propose transportation management strategies to reduce both construction-related traffic and post-construction dependency on individual vehicles. These plans have been ~~submitted to~~ reviewed and approved by the State and County Departments of Transportation and the County Department of Public Works ~~for review and approval.~~

Honua'ula is also part of the new “smart growth” planning paradigm that provides an alternative to conventional suburban sprawl, with stores and services as an integral part of the community. This design will help to minimize car trips onto Pi'ilani Highway, since many establishments providing for residents' day-to-day needs will be within walking and biking distance. Therefore, unlike in a conventional subdivision, Honua'ula is designed to be a community with services and facilities to enable residents to meet many of their daily needs without using their cars; thus minimizing trips to outside areas and reducing congestion.

Section 4.4 (Roadways and Traffic) contains the full discussion regarding traffic.

**Noise** – In the short term, construction of: 1) Honua'ula; 2) the widened Pi'ilani Highway; 3) the Wailea Ike Drive/Wailea Alanui Drive intersection improvements; and 4) the off-site water and wastewater infrastructure will generate temporary noise impacts. The dominant noise sources during construction will likely be associated with operation of heavy construction machinery, paving equipment, ~~and~~ material transport vehicles, and possible blasting to break or dislodge rock. As an alternative to blasting, the use of chemical expansion to break or dislodge rock will be considered. However, noise from construction activities will be short-term and will comply with all Federal and State noise control regulations. The acoustic study prepared for Honua'ula concludes that adverse impacts from construction noise (from the widening of Pi'ilani Highway and creation of Honua'ula) are not expected to affect public health and welfare due to the temporary nature of the work and State regulations limiting noise impacts. Public health and welfare are also not expected to be affected due to the the construction of the Wailea Alanui Drive intersection improvements and the off-site water and wastewater infrastructure.

In the long-term, the acoustic study concludes that a substantial change in traffic-generated noise levels (as defined by the State Department of Transportation (DOT)) will not occur due to the creation of Honua'ula and the widening of Pi'ilani Highway, although the number of residences along Pi'ilani Highway subject to noise levels that exceed DOT residential noise standards is projected to increase from two residences to up to 16 residences by the year 2022—with most of this increase due to regional increases in traffic even if Honua'ula is not built. To mitigate impacts to residences along Pi'ilani Highway subject to noise levels that exceed DOT residential noise standards, sound attenuating walls are recommended in accordance with DOT's traffic noise abatement policy. Noise levels from the completed Wailea Ike Drive and Wailea Alanui Drive intersection improvements and the off-site water and wastewater infrastructure are not expected to be significant in the long term.

Section 4.5 (Noise) contains the full discussion regarding noise impacts.

**Air Quality** – No State or Federal air quality standards are anticipated to be violated during or after the construction of: 1) Honua'ula; 2) the widening of Pi'ilani Highway; 3) the Wailea Ike Drive and Wailea Alanui Drive intersection improvements; and 4) the off-site water and wastewater infrastructure. In the short term, construction of ~~Honua'ula~~ will

likely contribute to air pollutant concentrations due to fugitive dust releases at construction areas. However, mitigation measures, including ~~the~~ implementation of a dust control plan~~s~~ and frequent watering of exposed surfaces, will help to reduce and control such releases, and all construction activities will comply with the provisions of HAR, Chapter 11-60.1, Air Pollution Control, Section 11-60.1-33, "Fugitive Dust."

Over the long-term, the air quality modeling analyses prepared for Honua'ula and the widening of Piilani Highway concludes that: 1) even during worst-case conditions, predicted concentrations of traffic-related pollutants will remain well below State and Federal standards; and 2) mitigation measures for traffic-related air quality impacts are unnecessary and unwarranted; ~~and 3).~~ In addition the air quality modeling analysis prepared for Honua'ula concludes that significant long-term impacts on air quality are unlikely due to indirect emissions associated with the community's electrical power and solid waste disposal requirements. Long-term impacts due to Wailea Ike Drive and Wailea Alanui Drive intersection improvements are not expected to be significant as the the improvements will accommodate anticipated future traffic while while providing similar vehical flow and queing times at the intersection as compared to exiting conditions. Long-term air quality impacts are not expected to be significant from the off-site water and wastewater infrastructure, as after these facilities are created there will be very little to no vehicle emmissions associated with on-going operations.

Section 4.6 (Air Quality) contains the full discussion regarding air quality.

**Water** – Honua'ula will not rely upon or burden any County water system. Instead, Honua'ula Partners, LLC will develop, maintain, and operate a private water system providing both potable and non-potable water for use within Honua'ula. Non-potable water will be used for all irrigation purposes. Honua'ula Partners, LLC is committed to aggressive water conservation strategies to reduce consumption, conserve resources and minimize water demands, and it will implement water conservation recommendations of the County of Maui Department of Water Supply. Section 4.8.1 (Water System) contains the full discussion.

**Wastewater** – Honua'ula will not rely upon or burden any County wastewater system. Instead, Honua'ula Partners, LLC will either: 1) transport wastewater to the Mākena WWRF for treatment; or 2) develop, maintain, and operate a private on-site WWRF. The preferred alternative is to transport wastewater to the Mākena WWRF, as this provides the benefit of consolidating wastewater services for both Honua'ula and Mākena and allows for economies of scale in the treatment process and consolidated regulatory compliance. Additionally, sufficient golf course land is available within both Honua'ula and the Mākena Resort to reuse 100 percent of the recycled water for irrigation. Section 4.8.2 (Wastewater System) contains the full discussion.

**Drainage** – Drainage from: 1) Honua'ula; 2) the widening of Piilani Highway; 3) the Wailea Ike Drive and Wailea Alanui Drive intersection improvements; and 4) the off-site water and wastewater infrastructure is not expected to have a significant adverse effect on

groundwater, downstream properties, or marine waters. All drainage improvements for Honua'ula and the widening of Piilani Highway will be designed so that there will be no increase in the peak rate of stormwater runoff leaving the Property compared to existing conditions. No significant changes to current drainage patterns are expected due to the Wailea Ike Drive and Wailea Alanui Drive intersection improvements and the off-site water and wastewater infrastructure.

Stormwater over Honua'ula will percolate directly into the ground (in natural and landscaped areas), evaporate, or will be collected and managed through a drainage system. The Honua'ula drainage system will include detention basins, drainage pipes, open channels, and roadway culverts. Runoff will be stored in 26 detention basins located throughout the Property. In addition, the use of detention basins, debris basins, and natural swales or channels will store and filter the stormwater, removing pollutants (via percolation) prior to exiting the Property. Drainage system improvements for the widened Piilani Highway will include grated drain inlets, catch basins, manholes, underground drainlines, surface retention basins and subsurface retention systems, extension of existing culverts, and construction of new inlet and outlet structures. The increased runoff will be retained via the retention systems.

Section 4.8.3 (Drainage System) contains the full discussion.

**Solid Waste** – Honua'ula Partners, LLC is committed to limiting the environmental impact of Honua'ula by reducing solid waste. A solid waste management plan will be coordinated with the County's Department of Environmental Management Solid Waste Division for the disposal of on-site and construction-related waste material, and Honua'ula Partners, LLC will work with contractors to minimize the amount of solid waste generated during the construction. After construction, Honua'ula Partners, LLC will implement strategies from the County of Maui Integrated Solid Waste Management Plan (2009) for diverting solid waste from landfills by providing options for recycling, such as collection systems and bin spaces, and promoting sound recycling practices among residents, guests, and construction and maintenance personnel. Green waste, particularly from the golf course, may be processed on-site and reused. Section 4.8.5 (Solid Waste) contains the full discussion.

**Electrical** – Honua'ula Partners, LLC is committed to limiting the environmental impact of Honua'ula by reducing energy consumption. All energy systems for all residential units will meet all applicable ENERGY STAR requirements established by the EPA in effect at the time of construction. All homes (single-family and multi-family) will be equipped with a primary hot water system at least as energy efficient as a conventional solar panel hot water system and other energy-saving concepts and devices will be encouraged in the design of Honua'ula. Design standards will also specify low-impact lighting and encourage energy-efficient building design and site development practices. The current plans for the Property include an area for the expansion of the existing MECO substation (Figure 1). Section 4.8.6 (Electrical System) contains the full discussion.

**Housing** – Honua'ula will help to satisfy the housing demand of a growing population by providing homes in the Kīhei-Mākena region and will include homes priced for a range of consumer groups, including workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). Honua'ula's market-rate homes will be comparable with Maui's destination communities and are expected to attract purchasers from the same market segments. This inclusionary design provides for a community with social diversity, a mix of ages, and a range of life experiences. The market assessment prepared for Honua'ula concludes that there is sufficient demand for the range of homes within Honua'ula, with the workforce affordable homes being fully sold out within an eight year period and the market-priced homes within 12 years. Section 4.9.3 (Housing) contains the full discussion.

**Economy** – The creation of Honua'ula will contribute substantial positive economic benefits, including approximately:

- \$1.2 billion of direct capital investment in the Maui economy during the 13-year build-out period;
- 9,537 “worker years<sup>1</sup>” of direct on-site employment during the 13-year build-out period;
- \$480 million in employee wages paid out during the 13-year build-out period;
- 518 jobs (382 directly related to on-site activities and 136 related to indirect off-site activities) after the build-out period;
- \$19 million in annual wages from the on and off-site jobs after the build-out period;
- \$513.9 million (nearly \$40 million annually) in discretionary expenditures into the Maui economy by Honua'ula residents and guests during the 13-year build-out period;
- \$77 million annually in discretionary expenditures into the Maui economy by Honua'ula residents and guests after the build-out period;
- \$41.8 million in net tax revenue benefit (taxes less costs) to the County of Maui during the 13 year build-out period;
- \$1.6 million in annual net tax revenue benefit (taxes less costs) to the County of Maui after the build-out period;
- \$97 million in net tax revenue benefit (taxes less costs) to the State of Hawaii during the 13 year build-out period; and
- \$1.5 million in annual net tax revenue benefit (taxes less costs) to the State of Hawaii after the build-out period.

Section 4.9.5 (Economy) contains the full discussion.

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<sup>1</sup> A “worker year” is defined as the amount of time one full-time worker can work in one year although one worker year (2,080 working hours) may be comprised of many employees involved in specialized tasks of shorter duration.



**Public Services and Facilities** – Honua'ula will contribute to increased State and County revenues in the form of increased property taxes, general excise taxes, and increased income taxes from increased employment. Should the State and County choose to allocate these additional tax revenues to fund more services to protect public health, welfare, and safety, any cost to the public that may result will be effectively minimized. Honua'ula will also contribute significantly to the provision of public services by directly providing:

- \$5,000,000 to the County for the development of the South Maui Community Park and a in-lieu cash contribution to satisfy the park assessment requirements under Section 18.16.320, MCC (currently set at \$17,240 per residential unit) in addition to providing parks within Honua'ula that are open to the public but privately maintained;
- \$3,000 per dwelling unit (at a minimum) (totaling over \$3.45 million) to the Department of Education (DOE) for schools serving the Kīhei-Mākena Community Plan area;
- Two acres of land to the County of Maui for the development of a fire station; and
- \$550,000 to the County for the development of a police station in South Maui.

Section 4.10 (Public Services and Facilities) contains the full discussion.

### **1.8.3 Relationship to Land Use Policies**

**State Land Use Law, Chapter 205, Hawai'i Revised Statutes** – The State Land Use Law (Chapter 205, HRS), establishes the State Land Use Commission (LUC) and authorizes this body to designate all lands in the State into one of four Districts: Urban, Rural, Agricultural, or Conservation. The Property is in the State Urban District. The proposed uses are consistent with the Urban designation of the Property.

**Coastal Zone Management Act, Chapter 205A, Hawai'i Revised Statutes** – The Coastal Zone Management (CZM) Area as defined in Chapter 205A, HRS, includes all the lands of the State. As such, the Property is within the CZM Area. Section 5.1.3 (Coastal Zone Management Act, Chapter 205A, HRS) contains a detailed discussion of Honua'ula compliance with the objectives and policies of the CZM Area

**Hawai'i State Plan, Chapter 226, Hawai'i Revised Statutes** – The Hawai'i State Plan (Chapter 226, HRS), establishes a set of goals, objectives, and policies that serve as long-range guidelines for the growth and development of the State. The creation of Honua'ula is relevant to many of the goals, objectives, and policies set forth by the Hawai'i State Plan. Section 5.1.4 (Hawai'i State Plan, Chapter 226, HRS) contains discussion of Honua'ula's compliance.

**State Functional Plans** – The Hawai'i State Plan directs State agencies to prepare functional plans for their respective program areas. There are 14 state functional plans that

serve as the primary implementing vehicle for the goals, objectives, and policies of the Hawai'i State Plan. Section 5.1.5 (State Functional Plans) contains discussion of Honua'ula's compliance.

**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 provides broad goals, objectives, policies and implementing actions that portray the desired direction of the County's future. 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. Section 5.2.1 (Countywide Policy Plan) contains discussion of Honua'ula's compliance.

**Kīhei-Mākena Community Plan** – The *Kīhei-Mākena Community Plan* is one of nine community plans developed to address the unique aspects of each region. According to the *Kīhei-Mākena Community Plan Land Use Map*, the Property is designated Project District 9. Section 5.2.2 (Kīhei-Mākena Community Plan) contains discussion of Honua'ula's compliance.

**County of Maui Zoning** – On March 10, 2008, the County of Maui passed Ordinance No. 3554 "A Bill for an Ordinance to Repeal Ordinance No. 2171 (1992) and to Establish Kīhei-Mākena Project District 9 (Wailea 670) Zoning (Conditional Zoning), for Approximately 670 Acres Situated at Paeahu, Palauea, Keauhou, Maui, Hawai'i." Pursuant to Section 19.510.050, MCC, the zoning granted to the Kīhei-Mākena Project District 9 (Wailea 670) is subject to certain conditions. Section 5.2.3 (County of Maui Zoning) contains discussion of Honua'ula's compliance.

### 1.8.4 Required Permits and Approvals

Permit/Approval	Responsible Agency	Status
Chapter 343, HRS Compliance	Maui Planning Department/Planning Commission OEQC	<del>Pending public comments and</del> Planning Commission acceptance received on _____.
Project District Phase II	Maui Planning Department	Application submitted to the Planning Department concurrent with the EIS.
Project District Phase III	Maui Planning Department	Application(s) to be submitted after Project District Phase II approval.
Subdivision Approval	Maui Planning Department	Application(s) to be submitted pending Project District Phase II approval.
National Pollutant Discharge Elimination System Permit	State DOH	Application to be submitted prior to Grading/Building Permits.
Grading/Building Permits	Maui Department of Public Works	Application to be filed after Project District Phase II approval.
Grading and Grubbing	Maui Department of Public Works	Application to be filed after Project District Phase III approval.
Drainage Approval	Maui Department of Public Works	Application to be filed after Project District Phase III approval.
Approval for Wastewater Reclamation Facility	State DOH	Application to be filed after Project District Phase II approval.
Permit to Perform Work within a State ROW	State Department of Transportation	Application to be filed after Project District Phase III approval.
Permit to Construct and Operate a Recycled Water Facility	State DOH	Application to be filed after Project District Phase III approval.
<u>Incidental Take Permit/Incidental Take License</u>	<u>USFWS/DLNR</u>	<u>Application to be submitted to USFWS/DLNR</u>

### 1.8.5 Alternatives

The alternatives that have been considered are:

- No Action Alternative
- Residential Lot Subdivision Alternative
- More Workforce Housing Alternative
- Resort/Residential Community with Two Golf Courses Alternative
- Resort Residential Community with One Golf Course Alternative
- Postponing Action Pending Further Study Alternative
- 130-Acre Native Plant Preservation Area

Chapter 6 (Alternatives) contains discussion of the alternatives.

### 1.8.6 Cumulative and Secondary Impacts

Cumulative and secondary impacts are impacts that may result from other reasonably foreseeable actions within the area, regardless of who initiates the action. Cumulative and secondary impacts resulting from Honua'ula, along with other proposed South Maui development projects, include increased population and greater demands on public infrastructure systems and services. However, the population of the Kīhei-Mākena region is projected to grow and the needs of a growing population relating to traffic, infrastructure, public services, and other issues will need to be addressed regardless if some or all of these projects are built. Section 7.2 discusses cumulative and secondary impacts.

### 1.8.7 Rationale for Proceeding with Honua'ula Notwithstanding Unavoidable Effects

In light of the above-mentioned potential impacts, Honua'ula should proceed because adverse impacts can be mitigated and are offset by substantial positive factors, including:

- Compliance with the *Kīhei-Mākena Community Plan*, which designates the Property as "Project District 9" and the Project District 9 ordinance (Chapter 19.90A, MCC) which provides for a residential community consisting of single-family and multi-family dwellings complemented with village mixed uses, all integrated with an eighteen-hole golf course and other recreational amenities;
- Significant long-term community benefits provided by Honua'ula in compliance with the conditions of zoning under County of Maui Ordinance No. 3554; and
- Significant economic benefits.

Section 7.4.1 (Rationale for Proceeding with Honua'ula Notwithstanding Unavoidable Effects) elaborates on the rationale for proceeding with Honua'ula notwithstanding unavoidable effects.

### 1.8.8 Unresolved Issue

**Wastewater** – Honua'ula Partners, LLC, will either transport wastewater to the Mākena WWRF for treatment or provide a WWRF on-site. The preferred alternative is to transport wastewater to the Mākena WWRF. Honua'ula Partners, LLC has had substantive discussions about this alternative with the Mākena WWRF owner, Mākena Wastewater Corporation, and they support the connection; however, formal agreements with Mākena Wastewater Corporation have not yet been finalized. Section 7.5 (Unresolved Issue) contains additional discussion. If formal agreements with Mākena Wastewater Corporation are not finalized, Honua'ula Partners, LLC will construct an on-site WWRF.

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# Chapter 2



## Honua'ula Description

