

## 5 LAND USE CONFORMANCE

State of Hawai'i and Maui County land use plans, policies, and ordinances relevant to Honua'ula are described below.

### 5.1 STATE OF HAWAI'I

#### 5.1.1 Chapter 343, Hawai'i Revised Statutes

Compliance with Chapter 343, HRS is required as described in Section 1.5.

#### 5.1.2 State Land Use Law, Chapter 205, Hawai'i Revised Statutes

The State Land Use Law (Chapter 205, HRS), establishes the State 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.

#### 5.1.3 Coastal Zone Management Act, Chapter 205A, Hawai'i Revised Statutes

The CZM Area as defined in Chapter 205A, HRS, includes all the lands of the State. As such, the proposed Honua'ula lies within the CZM Area.

The relevant objectives and policies of the Hawai'i CZM Program, along with a detailed discussion of how Honua'ula conforms with these objectives and policies, is discussed below.

COASTAL ZONE MANAGEMENT ACT, CHAPTER 205A, HRS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<b>Recreational Resources</b>			
<b>Objective:</b> Provide coastal recreational opportunities accessible to the public.			
<b>Policies:</b>			
(A) Improve coordination and funding of coastal recreational planning and management; and			X
(B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:			X
(i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;			X
(ii) Requiring replacement of coastal resources having significant recreational value including, but not limited to, surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;			X

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(iii)	Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;			<b>X</b>
(iv)	Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;			<b>X</b>
(v)	Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;			<b>X</b>
(vi)	Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;	<b>X</b>		
(vii)	Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and			<b>X</b>
(viii)	Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6.			<b>X</b>

**Discussion:** Honua'ula is not located on the coastline; therefore, policies regarding shoreline recreation resources are not applicable; however, Honua'ula will adopt water quality standards, that comply with State and Federal regulations regarding point and nonpoint source pollution, to protect the recreational value of coastal waters.

**Historic Resources**

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

**Policies:**

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

**Discussion:** As discussed in Section 4.1 (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 ~~15~~ 16 sites. Data recovery is recommended for 18 sites. No further work is recommended for ~~seven~~ six sites.

As further discussed in Section 4.1 (Archaeological and Historic Resources), Aki Sinoto Consulting, LLC and Hana Pono, LLC prepared a CRPP which also serves as the archaeological preservation/mitigation plan pursuant to Chapter 6E, HRS. The CRPP sets 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, and the types of native plants to be used for landscaping buffer zones.

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<p>In addition, Honua'ula Partners, LLC and its contractors will comply with all State and County laws and rules regarding the preservation of archaeological and historic sites. Should historic <u>sites such as walls, platforms, pavements and mounds, or</u> remains such as artifacts, burials, concentrations of shell or charcoal be encountered during the construction activities, work will cease immediately in the immediate vicinity of the find and the find will be protected from further damage. The contractor shall immediately contact SHPD, which will assess the significance of the find and recommend appropriate mitigation measures, if necessary.</p>			
<b>Scenic and Open Space Resources</b>			
<b>Objective:</b> <i>Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.</i>			
<b>Policies:</b>			
(A) <i>Identify valued scenic resources in the coastal zone management area;</i>			<b>X</b>
(B) <i>Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;</i>	<b>X</b>		
(C) <i>Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and</i>			<b>X</b>
(D) <i>Encourage those developments that are not coastal dependent to locate in inland areas.</i>	<b>X</b>		
<p><b>Discussion:</b> Honua'ula is not a coastal dependent development, is not located on the coastline, and is not in the SMA; however, as discussed in Section 4.7 (Visual Resources), Honua'ula will not impinge upon any significant public scenic view corridors, and Honua'ula will have no significant impacts on views toward the ocean or Haleakalā. The design objectives of Honua'ula will encourage building forms that respect and maintain the unique topographic and landscape character of the land.</p>			
<b>Coastal Ecosystems</b>			
<b>Objective:</b> <i>Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.</i>			
<b>Policies:</b>			
(A) <i>Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;</i>			<b>X</b>
(B) <i>Improve the technical basis for natural resource management;</i>	<b>X</b>		
(C) <i>Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;</i>			<b>X</b>
(D) <i>Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and</i>	<b>X</b>		
(E) <i>Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.</i>	<b>X</b>		

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<p><b>Discussion:</b> To protect and restore the recreational value of coastal waters, Honua'ula will adopt water quality standards that comply with State and Federal regulations regarding point and nonpoint source pollution.</p> <p>As discussed in Section 3.5.2 (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." Honua'ula will maintain on-going water quality monitoring in compliance with County of Maui Ordinance No. 3554 Condition 20.</p> <p>As discussed in Section 4.8.3 (Drainage System), drainage from Honua'ula is not expected to have a significant adverse effect on groundwater, downstream properties, or marine waters. All drainage improvements will be designed so that there will be no increase in the peak rate of stormwater runoff leaving the Property compared to existing conditions. Runoff will be stored in 26 detention basins located throughout the Property. 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.</p>			
<b>Economic Uses</b>			
<b>Objective:</b> Provide public or private facilities and improvements important to the State's economy in suitable locations.			
<b>Policies:</b>			
(A) Concentrate coastal dependent development in appropriate areas;			X
(B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and			X
(C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:			X
(i) Use of presently designated locations is not feasible;			X
(ii) Adverse environmental effects are minimized; and			X
(iii) The development is important to the State's economy.			X
<p><b>Discussion:</b> Honua'ula is not a coastal dependent development, is not located on the coastline, and is not in the SMA; therefore, these policies are not applicable.</p>			

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<b>Coastal Hazards</b>			
<b>Objective:</b> Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.			
<b>Policies:</b>			
(A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;	<b>X</b>		
(B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards;	<b>X</b>		
(C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and	<b>X</b>		
(D) Prevent coastal flooding from inland projects.	<b>X</b>		
<p><b>Discussion:</b> As discussed in Section 3.4 (Natural Hazards), Honua‘ula will neither exacerbate any natural hazard conditions nor increase the Property’s susceptibility or exposure to any natural hazards, including wildfires. <del>A majority of the</del> <u>The entire</u> Property is <del>located in Flood Zone C</del> <u>designated on the FIRM as Zone X</u> (which is outside of the 500-year flood plain in an area of minimal flooding) and is not in the tsunami inundation zone. However, to protect against natural hazards, all structures at Honua‘ula will be constructed in compliance with requirements of the UBC, and other County, State, and Federal standards. Honua‘ula Partners, LLC will also coordinate with the State of Hawai‘i Department of Defense, Office of Civil Defense and the County of Hawaii Civil Defense Agency regarding civil defense measures, such as sirens, necessary to serve Honua‘ula.</p>			
<b>Managing Development</b>			
<b>Objective:</b> Improve the development review process, communication, and public participation in the management of coastal resources and hazards.			
<b>Policies:</b>			
(A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;			<b>X</b>
(B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and			<b>X</b>
(C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.	<b>X</b>		
<p><b>Discussion:</b> Honua‘ula is not a coastal development; however, this EIS discusses potential impacts and mitigation measures of Honua‘ula. Public comments <del>will be</del> <u>were</u> received on this EIS and public comments were received on the EA/EISPN that was circulated in advance of this EIS.</p> <p>Since 2000, in the course of planning, Honua‘ula representatives have met with concerned individuals, community organizations, private groups, and government agencies (see Chapter 8). This extensive process has resulted in a plan that is responsive to concerns and reflects community values.</p>			

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<p>During the County Council hearings for the Honua'ula Change in Zoning and Project District Phase I approval in 2008, the County Council heard extensive testimony from both the public and experts in various fields of study. In response to concerns raised at the hearings, the Council included comprehensive conditions as part of the Change in Zoning Ordinance (County of Maui Ordinance No. 3554) approval. These conditions reflect a range of concerns and ensure that any impacts of Honua'ula are mitigated and addressed.</p>			
<b>Public Participation</b>			
<i><b>Objective:</b> Stimulate public awareness, education, and participation in coastal management.</i>			
<i><b>Policies:</b></i>			
(A) Promote public involvement in coastal zone management processes;	<b>X</b>		
(B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and	<b>X</b>		
(C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.	<b>X</b>		
<p><b>Discussion:</b> Since 2000, in the course of planning, Honua'ula representatives have met with concerned individuals, community organizations, private groups, and government agencies (see Chapter 8). This extensive process has resulted in a plan that is responsive to concerns and reflects community values.</p> <p>During the County Council hearings for the Honua'ula Change in Zoning and Project District Phase I approval in 2008, the County Council heard extensive testimony from both the public and experts in various fields of study. In response to concerns raised at the hearings, the Council included comprehensive conditions as part of the Change in Zoning Ordinance (County of Maui Ordinance No. 3554) approval. These conditions reflect a range of concerns and ensure that any impacts of Honua'ula are mitigated and addressed.</p> <p>Public comments <del>will be</del> <u>were</u> received on this EIS and public comments were received on the EA/EISPN that was circulated in advance of this EIS.</p>			
<b>Beach Protection</b>			
<i><b>Objective:</b> Protect beaches for public use and recreation.</i>			
<i><b>Policies:</b></i>			
(A) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;			<b>X</b>
(B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and			<b>X</b>

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(C) <i>Minimize the construction of public erosion-protection structures seaward of the shoreline.</i>			<b>X</b>
<b>Discussion:</b> Honua'ula is not a coastal dependent development, is not located on the coastline, and is not in the SMA; therefore, these policies are not applicable.			
<b>Marine Resources</b>			
<b>Objective:</b> <i>Promote the protection, use, and development of marine and coastal resources to assure their sustainability.</i>			
<b>Policies:</b>			
(A) <i>Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;</i>			<b>X</b>
(B) <i>Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;</i>			<b>X</b>
(C) <i>Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;</i>			<b>X</b>
(D) <i>Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and</i>			<b>X</b>
(E) <i>Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.</i>			<b>X</b>
<b>Discussion:</b> Honua'ula is not a coastal dependent development, is not located on the coastline, and is not in the SMA; therefore, these policies are not applicable.			

**5.1.4 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 Plan is divided into three parts: Part I (Overall Theme, Goals, Objectives and Policies); Part II (Planning, Coordination and Implementation); and Part III (Priority Guidelines). Part II elements of the State Plan pertain primarily to the administrative structure and implementation process of the Plan. As such, comments regarding the applicability of Part II to Honua'ula are not appropriate. The sections of the Hawai'i State Plan directly applicable to Honua'ula, along with a discussion of how Honua'ula conforms to the State Plan are included below.

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<i>(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)</i>			
<b>HRS § 226-1: Findings and Purpose</b>			
<b>HRS § 226-2: Definitions</b>			
<b>HRS § 226-3: Overall Theme</b>			
<p><b>HRS § 226-4: State Goals.</b> <i>In order to guarantee, for the present and future generations, those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self-determination, it shall be the goal of the State to achieve:</i></p> <ol style="list-style-type: none"> <li><i>(1) A strong, viable economy, characterized by stability, diversity and growth that enables fulfillment of the needs and expectations of Hawaii's present and future generations.</i></li> <li><i>(2) A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.</i></li> <li><i>(3) Physical, social and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring and of participation in community life.</i></li> </ol>			
<p><b>Discussion:</b> Honua'ula contributes to attaining these three goals by 1) providing direct employment opportunities for present and future residents of Maui; 2) generating increased State and County fiscal revenues; 3) contributing to the stability, diversity, and growth of local and regional economies; and 4) protecting the archaeological, historic, and natural features of the Property.</p>			
<b>HRS § 226-5: Objectives and policies for population.</b>			
<b>Objective:</b> <i>It shall be the objective in planning for the State's population to guide population growth to be consistent with the achievement of physical, economic and social objectives contained in this chapter.</i>			
<b>Policies:</b>			
<i>(1) Manage population growth statewide in a manner that provides increased opportunities for Hawaii's people to pursue their physical, social and economic aspirations while recognizing the unique needs of each County.</i>	X		
<i>(2) Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs and desires.</i>	X		
<i>(3) Promote increased opportunities for Hawaii's people to pursue their socio-economic aspirations throughout the islands.</i>	X		
<i>(4) Encourage research activities and public awareness programs to foster an understanding of Hawaii's limited capacity to accommodate population needs and to address concerns resulting from an increase in Hawaii's population.</i>			X
<i>(5) Encourage federal actions and coordination among major governmental agencies to promote a more balanced distribution of immigrants among the states, provided that such actions do not prevent the reunion of immediate family members.</i>			X
<i>(6) Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state's population.</i>			X
<i>(7) Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area.</i>	X		
<p><b>Discussion:</b> Honua'ula will: 1) respond to the demand for housing for the growing population in the Kīhei-Mākena region; 2) provide direct employment opportunities for present and future residents of Maui; 3) provide opportunities for existing Maui residents to pursue their physical and socio-economic aspirations; 4) implement State and County planning policies regarding the use of the Property for residential, recreational, and commercial uses that have been thought-out, studied, and advanced for over 20 years;</p>			



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and 5) contribute to the stability, diversity, and growth of local and regional economies through improved infrastructure.			
<b>HRS § 226-6: Objectives and policies for the economy in general.</b>			
<b>Objectives:</b> <i>Planning for the State's economy in general shall be directed toward achievement of the following objectives:</i>			
<i>(1) Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawaii's people.</i>	<b>X</b>		
<i>(2) A steadily growing and diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands.</i>	<b>X</b>		
<b>Policies:</b>			
<i>(1) Expand Hawaii's national and international marketing, communication, and organizational ties, to increase the State's capacity to adjust to and capitalize upon economic changes and opportunities occurring outside the State.</i>			<b>X</b>
<i>(2) Promote Hawaii as an attractive market for environmentally and socially sound investment activities that benefit Hawaii's people.</i>			<b>X</b>
<i>(3) Seek broader outlets for new or expanded Hawaii business investments.</i>			<b>X</b>
<i>(4) Expand existing markets and penetrate new markets for Hawaii's products and services.</i>			<b>X</b>
<i>(5) Assure that the basic economic needs of Hawaii's people are maintained in the event of disruptions in overseas transportation.</i>			<b>X</b>
<i>(6) Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.</i>	<b>X</b>		
<i>(7) Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawaii's small scale producers, manufacturers, and distributors.</i>			<b>X</b>
<i>(8) Encourage labor-intensive activities that are economically satisfying and which offer opportunities for upward mobility.</i>			<b>X</b>
<i>(9) Foster greater cooperation and coordination between the government and private sectors in developing Hawaii's employment and economic growth opportunities.</i>			<b>X</b>
<i>(10) Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.</i>	<b>X</b>		
<i>(11) Maintain acceptable working conditions and standards for Hawaii's workers.</i>	<b>X</b>		
<i>(12) Provide equal employment opportunities for all segments of Hawaii's population through affirmative action and nondiscrimination measures.</i>			<b>X</b>
<i>(13) Encourage businesses that have favorable financial multiplier effects within Hawaii's economy.</i>			<b>X</b>
<i>(14) Promote and protect intangible resources in Hawaii, such as scenic beauty and the aloha spirit, which are vital to a healthy economy.</i>	<b>X</b>		
<i>(15) Increase effective communication between the educational community and the private sector to develop relevant curricula and training programs to meet future employment needs in general, and requirements of new, potential growth industries in particular.</i>			<b>X</b>
<i>(16) Foster a business climate in Hawaii--including attitudes, tax and regulatory policies, and financial and technical assistance programs--that is conducive to the expansion of existing enterprises and the creation and attraction of new business and industry.</i>			<b>X</b>

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<i>(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)</i>			
<p><b>Discussion:</b> As discussed in Section 4.9.5 (Economy) Honua'ula is projected to generate approximately \$1.2 billion of direct capital investment in the Maui economy over the projected 13-year build-out period. This will result in significant expenditures that will have a substantial positive impact on the County of Maui and State of Hawaii economies, on both a direct and indirect basis. By significantly increasing the level of capital investment and capital flow in the region, which will in turn create employment opportunities and widen the tax base, Honua'ula will serve as a compelling economic stimulus for the region. Honua'ula will provide direct employment opportunities for present and future residents of the area and contribute to the stability, diversity, and growth of local and regional economies.</p>			
<b>HRS § 226-7: Objectives and policies for the economy - agriculture</b>			
<b>Objectives:</b> <i>Planning for the State's economy with regard to agriculture shall be directed towards achievement of the following objectives:</i>			
<i>(1) Viability of Hawaii's sugar and pineapple industries.</i>			<b>X</b>
<i>(2) Growth and development of diversified agriculture throughout the State.</i>			<b>X</b>
<i>(3) An agriculture industry that continues to constitute a dynamic and essential component of Hawaii's strategic, economic, and social well-being.</i>			<b>X</b>
<b>Policies:</b>			
<i>(1) Establish a clear direction for Hawaii's agriculture through stakeholder commitment and advocacy.</i>			<b>X</b>
<i>(2) Encourage agriculture by making best use of natural resources.</i>			<b>X</b>
<i>(3) Provide the governor and the legislature with information and options needed for prudent decision making for the development of agriculture.</i>			<b>X</b>
<i>(4) Establish strong relationships between the agricultural and visitor industries for mutual marketing benefits.</i>			<b>X</b>
<i>(5) Foster increased public awareness and understanding of the contributions and benefits of agriculture as a major sector of Hawaii's economy.</i>			<b>X</b>
<i>(6) Seek the enactment and retention of federal and state legislation that benefits Hawaii's agricultural industries.</i>			<b>X</b>
<i>(7) Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawaii's producers and consumer markets locally, on the continental United States, and internationally.</i>			<b>X</b>
<i>(8) Support research and development activities that provide greater efficiency and economic productivity in agriculture.</i>			<b>X</b>
<i>(9) Enhance agricultural growth by providing public incentives and encouraging private initiatives.</i>			<b>X</b>
<i>(10) Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.</i>			<b>X</b>
<i>(11) Increase the attractiveness and opportunities for an agricultural education and livelihood.</i>			<b>X</b>
<i>(12) Expand Hawaii's agricultural base by promoting growth and development of flowers, tropical fruits and plants, livestock, feed grains, forestry, food crops, aquaculture, and other potential enterprises.</i>			<b>X</b>
<i>(13) Promote economically competitive activities that increase Hawaii's agricultural self-sufficiency.</i>			<b>X</b>

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<i>(14) Promote and assist in the establishment of sound financial programs for diversified agriculture.</i>			<b>X</b>
<i>(15) Institute and support programs and activities to assist the entry of displaced agricultural workers into alternative agricultural or other employment.</i>			<b>X</b>
<i>(16) Facilitate the transition of agricultural lands in economically nonfeasible agricultural production to economically viable agricultural uses.</i>			<b>X</b>
<p><b>Discussion:</b> Honua'ula will not reduce the inventory of agriculturally significant lands. As discussed in Section 3.3 (Soils), the Property is rated "E" and unclassified under the LSB classification system and not classified under the ALISH classification system, indicating that the Property is not agriculturally significant.</p>			
<b>HRS § 226-8: Objectives and policies for the economy – visitor industry</b>			
<b>Objectives:</b> <i>Planning for the State's economy with regard to the visitor industry shall be directed towards the achievement of the objective of a visitor industry that constitutes a major component of steady growth for Hawaii's economy.</i>			
<b>Policies:</b>			
<i>(1) Support and assist in the promotion of Hawaii's visitor attractions and facilities.</i>			<b>X</b>
<i>(2) Ensure that visitor industry activities are in keeping with the social, economic, and physical needs and aspirations of Hawaii's people.</i>			<b>X</b>
<i>(3) Improve the quality of existing visitor destination areas.</i>			<b>X</b>
<i>(4) Encourage cooperation and coordination between the government and private sectors in developing and maintaining well-designed, adequately serviced visitor industry and related developments which are sensitive to neighboring communities and activities.</i>			<b>X</b>
<i>(5) Develop the industry in a manner that will continue to provide new job opportunities and steady employment for Hawaii's people.</i>			<b>X</b>
<i>(6) Provide opportunities for Hawaii's people to obtain job training and education that will allow for upward mobility within the visitor industry.</i>			<b>X</b>
<i>(7) Foster a recognition of the contribution of the visitor industry to Hawaii's economy and the need to perpetuate the aloha spirit.</i>			<b>X</b>
<i>(8) Foster an understanding by visitors of the aloha spirit and of the unique and sensitive character of Hawaii's cultures and values.</i>			<b>X</b>
<p><b>Discussion:</b> Honua'ula is not targeting the visitor industry, and transient vacation rentals or time shares will not be allowed within Honua'ula; therefore, these objectives and policies are not applicable.</p>			
<b>HRS § 226-9: Objective and policies for the economy – federal expenditures</b>			
<b>Objective:</b> <i>Planning for the State's economy with regard to federal expenditures shall be directed towards achievement of the objective of a stable federal investment base as an integral component of Hawaii's economy.</i>			
<b>Policies:</b>			
<i>(1) Encourage the sustained flow of federal expenditures in Hawaii that generates long-term government civilian employment.</i>			<b>X</b>
<i>(2) Promote Hawaii's supportive role in national defense.</i>			<b>X</b>
<i>(3) Promote the development of federally supported activities in Hawaii that respect</i>			<b>X</b>

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<i>(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)</i>			
<i>state-wide economic concerns, are sensitive to community needs, and minimize adverse impacts on Hawaii’s environment.</i>			
<i>(4) Increase opportunities for entry and advancement of Hawaii’s people into federal government service.</i>			<b>X</b>
<i>(5) Promote federal use of local commodities, services, and facilities available in Hawaii.</i>			<b>X</b>
<i>(6) Strengthen federal-state-county communication and coordination in all federal activities that affect Hawaii.</i>			<b>X</b>
<i>(7) Pursue the return of federally controlled lands in Hawaii that are not required for either the defense of the nation or for other purposes of national importance, and promote the mutually beneficial exchanges of land between federal agencies, the State, and the counties.</i>			<b>X</b>
<b>Discussion:</b> Honua‘ula will not use federal funds or federal lands; therefore, this objective and these policies are not applicable.			
<b>HRS § 226-10: Objectives and policies for the economy – potential growth activities.</b>			
<b>Objective:</b> <i>Planning for the State's economy with regard to potential growth activities shall be directed towards achievement of the objective of development and expansion of potential growth activities that serve to increase and diversify Hawaii's economic base.</i>			
<b>Policies:</b>			
<i>(1) Facilitate investment and employment in economic activities that have the potential for growth such as diversified agriculture, aquaculture, apparel and textile manufacturing, film and television production, and energy and marine-related industries.</i>			<b>X</b>
<i>(2) Expand Hawaii's capacity to attract and service international programs and activities that generate employment for Hawaii's people.</i>			<b>X</b>
<i>(3) Enhance and promote Hawaii's role as a center for international relations, trade, finance, services, technology, education, culture, and the arts.</i>			<b>X</b>
<i>(4) Accelerate research and development of new energy- related industries based on wind, solar, ocean, and underground resources and solid waste.</i>			<b>X</b>
<i>(5) Promote Hawaii's geographic, environmental, social, and technological advantages to attract new economic activities into the State.</i>			<b>X</b>
<i>(6) Provide public incentives and encourage private initiative to attract new industries that best support Hawaii's social, economic, physical, and environmental objectives.</i>			<b>X</b>
<i>(7) Increase research and the development of ocean-related economic activities such as mining, food production, and scientific research.</i>			<b>X</b>
<i>(8) Develop, promote, and support research and educational and training programs that will enhance Hawaii's ability to attract and develop economic activities of benefit to Hawaii.</i>			<b>X</b>
<i>(9) Foster a broader public recognition and understanding of the potential benefits of new, growth-oriented industry in Hawaii.</i>			<b>X</b>
<i>(10) Encourage the development and implementation of joint federal and state initiatives to attract federal programs and projects that will support Hawaii's social, economic, physical, and environmental objectives.</i>			<b>X</b>
<i>(11) Increase research and development of businesses and services in the telecommunications and information industries.</i>			<b>X</b>

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<i>(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)</i>			
<p><b>Discussion:</b> Honua'ula is not aimed at increasing the State's potential growth activities that serve to increase and diversify Hawai'i's economic base (although Honua'ula will provide significant positive economic benefits); therefore, this objective and these policies are not applicable.</p>			
<b>HRS § 226-10.5: Objectives and policies for the economy – information industry</b>			
<b>Objective:</b> <i>Planning for the State's economy with regard to the information industry shall be directed toward the achievement of the objective of positioning Hawaii as the leading dealer in information businesses and services in the Pacific Rim.</i>			
<b>Policies:</b>			
(1) <i>Encourage the continued development and expansion of the telecommunications infrastructure serving Hawaii to accommodate future growth in the information industry;</i>			<b>X</b>
(2) <i>Facilitate the development of new business and service ventures in the information industry which will provide employment opportunities for the people of Hawaii;</i>			<b>X</b>
(3) <i>Encourage greater cooperation between the public and private sectors in developing and maintaining a well- designed information industry;</i>			<b>X</b>
(4) <i>Ensure that the development of new businesses and services in the industry are in keeping with the social, economic, and physical needs and aspirations of Hawaii's people;</i>			<b>X</b>
(5) <i>Provide opportunities for Hawaii's people to obtain job training and education that will allow for upward mobility within the information industry;</i>			<b>X</b>
(6) <i>Foster a recognition of the contribution of the information industry to Hawaii's economy; and</i>			<b>X</b>
(7) <i>Assist in the promotion of Hawaii as a broker, creator, and processor of information in the Pacific.</i>			<b>X</b>
<p><b>Discussion:</b> Honua'ula is not related to the information industry; therefore, this objective and these policies are not applicable.</p>			
<b>HRS § 226-11: Objectives and policies for the physical environment – land-based, shoreline, and marine resources.</b>			
<b>Objectives:</b> <i>Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.</i>			
(1) <i>Prudent use of Hawaii's land-based, shoreline, and marine resources.</i>	<b>X</b>		
(2) <i>Effective protection of Hawaii's unique and fragile environmental resources.</i>	<b>X</b>		
<b>Policies:</b>			
(1) <i>Exercise an overall conservation ethic in the use of Hawaii's natural resources.</i>	<b>X</b>		
(2) <i>Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.</i>	<b>X</b>		
(3) <i>Take into account the physical attributes of areas when planning and designing activities and facilities.</i>	<b>X</b>		
(4) <i>Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.</i>	<b>X</b>		
(5) <i>Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.</i>	<b>X</b>		

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(6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawaii.	X		
(7) Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.	X		
(8) Pursue compatible relationships among activities, facilities, and natural resources.	X		
(9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.	X		
<p><b>Discussion:</b> Although Honua'ula is not located on the coastline, as discussed in Section 3.5.2 (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.</p> <p>As discussed in Sections 3.6 (Botanical Resources) and 3.7 (Wildlife Resources), Honua'ula Partners, LLC will conserve portions of Honua'ula and undertake propagation of selected remnant native dry shrubland plants located on-site. To protect and conserve the area 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 <del>native plant conservation and protection areas</del> <u>Native Plant Conservation Areas</u> also will be established. In total, approximately <del>143</del> <u>76</u> acres will be set aside as <del>Native Plant Areas</del> to ensure the long-term genetic viability and survival of native plants. Further, Honua'ula Partners, LLC will implement significant off-site measures to protect native plants and Blackburn's sphinx moth habitat and provide a net conservation benefit.</p> <p>In addition, a <i>Conservation and Stewardship Plan</i> sets forth proactive stewardship actions to manage the <u>Native Plant Preservation Area and Native Plant Conservation Areas</u>, and a <del>multi-species</del> <u>Habitat Conservation Plan 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 'awikiwiki plant) is being prepared under finalized in collaboration with USFWS and DLNR in accordance with Section 10(a)(1)(B) of the Endangered Species Act and Chapter 195D, HRS in collaboration with DLNR and USFWS.</u></p>			
<b>HRS § 226-12: Objectives and policies for the physical environment – scenic, natural beauty, and historic resources.</b>			
<b>Objective:</b> Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.			
<b>Policies:</b>			
(1) Promote the preservation and restoration of significant natural and historic resources.	X		
(2) Provide incentives to maintain and enhance historic, cultural, and scenic amenities.	X		
(3) Promote the preservation of views and vistas to enhance the visual and aesthetic	X		

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<i>enjoyment of mountains, ocean, scenic landscapes, and other natural features.</i>			
(4) <i>Protect those special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage.</i>	X		
(5) <i>Encourage the design of developments and activities that complement the natural beauty of the islands.</i>	X		

**Discussion:** As discussed in Section 4.1 (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 ~~15~~ 16 sites. Data recovery is recommended for 18 sites. No further work is recommended for ~~seven~~ six sites.

As further discussed in Section 4.1 (Archaeological and Historic Resources), Aki Sinoto Consulting, LLC and Hana Pono, LLC prepared a CRPP which also serves as the archaeological preservation/mitigation plan pursuant to Chapter 6E, HRS. The CRPP sets 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, and the types of native plants to be used for landscaping buffer zones.

As discussed in Sections 3.6 (Botanical Resources) and 3.7 (Wildlife Resources), Honua'ula Partners, LLC will conserve portions of Honua'ula and undertake propagation of selected remnant native dry shrubland plants located on-site. To protect and conserve the area 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 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 and provide a net conservation benefit. Further, a *Conservation and Stewardship Plan* sets forth proactive stewardship actions to manage the Native Plant Preservation Area and Native Plant Conservation Areas.

As discussed in Section 4.7 (Visual Resources), Honua'ula will not impinge upon any significant public scenic view corridors and Honua'ula will have no significant impacts on views toward the ocean or Haleakalā. The design objectives of Honua'ula will encourage building forms that respect and maintain the unique topographic and landscape character of the land.

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<b>HRS § 226-13: Objectives and policies for the physical environment – land, air, and water quality.</b>			
<b>Objectives:</b> Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives:			
(1) Maintenance and pursuit of improved quality in Hawaii's land, air, and water resources.	X		
(2) Greater public awareness and appreciation of Hawaii's environmental resources.	X		
<b>Policies:</b>			
(1) Foster educational activities that promote a better understanding of Hawaii's limited environmental resources.	X		
(2) Promote the proper management of Hawaii's land and water resources.	X		
(3) Promote effective measures to achieve desired quality in Hawaii's surface, ground, and coastal waters.	X		
(4) Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawaii's people.	X		
(5) Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.	X		
(6) Encourage design and construction practices that enhance the physical qualities of Hawaii's communities.	X		
(7) Encourage urban developments in close proximity to existing services and facilities.	X		
(8) Foster recognition of the importance and value of the land, air, and water resources to Hawaii's people, their cultures and visitors.	X		
<p><b>Discussion:</b> As discussed in Section 3.5.2 (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.</p> <p>As discussed in Section 3.6 (Botanical Resources), goals of the <i>Honua'ula Conservation and Stewardship Plan</i> are to 1) conserve native plant resources of Honua'ula and; 2) to cooperate with researchers in furthering the science of native plant propagation, provide education and outreach opportunities, and enhance the natural beauty of Honua'ula.</p> <p>As discussed in Section 4.6 (Air Quality), the creation of Honua'ula, <u>the widening of Pi'ilani Highway, the Wailea Ike Drive and Wailea Alanui Drive intersection improvements, and the areas of the off-site water and wastewater infrastructure</u> may result in short- and long-term impacts on air quality either directly or indirectly as a consequence of construction and use. However, appropriate mitigation measures will be implemented, and it is anticipated that no Federal or State air quality standards will be violated as a result of Honua'ula.</p> <p>As discussed in Section 3.4 (Natural Hazards) Honua'ula will neither exacerbate any natural hazard conditions nor increase the Property's susceptibility or exposure to any natural hazards, such as flooding, tsunami inundation, hurricanes, volcanic eruptions, and earthquakes. To protect against natural hazards, including earthquakes <u>and wildfires,</u></p>			



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all structures at Honua'ula will be constructed in compliance with requirements of the UBC, and other County, State, and Federal standards. <u>Fire apparatus access roads and water supply for fire protection will be provided in compliance with the Uniform Fire Code.</u>			
Honua'ula will provide homes near regional employment centers, thereby decreasing commuting and increasing quality of life and environmental stewardship.			
<b>HRS § 226-14: Objective and policies for facility systems – in general</b>			
<b>Objective:</b> Planning for the State's facility systems in general shall be directed towards achievement of the objective of water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.			
<b>Policies:</b>			
(1) Accommodate the needs of Hawaii's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.			<b>X</b>
(2) Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.			<b>X</b>
(3) Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.			<b>X</b>
(4) Pursue alternative methods of financing programs and projects and cost-saving techniques in the planning, construction, and maintenance of facility systems.			<b>X</b>
<b>Discussion:</b> Honua'ula does not involve planning for the State's facility systems; therefore, this objective and these policies are not applicable.			
<b>HRS § 226-15: Objectives and policies for facility systems – solid and liquid wastes.</b>			
<b>Objectives:</b> Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:			
(1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.	<b>X</b>		
(2) Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.	<b>X</b>		
<b>Policies:</b>			
(1) Encourage the adequate development of sewerage facilities that complement planned growth.	<b>X</b>		
(2) Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.	<b>X</b>		
(3) Promote research to develop more efficient and economical treatment and disposal of solid and liquid wastes.	<b>X</b>		
<b>Discussion:</b> As discussed in Section 4.8.2 (Wastewater System), Honua'ula will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2). After treatment, R-1 recycled water (reclaimed water) will be used within Honua'ula for golf course irrigation.			

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<p>As discussed in Section 4.8.5 (Solid Waste), Honua'ula will implement strategies 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.</p>			
<b>HRS § 226-16: Objectives and policies for facility systems – water.</b>			
<b>Objective:</b> Planning for the State's facility systems with regard to water shall be directed towards achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities.			
<b>Policies:</b>			
(1) Coordinate development of land use activities with existing and potential water supply.	X		
(2) Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.	X		
(3) Reclaim and encourage the productive use of runoff water and wastewater discharges.	X		
(4) Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.	X		
(5) Support water supply services to areas experiencing critical water problems.	X		
(6) Promote water conservation programs and practices in government, private industry, and the general public to help ensure adequate water to meet long-term needs.	X		
<p><b>Discussion:</b> As discussed in Section 4.8.1 (Water System), Honua'ula will include 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. In addition, water conservation strategies will be implemented to reduce consumption, conserve resources, and minimize water demands.</p>			
<b>HRS § 226-17: Objectives and policies for facility systems – transportation.</b>			
<b>Objective:</b> Planning for the State's facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:			
(1) An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe, and convenient movement of people and goods.			X
(2) A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.			X
<b>Policies:</b>			
(1) Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;			X
(2) Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;			X
(3) Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;			X
(4) Provide for improved accessibility to shipping, docking, and storage facilities;			X
(5) Promote a reasonable level and variety of mass transportation services that	X		

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<i>(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)</i>			
<i>adequately meet statewide and community needs;</i>			
<i>(6) Encourage transportation systems that serve to accommodate present and future development needs of communities;</i>	<b>X</b>		
<i>(7) Encourage a variety of carriers to offer increased opportunities and advantages to interisland movement of people and goods;</i>			<b>X</b>
<i>(8) Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs;</i>			<b>X</b>
<i>(9) Encourage the development of transportation systems and programs which would assist statewide economic growth and diversification;</i>			<b>X</b>
<i>(10) Encourage the design and development of transportation systems sensitive to the needs of affected communities and the quality of Hawaii's natural environment;</i>			<b>X</b>
<i>(11) Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation;</i>	<b>X</b>		
<i>(12) Coordinate intergovernmental land use and transportation planning activities to ensure the timely delivery of supporting transportation infrastructure in order to accommodate planned growth objectives; and</i>			<b>X</b>
<i>(13) Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.</i>			<b>X</b>
<p><b>Discussion:</b> As discussed in Section 4.3 (Trails and Access), Honua'ula will integrate a system of pedestrian and bike paths along the community's roadways, gulches, and drainage ways. This secondary circulation system of linked pedestrian/bike trails will provide another option for traveling through the community. The community trail system will connect residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas.</p> <p>Honua'ula's transportation demand management strategies support ridesharing, bicycle and pedestrian use, alternative work schedules and other management objectives to reduce dependency on individual vehicles by Honua'ula residents, employees, and visitors after construction, as discussed in Section 4.4 (Roadways and Traffic).</p>			
<b>HRS § 226-18: Objectives and policies for facility systems – energy.</b>			
<b>Objectives:</b> <i>Planning for the State's facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:</i>			
<i>(1) Dependable, efficient, and economical statewide energy systems capable of supporting the needs of the people;</i>	<b>X</b>		
<i>(2) Increased energy self-sufficiency where the ratio of indigenous to imported energy use is increased;</i>	<b>X</b>		
<i>(3) Greater energy security in the face of threats to Hawaii's energy supplies and systems; and</i>	<b>X</b>		
<i>(4) Reduction, avoidance, or sequestration of greenhouse gas emissions from energy supply and use.</i>	<b>X</b>		
<b>Policies:</b>			
<i>(1) Support research and development as well as promote the use of renewable energy sources;</i>			<b>X</b>
<i>(2) Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;</i>			<b>X</b>

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(3) <i>Base decisions of least-cost supply-side and demand-side energy resource options on a comparison of their total costs and benefits when a least-cost is determined by a reasonably comprehensive, quantitative, and qualitative accounting of their long-term, direct and indirect economic, environmental, social, cultural, and public health costs and benefits;</i>			X
(4) <i>Promote all cost-effective conservation of power and fuel supplies through measures including:</i>	X		
(A) <i>Development of cost-effective demand-side management programs;</i>			X
(B) <i>Education; and</i>			X
(C) <i>Adoption of energy-efficient practices and technologies;</i>	X		
(5) <i>Ensure to the extent that new supply-side resources are needed, the development or expansion of energy systems utilizes the least-cost energy supply option and maximizes efficient technologies;</i>			X
(6) <i>Support research, development, and demonstration of energy efficiency, load management, and other demand-side management programs, practices, and technologies;</i>	X		
(7) <i>Promote alternate fuels and energy efficiency by encouraging diversification of transportation modes and infrastructure;</i>	X		
(8) <i>Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications; and</i>	X		
(9) <i>Support actions that reduce, avoid, or sequester Hawaii's greenhouse gas emissions through agriculture and forestry initiatives.</i>			X

**Discussion:** As discussed in Sections 2.5 (Environmentally-Responsible Planning and Design) and 4.8.6 (Electrical System), Honua'ula will include energy-efficient design and energy conservation measures, such as energy systems that meet all applicable ENERGY STAR requirements established by the United States EPA in effect at the time of construction. Energy systems include all hot water systems, roof and attic areas, outside walls, windows, air cooling systems, and heating systems.

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. Honua'ula will also provide homes near regional employment centers, thereby decreasing commuting and increasing quality of life and environmental stewardship. Furthermore, Honua'ula will include a system 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, golf course clubhouse, and other areas and will provide residents a meaningful alternative to driving for traveling within the community.

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<i>(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)</i>			
<b>HRS § 226-18.5: Objectives and policies for facility systems—telecommunications.</b>			
<b>Objective:</b> <i>Planning for the State's telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people.</i>			
<b>Policies:</b>			
<i>(1) Facilitate research and development of telecommunications systems and resources;</i>			<b>X</b>
<i>(2) Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning;</i>			<b>X</b>
<i>(3) Promote efficient management and use of existing telecommunications systems and services; and</i>			<b>X</b>
<i>(4) Facilitate the development of education and training of telecommunications personnel.</i>			<b>X</b>
<b>Discussion:</b> Coordination with the various communication companies will be undertaken; however Honua'ula is not involved with the planning of the State's telecommunications facility systems. Therefore, this objective and these policies are not applicable.			
<b>HRS § 226-19: Objectives and policies for socio-cultural advancement – housing.</b>			
<b>Objectives:</b> <i>Planning for the State's socio-cultural advancement with regard to housing shall be directed toward the achievement of the following objectives:</i>			
<i>(1) Greater opportunities for Hawaii's people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more affordable housing is made available to very low-, low- and moderate-income segments of Hawaii's population.</i>	<b>X</b>		
<i>(2) The orderly development of residential areas sensitive to community needs and other land uses.</i>	<b>X</b>		
<i>(3) The development and provision of affordable rental housing by the State to meet the housing needs of Hawaii's people.</i>	<b>X</b>		
<b>Policies:</b>			
<i>(1) Effectively accommodate the housing needs of Hawaii's people.</i>	<b>X</b>		
<i>(2) Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households.</i>	<b>X</b>		
<i>(3) Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.</i>	<b>X</b>		
<i>(4) Promote appropriate improvement, rehabilitation, and maintenance of existing housing units and residential areas.</i>			<b>X</b>
<i>(5) Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.</i>	<b>X</b>		
<i>(6) Facilitate the use of available vacant, developable, and underutilized urban lands for housing.</i>	<b>X</b>		
<i>(7) Foster a variety of lifestyles traditional to Hawaii through the design and maintenance of neighborhoods that reflect the culture and values of the community.</i>	<b>X</b>		

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<i>(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)</i>			
<i>(8) Promote research and development of methods to reduce the cost of housing construction in Hawaii.</i>	<b>X</b>		
<p><b>Discussion:</b> As discussed in Section 4.9.3 (Housing), Honua‘ula will offer a mix of single-family and multi-family housing types for a range of consumer groups, and will emphasize community development with single-family and multi-family units complemented with village-mixed uses primarily serving the residents of the community. As part of the mix of housing types, Honua‘ula will include a significant number of workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). All workforce affordable homes will be priced and subject to restrictions in accordance with the requirements of Chapter 2.96, MCC to ensure they remain both available and affordable for full-time Maui residents.</p>			
<b>HRS § 226-20: Objectives and policies for socio-cultural advancement – health</b>			
<b>Objectives:</b> <i>Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:</i>			
<i>(1) Fulfillment of basic individual health needs of the general public.</i>			<b>X</b>
<i>(2) Maintenance of sanitary and environmentally healthful conditions in Hawaii's communities.</i>			<b>X</b>
<b>Policies:</b>			
<i>(1) Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse.</i>			<b>X</b>
<i>(2) Encourage improved cooperation among public and private sectors in the provision of health care to accommodate the total health needs of individuals throughout the State.</i>			<b>X</b>
<i>(3) Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.</i>			<b>X</b>
<i>(4) Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.</i>			<b>X</b>
<i>(5) Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.</i>			<b>X</b>
<i>(6) Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring, and enforcement.</i>			<b>X</b>
<p><b>Discussion:</b> Honua‘ula does not plan for the State’s socio-cultural advancement with regard to health; therefore, these objectives and policies are not applicable.</p>			
<b>HRS § 226-21: Objectives and policies for socio-cultural advancement – education.</b>			
<b>Objectives:</b> <i>Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.</i>			
<b>Policies:</b>			
<i>(1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.</i>	<b>X</b>		
<i>(2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.</i>	<b>X</b>		

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<i>(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)</i>			
(3) <i>Provide appropriate educational opportunities for groups with special needs.</i>			<b>X</b>
(4) <i>Promote educational programs which enhance understanding of Hawaii's cultural heritage.</i>			<b>X</b>
(5) <i>Provide higher educational opportunities that enable Hawaii's people to adapt to changing employment demands.</i>			<b>X</b>
(6) <i>Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.</i>			<b>X</b>
(7) <i>Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.</i>			<b>X</b>
(8) <i>Emphasize quality educational programs in Hawaii's institutions to promote academic excellence.</i>			<b>X</b>
(9) <i>Support research programs and activities that enhance the education programs of the State.</i>			<b>X</b>
<p><b>Discussion:</b> As discussed in Section 4.10.1 (Schools), in compliance with County of Maui Ordinance No. 3554, Honua'ula Partners, LLC will pay the DOE <u>at least</u> \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kīhei-Mākena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kīhei-Mākena Project District 9, Honua'ula Partners, LLC will from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.</p>			
<b>HRS § 226-22: Objective and policies for socio-cultural advancement – social services</b>			
<b>Objective:</b> <i>Planning for the State's socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being.</i>			
<b>Policies:</b>			
(1) <i>Assist individuals, especially those in need of attaining a minimally adequate standard of living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.</i>			<b>X</b>
(2) <i>Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.</i>			<b>X</b>
(3) <i>Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawaii's communities.</i>			<b>X</b>
(4) <i>Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.</i>			<b>X</b>
(5) <i>Support public and private efforts to prevent domestic abuse and child molestation, and assist victims of abuse and neglect.</i>			<b>X</b>
(6) <i>Promote programs which assist people in need of family planning services to enable them to meet their needs.</i>			<b>X</b>
<p><b>Discussion:</b> Honua'ula does not plan for the State's socio-cultural advancement with regard to social services; therefore, these objectives and policies are not applicable.</p>			

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<i>(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)</i>			
<b>HRS § 226-23: Objectives and policies for socio-cultural advancement – leisure.</b>			
<b>Objective:</b> <i>Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.</i>			
<b>Policies:</b>			
<i>(1) Foster and preserve Hawaii's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.</i>	X		
<i>(2) Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.</i>	X		
<i>(3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.</i>	X		
<i>(4) Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.</i>	X		
<i>(5) Ensure opportunities for everyone to use and enjoy Hawaii's recreational resources.</i>	X		
<i>(6) Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.</i>	X		
<i>(7) Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawaii's people.</i>	X		
<i>(8) Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.</i>			X
<i>(9) Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawaii's population to participate in the creative arts.</i>			X
<i>(10) Assure adequate access to significant natural and cultural resources in public ownership.</i>	X		
<p><b>Discussion:</b> As discussed Section 4.10.5 (Recreational Facilities), Honua'ula will include: 1) neighborhood parks open to the public but privately maintained; 2) over 12 miles of pedestrian and bike trails along the community's roadways, gulches, and drainage ways, including a scenic trail along portions of the golf course that will link to several other trail segments and a Nature/Cultural trail that will border the Native Plant Preservation Area; and 3) an 18-hole homeowner's golf course and related recreational facilities.</p> <p>To provide the greater community the opportunity to enjoy recreational benefits of the golf course, in compliance with County of Maui Ordinance No. 3554 (Condition 12), Honua'ula Partners, LLC will: 1) develop and support an organized instructional program for Maui junior golfers; and 2) allow for Maui residents to play at the golf course on Tuesday of each week at a discounted rate that does not exceed 40 percent of the average market rate in South Maui for green fees and golf cart rental fees.</p> <p>Additionally, in compliance with County of Maui Ordinance No. 3554 (Condition 10), Honua'ula Partners, LLC pay not less than \$5,000,000 to the County upon Project District Phase II approval for the development of the South Maui Community Park.</p>			



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<i>(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)</i>			
<b>HRS § 226-24: Objective and policies for socio-cultural advancement – individual rights and personal well-being.</b>			
<i><b>Objective:</b> Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations.</i>			
<b>Policies:</b>			
<i>(1) Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.</i>			<b>X</b>
<i>(2) Uphold and protect the national and state constitutional rights of every individual.</i>			<b>X</b>
<i>(3) Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.</i>			<b>X</b>
<i>(4) Ensure equal opportunities for individual participation in society.</i>			<b>X</b>
<b>Discussion:</b> Honua'ula does not plan for the State's socio-cultural advancement with regard to individual rights and personal well-being; therefore, this objective and these policies are not applicable.			
<b>HRS § 226-25: Objectives and policies for socio-cultural advancement – culture.</b>			
<i><b>Objective:</b> Planning for the State's socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawaii's people.</i>			
<b>Policies:</b>			
<i>(1) Foster increased knowledge and understanding of Hawaii's ethnic and cultural heritages and the history of Hawaii.</i>			<b>X</b>
<i>(2) Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawaii's people and which are sensitive and responsive to family and community needs.</i>			<b>X</b>
<i>(3) Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawaii.</i>			<b>X</b>
<i>(4) Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawaii's people and visitors.</i>			<b>X</b>
<b>Discussion:</b> Honua'ula does not plan for the State's socio-cultural advancement with regard to culture; therefore, this objective and these policies are not applicable.			
<b>HRS § 226-26: Objectives and policies for socio-cultural advancement – public safety.</b>			
<i><b>Objectives:</b> Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:</i>			
<i>(1) Assurance of public safety and adequate protection of life and property for all people.</i>			<b>X</b>
<i>(2) Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruptions, wars, natural disasters, and other major disturbances.</i>			<b>X</b>
<i>(3) Promotion of a sense of community responsibility for the welfare and safety of Hawaii's people.</i>			<b>X</b>

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<i>(Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)</i>			
<b>Policies related to public safety:</b>			
<i>(1) Ensure that public safety programs are effective and responsive to community needs.</i>			<b>X</b>
<i>(2) Encourage increased community awareness and participation in public safety programs.</i>			<b>X</b>
<b>Policies related to criminal justice:</b>			
<i>(1) Support criminal justice programs aimed at preventing and curtailing criminal activities.</i>			<b>X</b>
<i>(2) Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.</i>			<b>X</b>
<i>(3) Provide a range of correctional resources which may include facilities and alternatives to traditional incarceration in order to address the varied security needs of the community and successfully reintegrate offenders into the community.</i>			<b>X</b>
<b>Policies related to emergency management:</b>			
<i>(1) Ensure that responsible organizations are in a proper state of readiness to respond to major war-related, natural, or technological disasters and civil disturbances at all times.</i>			<b>X</b>
<i>(2) Enhance the coordination between emergency management programs throughout the State.</i>			<b>X</b>
<b>Discussion:</b> Honua'ula does not include State public safety programs; therefore, these objectives and policies are not applicable.			
<b>HRS § 226-27: Objectives and policies for socio-cultural advancement – government.</b>			
<b>Objectives:</b> <i>Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:</i>			
<i>(1) Efficient, effective, and responsive government services at all levels in the State.</i>			<b>X</b>
<i>(2) Fiscal integrity, responsibility, and efficiency in the state government and county governments.</i>			<b>X</b>
<b>Policies:</b>			
<i>(1) Provide for necessary public goods and services not assumed by the private sector.</i>			<b>X</b>
<i>(2) Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.</i>			<b>X</b>
<i>(3) Minimize the size of government to that necessary to be effective.</i>			<b>X</b>
<i>(4) Stimulate the responsibility in citizens to productively participate in government for a better Hawaii.</i>			<b>X</b>
<i>(5) Assure that government attitudes, actions, and services are sensitive to community needs and concerns.</i>			<b>X</b>
<i>(6) Provide for a balanced fiscal budget.</i>			<b>X</b>
<i>(7) Improve the fiscal budgeting and management system of the State.</i>			<b>X</b>
<i>(8) Promote the consolidation of state and county governmental functions to increase the effective and efficient delivery of government programs and services and to eliminate duplicative services wherever feasible.</i>			<b>X</b>
<b>Discussion:</b> Planning the State's socio-cultural advancement with regard to government is not relevant to Honua'ula; therefore, these objectives and policies are not applicable.			

**PART III. PRIORITY GUIDELINES**

The purpose of this part of the Hawai'i State Plan is to establish overall priority guidelines to address areas of statewide concern. The Hawai'i State Plan notes that the State shall strive to improve the quality of life for Hawai'i's present and future population through the pursuit of desirable courses of action in five major areas of statewide concern which merit priority attention: 1) economic development; 2) population growth and land resource management; 3) affordable housing; 4) crime and criminal justice; and 5) quality education (§226-102). The priority guidelines applicable to Honua'ula are discussed below:

<b>HAWAII STATE PLAN, CHAPTER 226, HRS – PART III. PRIORITY GUIDELINES</b> (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	<b>S</b>	<b>N/S</b>	<b>N/A</b>
<b>HRS § 226-101: Purpose.</b> <i>The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.</i>			
<b>HRS § 226-102: Overall direction.</b> <i>The State shall strive to improve the quality of life for Hawaii's present and future present and future population through the pursuit of desirable courses of action in five major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, and quality education.</i>			
<b>HRS § 226-103: Economic priority guidelines.</b>			
(a) <i>Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawaii's people and achieve a stable and diversified economy:</i>			
(1) <i>Seek a variety of means to increase the availability of investment capital for new and expanding enterprises.</i>			<b>X</b>
(A) <i>Encourage investments which:</i>	<b>X</b>		
(i) <i>Reflect long term commitments to the State;</i>	<b>X</b>		
(ii) <i>Rely on economic linkages within the local economy;</i>	<b>X</b>		
(iii) <i>Diversify the economy;</i>	<b>X</b>		
(iv) <i>Reinvest in the local economy;</i>	<b>X</b>		
(v) <i>Are sensitive to community needs and priorities; and</i>	<b>X</b>		
(vi) <i>Demonstrate a commitment to provide management opportunities to Hawaii residents.</i>			<b>X</b>
(2) <i>Encourage the expansion of technological research to assist industry development and support the development and commercialization of technological advancements.</i>			<b>X</b>
(3) <i>Improve the quality, accessibility, and range of services provided by government to business, including data and reference services and assistance in complying with governmental regulations.</i>			<b>X</b>
(4) <i>Seek to ensure that state business tax and labor laws and administrative policies are equitable, rational, and predictable.</i>			<b>X</b>
(5) <i>Streamline the building and development permit and review process, and eliminate or consolidate other burdensome or duplicative governmental requirements imposed on business, where public health, safety and welfare would not be adversely affected.</i>			<b>X</b>
(6) <i>Encourage the formation of cooperatives and other favorable marketing or distribution arrangements at the regional or local level to assist Hawaii's small-scale producers, manufacturers, and distributors.</i>			<b>X</b>
(7) <i>Continue to seek legislation to protect Hawaii from transportation interruptions between Hawaii and the continental United States.</i>			<b>X</b>

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(8) Provide public incentives and encourage private initiative to develop and attract industries which promise long-term growth potentials and which have the following characteristics:			<b>X</b>
(A) An industry that can take advantage of Hawaii’s unique location and available physical and human resources.			<b>X</b>
(B) A clean industry that would have minimal adverse effects on Hawaii’s environment.			<b>X</b>
(C) An industry that is willing to hire and train Hawaii’s people to meet the industry’s labor needs at all levels of employment.			<b>X</b>
(D) An industry that would provide reasonable income and steady employment.			<b>X</b>
(9) Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawaii business.			<b>X</b>
(10) Enhance the quality of Hawaii’s labor force and develop and maintain career opportunities for Hawaii’s people through the following actions:			<b>X</b>
(A) Expand vocational training in diversified agriculture, aquaculture, information industry, and other areas where growth is desired and feasible.			<b>X</b>
(B) Encourage more effective career counseling and guidance in high schools and post-secondary institutions to inform students of present and future career opportunities.			<b>X</b>
(C) Allocate educational resources to career areas where high employment is expected and where growth of new industries is desired.			<b>X</b>
(D) Promote career opportunities in all industries for Hawaii’s people by encouraging firms doing business in the State to hire residents.			<b>X</b>
(E) Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on- the-job training opportunities.			<b>X</b>
(F) Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.			<b>X</b>
(b) Priority guidelines to promote the economic health and quality of the visitor industry:			
(1) Promote visitor satisfaction by fostering an environment which enhances the Aloha Spirit and minimizes inconveniences to Hawaii’s residents and visitors.			<b>X</b>
(2) Encourage the development and maintenance of well-designed, adequately serviced hotels and resort destination areas which are sensitive to neighboring communities and activities and which provide for adequate shoreline setbacks and beach access.			<b>X</b>
(3) Support appropriate capital improvements to enhance the quality of existing resort destination areas and provide incentives to encourage investment in upgrading, repair, and maintenance of visitor facilities.			<b>X</b>
(4) Encourage visitor industry practices and activities which respect, preserve, and enhance Hawaii’s significant natural, scenic, historic, and cultural resources.			<b>X</b>
(5) Develop and maintain career opportunities in the visitor industry for Hawaii’s people, with emphasis on managerial positions.			<b>X</b>
(6) Support and coordinate tourism promotion abroad to enhance Hawaii’s share of existing and potential visitor markets.			<b>X</b>
(7) Maintain and encourage a more favorable resort investment climate consistent with the objectives of this chapter.			<b>X</b>
(8) Support law enforcement activities that provide a safer environment for both visitors and residents alike.			<b>X</b>
(9) Coordinate visitor industry activities and promotions to business visitors through the state network of advanced data communication techniques.			<b>X</b>
(c) Priority guidelines to promote the continued viability of the sugar and pineapple industries:			

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(1) Provide adequate agricultural lands to support the economic viability of the sugar and pineapple industries.			<b>X</b>
(2) Continue efforts to maintain federal support to provide stable sugar prices high enough to allow profitable operations in Hawaii.			<b>X</b>
(3) Support research and development, as appropriate, to improve the quality and production of sugar and pineapple crops.			<b>X</b>
<b>(d) Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:</b>			
(1) Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.			<b>X</b>
(2) Assist in providing adequate, reasonably priced water for agricultural activities.			<b>X</b>
(3) Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.			<b>X</b>
(4) Assist in the formation and operation of production and marketing associations and cooperatives to reduce production and marketing costs.			<b>X</b>
(5) Encourage and assist with the development of a waterborne and airborne freight and cargo system capable of meeting the needs of Hawaii's agricultural community.			<b>X</b>
(6) Seek favorable freight rates for Hawaii's agricultural products from interisland and overseas transportation operators.			<b>X</b>
(7) Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.			<b>X</b>
(8) Continue the development of agricultural parks and other programs to assist small independent farmers in securing agricultural lands and loans.			<b>X</b>
(9) Require agricultural uses in agricultural subdivisions and closely monitor the uses in these subdivisions.			<b>X</b>
(10) Support the continuation of land currently in use for diversified agriculture.			<b>X</b>
<b>(e) Priority guidelines for water use and development:</b>			
(1) Maintain and improve water conservation programs to reduce the overall water consumption rate.	<b>X</b>		
(2) Encourage the improvement of irrigation technology and promote the use of nonpotable water for agricultural and landscaping purposes.	<b>X</b>		
(3) Increase the support for research and development of economically feasible alternative water sources.	<b>X</b>		
(4) Explore alternative funding sources and approaches to support future water development programs and water system improvements.	<b>X</b>		
<b>(f) Priority guidelines for energy use and development:</b>			
(1) Encourage the development, demonstration, and commercialization of renewable energy sources.			<b>X</b>
(2) Initiate, maintain, and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.			<b>X</b>
(3) Provide incentives to encourage the use of energy conserving technology in residential, industrial, and other buildings.			<b>X</b>
(4) Encourage the development and use of energy conserving and cost-efficient transportation systems.			<b>X</b>
<b>(g) Priority guidelines to promote the development of the information industry:</b>			
(1) Establish an information network that will serve as the catalyst for establishing a viable information industry in Hawaii.			<b>X</b>
(2) Encourage the development of services such as financial data processing, a products and services exchange, foreign language translations, telemarketing,			<b>X</b>

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<i>teleconferencing, a twenty-four-hour international stock exchange, international banking, and a Pacific Rim management center.</i>			
<i>(3) Encourage the development of small businesses in the information field such as software development, the development of new information systems and peripherals, data conversion and data entry services, and home or cottage services such as computer programming, secretarial, and accounting services.</i>			<b>X</b>
<i>(4) Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.</i>			<b>X</b>
<i>(5) Encourage research activities, including legal research in the information and telecommunications fields.</i>			<b>X</b>
<i>(6) Support promotional activities to market Hawaii's information industry services.</i>			<b>X</b>
<p><b>Discussion:</b> As discussed in Section 4.9.5 (Economy), Honua'ula is projected to generate approximately \$1.2 billion of direct capital investment in the Maui economy over the projected 13-year build-out period. This will result in significant expenditures that will have a substantial positive impact on the County of Maui and State of Hawaii economies, on both a direct and indirect basis. By significantly increasing the level of capital investment and capital flow in the region, which will in turn create employment opportunities and widen the tax base, Honua'ula will serve as a compelling economic stimulus for the region. Honua'ula will provide direct employment opportunities for present and future residents of the area and contribute to the stability, diversity, and growth of local and regional economies.</p> <p>As discussed in Section 4.8.1 (Water System), Honua'ula will include 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. In addition, water conservation strategies will be implemented to reduce consumption, conserve resources, and minimize water demands.</p> <p>As discussed in Section 4.8.2 (Wastewater System), Honua'ula will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2). After treatment, R-1 recycled water (reclaimed water) will be used within Honua'ula for golf course irrigation.</p>			
<b>HRS § 226-104: Population growth and land resources priority guidelines.</b>			
<i>(a) Priority guidelines to effect desired statewide growth and distribution:</i>			
<i>(1) Encourage planning and resource management to insure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawaii's people.</i>	<b>X</b>		
<i>(2) Manage a growth rate for Hawaii's economy that will parallel future employment needs for Hawaii's people.</i>	<b>X</b>		
<i>(3) Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.</i>	<b>X</b>		
<i>(4) Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.</i>			<b>X</b>

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(5) Explore the possibility of making available urban land, low-interest loans, and housing subsidies to encourage the provision of housing to support selective economic and population growth on the neighbor islands.			<b>X</b>
(6) Seek federal funds and other funding sources outside the State for research, program development, and training to provide future employment opportunities on the neighbor islands.			<b>X</b>
(7) Support the development of high technology parks on the neighbor islands.			<b>X</b>
<b>(b) Priority guidelines for regional growth distribution and land resource utilization:</b>			
(1) Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.			<b>X</b>
(2) Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.			<b>X</b>
(3) Restrict development when drafting of water would result in exceeding the sustainable yield or in significantly diminishing the recharge capacity of any groundwater area.			<b>X</b>
(4) Encourage restriction of new urban development in areas where water is insufficient from any source for both agricultural and domestic use.			<b>X</b>
(5) In order to preserve green belts, give priority to state capital-improvement funds which encourage location of urban development within existing urban areas except where compelling public interest dictates development of a noncontiguous new urban core.			<b>X</b>
(6) Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.			<b>X</b>
(7) Pursue rehabilitation of appropriate urban areas.			<b>X</b>
(8) Support the redevelopment of Kakaako into a viable residential, industrial, and commercial community.			<b>X</b>
(9) Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.			<b>X</b>
(10) Identify critical environmental areas in Hawaii to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.			<b>X</b>
(11) Identify all areas where priority should be given to preserving rural character and lifestyle.			<b>X</b>
(12) Utilize Hawaii's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.			<b>X</b>
(13) Protect and enhance Hawaii's shoreline, open spaces, and scenic resources.			<b>X</b>
<p><b>Discussion:</b> Honua‘ula responds to the demand of a growing population for the Kīhei-Mākena region, as well as the demand for homes in South Maui for existing full-time residents, as discussed in Section 4.9.2 (Population).</p>			

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<p>As discussed in Section 4.8 (Infrastructure and Utilities), Honua'ula Partners, LLC will be responsible for all required infrastructure improvements for Honua'ula, including water source and system improvements for potable and non-potable use and fire protection, drainage improvements, traffic-related improvements, wastewater system improvements, and utility upgrades, as determined by the appropriate governmental agencies and public utility companies.</p> <p>As discussed in Section 4.10.1 (Schools), to help address the need for funding of school improvements, Honua'ula Partners, LLC will pay at least \$3,450,000 to the DOE for school improvements over the course of the 13-year build-out period. In compliance with County of Maui Ordinance No. 3554 (Condition 22), Honua'ula Partners, LLC will pay the DOE <u>at least</u> \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kihei-Mākena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kihei-Mākena Project District 9, Honua'ula Partners, LLC will from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.</p> <p>As discussed in Section 4.10.2 (Police), to help address the need for resources to adequately fund police services, in compliance with County of Maui Ordinance No. 3554 (Condition 24), Honua'ula Partners, LLC will contribute \$550,000 to the County for the development of the new Kihei District Police station in South Maui, to be paid at the time a contract is entered into for the construction of that police station.</p> <p>As discussed in Section 4.10.3 (Fire), to help address the growing need for fire prevention and emergency services, in compliance with County of Maui Ordinance No. 3554 (Condition 24), Honua'ula Partners, LLC will provide the County with two acres of land that has direct access to the Pi'ilani Highway extension for the development of fire control facilities within the village mixed-use sub-district. This land will be donated at the time 50 percent of the total unit/lot count has received either a certificate of occupancy or final subdivision approval. The acreage provided will have roadway and full utility services provided to the parcel.</p> <p>Honua'ula will have a significant positive impact on the State and County economies and will contribute to increased State and County revenues in the form of increased property taxes, general excise taxes, and income taxes. 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.</p>			
<b>HRS § 226-105: Crime and criminal justice.</b>			
<i>Priority guidelines in the area of crime and criminal justice:</i>			
(1) <i>Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.</i>			<b>X</b>



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(2) Target state and local resources on efforts to reduce the incidence of violent crime and on programs relating to the apprehension and prosecution of repeat offenders.			X
(3) Support community and neighborhood program initiatives that enable residents to assist law enforcement agencies in preventing criminal activities.			X
(4) Reduce overcrowding or substandard conditions in correctional facilities through a comprehensive approach among all criminal justice agencies which may include sentencing law revisions and use of alternative sanctions other than incarceration for persons who pose no danger to their community.			X
(5) Provide a range of appropriate sanctions for juvenile offenders, including community-based programs and other alternative sanctions.			X
(6) Increase public and private efforts to assist witnesses and victims of crimes and to minimize the costs of victimization.			X
<p><b>Discussion:</b> The priority guidelines for crime and criminal justice are not applicable to Honua'ula; however, to minimize the impacts on police services and reduce the incidence of crime within Honua'ula, the Maui Police Department recommends incorporating principles of Crime Prevention Through Environmental Design (CPTED) into the design of Honua'ula. The goal of CPTED is to prevent crime by designing a physical environment that positively influences human behavior.</p>			
<b>HRS § 226-106: Affordable housing.</b>			
<i>Priority guidelines for the provision of affordable housing:</i>			
(1) Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households.	X		
(2) Encourage the use of alternative construction and development methods as a means of reducing production costs.			X
(3) Improve information and analysis relative to land availability and suitability for housing.			X
(4) Create incentives for development which would increase home ownership and rental opportunities for Hawaii's low- and moderate-income households, gap-group households, and residents with special needs.	X		
(5) Encourage continued support for government or private housing programs that provide low interest mortgages to Hawaii's people for the purchase of initial owner-occupied housing.			X
(6) Encourage public and private sector cooperation in the development of rental housing alternatives.	X		
(7) Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations.			X
(8) Give higher priority to the provision of quality housing that is affordable for Hawaii's residents and less priority to development of housing intended primarily for individuals outside of Hawaii.	X		
<p><b>Discussion:</b> As discussed in Section 4.9.3 (Housing), Honua'ula 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). All workforce affordable homes will be priced and subject to restrictions in accordance with the requirements of Chapter 2.96, MCC to ensure they remain both available and affordable for full-time Maui residents.</p>			

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<b>HRS § 226-107: Quality education.</b>			
<i>Priority guidelines to promote quality education:</i>			
(1) Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement;			X
(2) Continue emphasis on general education "core" requirements to provide common background to students and essential support to other university programs;			X
(3) Initiate efforts to improve the quality of education by improving the capabilities of the education work force;			X
(4) Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision-making responsibilities;			X
(5) Increase and improve the use of information technology in education by the availability of telecommunications equipment for:			X
(A) The electronic exchange of information;			X
(B) Statewide electronic mail; and			X
(C) Access to the Internet.			X
Encourage programs that increase the public's awareness and understanding of the impact of information technologies on our lives;			X
(1) Pursue the establishment of Hawaii's public and private universities and colleges as research and training centers of the Pacific;			X
(2) Develop resources and programs for early childhood education;			X
(3) Explore alternatives for funding and delivery of educational services to improve the overall quality of education; and			X
(4) Strengthen and expand educational programs and services for students with special needs.			X
<p><b>Discussion:</b> Honua'ula will not directly establish education programs. Therefore, these priority guidelines are not applicable. However, as discussed in Section 4.10.1 (Schools), to help address the need for funding of school improvements, Honua'ula Partners, LLC will pay at least \$3,450,000 to the DOE for school improvements over the course of the 13-year build-out period. In compliance with County of Maui Ordinance No. 3554 (Condition 22), Honua'ula Partners, LLC will pay the DOE <u>at least</u> \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kihei-Mākena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kihei-Mākena Project District 9, Honua'ula Partners, LLC will from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.</p>			
<b>HRS § 226-108: Sustainability</b>			
<i>Priority guidelines and principles to promote sustainability shall include:</i>			
(1) Encouraging balanced economic, social, community, and environmental priorities;	X		
(2) Encouraging planning that respects and promotes living within the natural resources and limits of the State;	X		
(3) Promoting a diversified and dynamic economy;	X		
(4) Encouraging respect for the host culture;	X		
(5) Promoting decisions based on meeting the needs of the present without compromising the needs of future generations;	X		
(6) Considering the principles of the ahupuaa system; and			X

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<i>7) Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawaii.</i>	<b>X</b>		
<p><b>Discussion:</b> As discussed in Section 2.3 (Honua'ula Description), Honua'ula will be a master-planned community embracing "smart growth" principles such as diverse residential opportunities, village mixed uses, on-site recreational amenities, and integrated bicycle and pedestrian networks. Honua'ula will contribute to a high quality of life for all Honua'ula residents. Honua'ula's inclusionary design provides for a complete and vibrant community with a range of housing types, including single-family, multifamily, and workforce housing, complemented with village mixed uses, parks, and open space, and integrated bicycle and pedestrian networks. These components combine to form a community that encourages residents to build relationships with each other, rely less on cars for transportation, walk and bicycle more often, enjoy outdoor surroundings, and actively engage in civic life.</p> <p>Key objectives of Honua'ula include: 1) reflecting community values to create a unique and compelling community in context with the Kihei-Mākena region; 2) preserving the inherent beauty of the Property by incorporating a Native Plant Preservation Area, Native Plant Conservation Areas (see Section 3.6 (Botanical Resources)), parks, and open space, as well as through excellence in landscaping and design ; 3) integrating natural and human-made boundaries and landmarks to craft a sense of place within a defined community; 4) incorporating and preserving natural and cultural resources; 5) including buffer zones between residential areas and Pi'ilani Highway; and 6) making walking and biking meaningful alternatives to driving by locating commercial and retail establishments convenient to residential areas and integrating bicycle/pedestrian recreation ways throughout the community. Honua'ula will also foster preservation of natural and cultural resources while contributing to Maui's social fabric and economic diversity.</p> <p>As discussed in Section 2.5 (Environmentally-Responsible Planning and Design), Honua'ula Partners, LLC is committed to limiting the environmental impact of Honua'ula and will implement, to the extent feasible and practicable, measures to promote energy conservation, sustainable design, and environmental stewardship, such as the use of solar energy and solar heating, consistent with the standards and guidelines promulgated by the Building Industry Association of Hawaii, the U.S. Green Building Council (i.e. the LEED rating systems), the Hawaii Commercial Building Guidelines for Energy Star, Green Communities, or other similar programs, into the design and construction of Honua'ula. Honua'ula Partners, LLC will also: 1) encourage lot purchasers to design houses that meet at least the minimum requirements of one of the aforementioned programs; and 2) provide information to home purchasers regarding energy conservation measures that may be undertaken by individual homeowners.</p>			

5.1.5 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. The functional plans applicable to Honua'ula, along with each plan's applicable objectives, policies, and actions, are discussed below.

HAWAI'I STATE FUNCTIONAL PLANS (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)		S	N/S	N/A
<b>AGRICULTURE FUNCTIONAL PLAN</b>				
<b>Objective A:</b>	<i>Achievement of increased agricultural production and growth through cultural and management practices.</i>			X
<b>Objective B:</b>	<i>Achievement of an orderly agricultural marketing system through product promotion and industry organization.</i>			X
<b>Objective C:</b>	<i>Achievement of increased consumption of and demand for Hawaii's agricultural products through consumer education and product quality.</i>			X
<b>Objective D:</b>	<i>Achievement of optimal contribution by agriculture to the State's economy.</i>			X
<b>Objective E:</b>	<i>Achievement of adequate capital, and knowledge of its proper management, for agricultural development.</i>			X
<b>Objective F:</b>	<i>Achievement of increased agricultural production and growth through pest and disease controls.</i>			X
<b>Objective G:</b>	<i>Achievement of effective protection and improved quality of Hawaii's land, water, and air.</i>			X
<b>Objective H:</b>	<i>Achievement of productive agricultural use of lands most suitable and needed for agriculture.</i>			X
<b>Objective I:</b>	<i>Achievement of efficient and equitable provision of adequate water for agricultural use.</i>			X
<b>Objective J:</b>	<i>Achievement of maximum degree of public understanding and support of agriculture in Hawaii.</i>			X
<b>Objective K:</b>	<i>Achievement of adequate supply of properly trained labor for agricultural needs.</i>			X
<b>Objective L:</b>	<i>Achievement of adequate transportation services and facilities to meet agricultural needs.</i>			X
<b>Objective M:</b>	<i>Achievement of adequate support services and infrastructure to meet agricultural needs.</i>			X
<p><b>Discussion:</b> Honua'ula will not reduce the inventory of agriculturally significant lands. As discussed in Section 3.3 (Soils), the Property is rated "E" and unclassified under the LSB classification system and not classified under the ALISH classification system, indicating that the Property is not agriculturally significant.</p>				
<b>CONSERVATION LANDS FUNCTIONAL PLAN</b>				
<b>Objective IA:</b>	<i>Establishment of data bases for inventories of existing lands and resources.</i>			X
<b>Objective IB:</b>	<i>Establishment of criteria for management of land and natural resources.</i>			X
<b>Objective IIA:</b>	<i>Establishment of plans for natural resources and land management.</i>			X
<b>Objective IIB:</b>	<i>Protection of fragile or rare natural resources.</i>	X		

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<b>Objective IIC:</b> <i>Enhancement of natural resources.</i>	X		
<b>Objective IID:</b> <i>Appropriate development of natural resources.</i>	X		
<b>Objective IIE:</b> <i>Promotion and marketing of appropriate natural resources designated for commercial development.</i>			X
<b>Objective IIF:</b> <i>Increase enforcement of land and natural resource use laws and regulations.</i>			X
<b>Objective IIIA:</b> <i>Develop and implement conservation education programs for the general public and visitors.</i>			X
<b>Objective IIIB:</b> <i>Increase access to land and natural resource data by the public and increase cooperation between agencies by making access to land and natural resource information more efficient.</i>			X
<p><b>Discussion:</b> While Honua'ula is within the State Urban District and not the State Conservation District, as discussed in Sections 3.6 (Botanical Resources), Honua'ula Partners, LLC will conserve portions of Honua'ula and undertake propagation of selected remnant native dry shrubland plants located on-site. To protect and conserve the area 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 <del>native plant conservation and protection areas</del> <u>Native Plant Conservation Areas</u> also will be established. In total, approximately <del>143</del> <u>76</u> acres will be set aside as <del>Native Plant Areas</del> to ensure the long-term genetic viability and survival of native plants. Further, Honua'ula Partners, LLC will implement significant off-site measures to protect native plants and Blackburn's sphinx moth habitat and provide a net conservation benefit.</p>			
<b>EDUCATION FUNCTIONAL PLAN</b>			
<b>Objective A(1): Academic Excellence.</b> <i>Emphasize quality educational programs in Hawaii's institutions to promote academic excellence.</i>			X
<b>Objective A(2): Basic Skills.</b> <i>Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning. Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement.</i>			X
<b>Objective A(3): Education Workforce.</b> <i>Initiate efforts to improve the quality of education by improving the capabilities of the education workforce.</i>			X
<b>Objective A(4): Services and Facilities.</b> <i>Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.</i>			X
<b>Objective B(1): Alternatives for Funding and Delivery.</b> <i>Explore alternatives for funding and delivery of educational services to improve the overall quality of education.</i>			X
<b>Objective B(2): Autonomy and flexibility.</b> <i>Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision-making responsibilities.</i>			X
<b>Objective B(3): Increased Use of Technology.</b> <i>Increase and improve the use information technology in education and encourage programs which increase the public's awareness and understanding of the impact of information technologies on our lives.</i>			X

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<b>Objective B(4): Personal Development.</b> Support education programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.			X
<b>Objective B(5): Students with Special Needs.</b> Provide appropriate educational opportunities for groups with special needs.			X
<b>Objective C(1): Early Childhood Education.</b> Develop resources and programs for early childhood education.			X
<b>Objective C(2): Hawaii's Cultural Heritage.</b> Promote educational programs which enhance understanding of Hawaii's cultural heritage.			X
<b>Objective C(3): Research Programs and [Communication] Activities.</b> Support research programs and activities that enhance the education programs of the State.			X
<p><b>Discussion:</b> As discussed in Section 4.10.1 (Schools), to help address the need for funding of school improvements, Honua'ula Partners, LLC will pay at least \$3,450,000 to the DOE for school improvements over the course of the 13-year build-out period. In compliance with County of Maui Ordinance No. 3554 (Condition 22), Honua'ula Partners, LLC will pay the DOE <u>at least</u> \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kihei-Makena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kihei-Makena Project District 9, Honua'ula Partners, LLC will from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.</p>			
<b>EMPLOYMENT FUNCTIONAL PLAN</b>			
<b>Objective A:</b> Improve the qualifications of entry-level workers and their transition to employment.			X
<b>Objective B:</b> Develop and deliver education, training and related services to ensure and maintain a quality and competitive workforce.			X
<b>Objective C:</b> Improve labor exchange.			X
<b>Objective D:</b> Improve the quality of life for workers and families.	X		
<b>Objective E:</b> Improve planning of economic development, employment and training activities			X
<p><b>Discussion:</b> Honua'ula will improve the quality of life for workers and families by providing: 1) workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy); and 2) homes near regional employment centers, thereby decreasing commuting and increasing quality of life and environmental stewardship.</p>			
<b>ENERGY FUNCTIONAL PLAN</b>			
<b>Objective A:</b> Moderate the growth in energy demand through conservation and energy efficiency.	X		
<b>Objective B:</b> Displace oil and fossil fuels through alternate and renewable energy resources.	X		
<b>Objective C:</b> Promote energy education and legislation.			X
<b>Objective D:</b> Support and develop an integrated approach to energy development			X

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<i>and management.</i>			
<b>Objective E:</b> <i>Ensure State's abilities to implement energy emergency actions immediately in event of fuel supply disruptions. Ensure essential public services are maintained and provisions are made to alleviate economic and personal hardships which may arise.</i>			X
<p><b>Discussion:</b> As discussed in Sections 2.5 (Environmentally-Responsible Planning and Design) and 4.8.5 (Electrical System), Honua'ula will include energy-efficient design and energy conservation measures, such as energy systems that meet all applicable ENERGY STAR requirements established by the United States EPA in effect at the time of construction. Energy systems include all hot water systems, roof and attic areas, outside walls, windows, air cooling systems, and heating systems.</p>			
<b>HEALTH FUNCTIONAL PLAN</b>			
<b>Objective 1:</b> <i>Health promotion and disease prevention. Reduction in the incidence, morbidity and mortality associated with preventable and controllable conditions.</i>			X
<b>Objective 2:</b> <i>Prevention and control of communicable diseases. Reduction in the incidence, morbidity, and mortality associated with infectious and communicable diseases.</i>			X
<b>Objective 3:</b> <i>Health needs of special populations with impaired access to health care. Increased availability and accessibility of health services for groups with impaired access to health care programs.</i>			X
<b>Objective 4:</b> <i>Community hospitals system. Development of a community hospital system which is innovative, responsive and supplies high quality care to the constituencies it serves.</i>			X
<b>Objective 5:</b> <i>Environmental programs to protect and enhance the environment. Continued development of new environmental protection and health services programs to protect, monitor, and enhance the quality of life in Hawaii.</i>			X
<b>Objective 6:</b> <i>DOH leadership. To improve the Department of Health's ability to meet the public health need of the State of Hawaii in the most appropriate, beneficial and economical way possible.</i>			X
<p><b>Discussion:</b> Honua'ula does not include the creation of medical or health programs; therefore, the Health Functional Plan is not applicable.</p>			
<b>HIGHER EDUCATION FUNCTIONAL PLAN</b>			
<b>Objective A:</b> <i>A number and variety of postsecondary education institutions sufficient to provide the diverse range of programs required to satisfy individual and societal needs and interests.</i>			X
<b>Objective B:</b> <i>The highest level of quality, commensurate with its mission and objectives, of each educational, research, and public service program offered in Hawaii by an institution of higher education.</i>			X
<b>Objective C:</b> <i>Provide appropriate educational opportunities for all who are willing and able to benefit from postsecondary education.</i>			X
<b>Objective D:</b> <i>Provide financing for postsecondary education programs sufficient to ensure adequate diversity, high quality, and wide accessibility.</i>			X

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<b>Objective E:</b> <i>Increase program effectiveness and efficiency through better coordination of educational resources.</i>			X
<p><b>Discussion:</b> Honua'ula does not include the creation of higher education programs; therefore, the Higher Education Functional Plan is not applicable.</p>			
<b>HISTORIC PRESERVATION FUNCTIONAL PLAN</b>			
<b>Objective A:</b> <i>Identification of historic properties.</i>	X		
<b>Objective B:</b> <i>Protection of historic properties.</i>	X		
<b>Objective C:</b> <i>Management and treatment of historic properties.</i>	X		
<b>Objective D:</b> <i>Provision of adequate facilities to preserve historic resources.</i>	X		
<b>Objective E:</b> <i>The establishment of programs to collect and conserve historic records, artifacts, and oral histories and to document and perpetuate traditional arts, skills, and culture.</i>	X		
<b>Objective F:</b> <i>Provision of better access to historic information.</i>			X
<b>Objective G:</b> <i>Enhancement of skills and knowledge needed to preserve historical resources.</i>			X
<p><b>Discussion:</b> As discussed in Section 4.1 (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 <i>in situ</i> preservation is recommended for <del>15</del> <u>16</u> sites. Data recovery is recommended for 18 sites. No further work is recommended for <del>seven</del> <u>six</u> sites.</p> <p>As further discussed in Section 4.1 (Archaeological and Historic Resources), Aki Sinoto Consulting, LLC and Hana Pono, LLC prepared a CRPP which also serves as the archaeological preservation/mitigation plan pursuant to Chapter 6E, HRS. The CRPP sets 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, and the types of native plants to be used for landscaping buffer zones.</p> <p>In addition, Honua'ula Partners, LLC and its contractors will comply with all State and County laws and rules regarding the preservation of archaeological and historic sites. Should historic <u>sites such as walls, platforms, pavements and mounds, or remains such as artifacts, burials, concentrations of shell or charcoal</u> be encountered during the construction activities, work will cease immediately in the immediate vicinity of the find and the find will be protected from further damage. The contractor shall immediately contact SHPD, which will assess the significance of the find and recommend appropriate mitigation measures, if necessary.</p>			
<b>HOUSING FUNCTIONAL PLAN</b>			
<b>Objective A:</b> <i>Homeownership for at least sixty percent, or roughly 248,500 households by the year 2000.</i>			X
<b>Objective B:</b> <i>Sufficient amount of affordable rental housing units by the year 2000 so</i>			X



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	<i>as to increase the State’s rental vacancy rate to at least 3%, with priority given to increasing the supply of units affordable to very low and lower income households.</i>			
<b>Objective C:</b>	<i>Increased development of rental housing units for the elderly and other special need groups to afford them an equal access to housing.</i>			<b>X</b>
<b>Objective D:</b>	<i>Preservation of existing public and private housing stock.</i>			<b>X</b>
<b>Objective E:</b>	<i>Acquire and designate land suitable for housing development in sufficient amount to locate the deficit in housing units by the year 2000.</i>			<b>X</b>
<b>Objective F:</b>	<i>Maintain a statewide housing data system for use by public and private agencies engaged in the provision of housing.</i>			<b>X</b>
<p><b>Discussion:</b> Although Honua‘ula does not directly relate to the Housing Functional Plan’s objectives, Honua‘ula will help to satisfy the housing demand of a growing population by providing homes Kīhei-Mākena region priced for a wide range of consumer groups, including workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy).</p>				
<b>HUMAN SERVICES FUNCTIONAL PLAN</b>				
<b>Objective A:</b>	<i>To sustain and improve current elder abuse and neglect services.</i>			<b>X</b>
<b>Objective B:</b>	<i>To increase cost-effective, high quality home and community based services.</i>			<b>X</b>
<b>Objective C:</b>	<i>To increase home-based services to keep children in their homes and to increase placement resources for those children who must be temporarily or permanently removed from their homes, due to abuse or neglect.</i>			<b>X</b>
<b>Objective D:</b>	<i>To address factors that contribute to child abuse and other forms of family violence.</i>			<b>X</b>
<b>Objective E:</b>	<i>To provide affordable, accessible, and quality child care.</i>			<b>X</b>
<b>Objective G:</b>	<i>To provide AFDC recipients with a viable opportunity to become independent of the welfare system.</i>			<b>X</b>
<b>Objective H:</b>	<i>To facilitate client access to human services.</i>			<b>X</b>
<b>Objective I:</b>	<i>To eliminate organizational barriers which limit client access to human services.</i>			<b>X</b>
<p><b>Discussion:</b> Honua‘ula does not include the creation of human service programs; therefore, the Human Services Functional Plan is not applicable.</p>				
<b>RECREATION FUNCTIONAL PLAN</b>				
<b>Objective I.A:</b>	<i>Address the problem of saturation of the capacity of beach parks and nearshore waters.</i>			<b>X</b>
<b>Objective I.B:</b>	<i>Reduce the incidence of ocean recreation accidents.</i>			<b>X</b>
<b>Objective I.C:</b>	<i>Resolve conflicts between different activities at heavily used ocean recreation areas.</i>			<b>X</b>
<b>Objective I.D:</b>	<i>Provide adequate boating facilities. Balance the demand for boating facilities against the need to protect the marine environment from potential adverse impacts.</i>			<b>X</b>
<b>Objective II.A:</b>	<i>Plan, develop, and promote recreational activities and facilities in mauka and other areas to provide a wide range of alternatives.</i>	<b>X</b>		

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<b>Objective II.B:</b> <i>Meet special recreation needs of the elderly, the disabled, woman, single-parent families, immigrants, and other groups.</i>			X
<b>Objective II.C:</b> <i>Improve and expand the provision of recreation facilities in urban areas and local communities.</i>	X		
<b>Objective III.A:</b> <i>Prevent the loss of access to shoreline and upland recreation areas due to new developments.</i>			X
<b>Objective III.B:</b> <i>Resolve the problem of landowner liability that seriously hampers public access over private lands.</i>			X
<b>Objective III.C:</b> <i>Increase access to State Forest Reserve lands over federal property, leased State lands, and other government lands.</i>			X
<b>Objective III.D:</b> <i>Acquire, develop, and manage additional public accessways.</i>	X		
<b>Objective IV.A:</b> <i>Promote a conservation ethic in the use of Hawaii's recreational resources.</i>	X		
<b>Objective IV.B:</b> <i>Prevent degradation of the marine environment.</i>	X		
<b>Objective IV.C:</b> <i>Improve the State's enforcement capabilities.</i>			X
<b>Objective IV.D:</b> <i>Mitigate adverse impacts of tour helicopters on the quality of recreational experiences in wilderness areas.</i>			X
<b>Objective V.A:</b> <i>Properly maintain existing parks and recreation areas.</i>	X		
<b>Objective V.B:</b> <i>Promote interagency coordination and cooperation to facilitate sharing of resources, joint development efforts, clarification of responsibilities and jurisdictions, and improvements in enforcement capabilities.</i>			X
<b>Objective V.C:</b> <i>Assure adequate support for priority outdoor recreation programs and facilities.</i>			X
<b>Objective VI.A:</b> <i>Increase recreational access and opportunities in Hawaii's wetlands.</i>			X
<b>Objective VI.B:</b> <i>Develop an adequate information base to assist the County planning departments and other regulatory agencies in make decisions regarding wetlands.</i>			X
<b>Objective VI.C:</b> <i>Assure the protection of the most valuable wetlands in the state.</i>			X

**Discussion:** As discussed in Section 4.10.5 (Recreational Facilities), Honua'ula will include: 1) neighborhood parks open to the public but privately maintained; 2) over 12 miles of pedestrian and bike trails along the community's roadways, gulches, and drainage ways, including a scenic trail along portions of the golf course that will link to several other trail segments and a Nature/Cultural trail that will border the Native Plant Preservation Area; and 3) an 18-hole homeowner's golf course and related recreational facilities.

To provide the greater community the opportunity to enjoy recreational benefits of the golf course, in compliance with County of Maui Ordinance No. 3554 (Condition 12), Honua'ula Partners, LLC will: 1) develop and support an organized instructional program for Maui junior golfers; and 2) allow for Maui residents to play at the golf course on Tuesday of each week at a discounted rate that does not exceed 40 percent of the average market rate in South Maui for green fees and golf cart rental fees.

As discussed in Section 3.5.2 (Nearshore Marine Environment), the results of a nearshore water quality assessment and further evaluation of the potential changes to groundwater

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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.				
<b>TOURISM FUNCTIONAL PLAN</b>				
<b>Objective I.A:</b>	<i>Development, implementation and maintenance of policies and actions which support the steady and balanced growth of the visitor industry.</i>			<b>X</b>
<b>Objective II.A:</b>	<i>Development and maintenance of well-designed visitor facilities and related developments which are sensitive to the environment, sensitive to neighboring communities and activities, and adequately serviced by infrastructure and support services.</i>			<b>X</b>
<b>Objective III.A:</b>	<i>Enhancement of respect and regard for the fragile resources which comprise Hawaii's natural and cultural environment. Increased preservation and maintenance efforts.</i>			<b>X</b>
<b>Objective IV.A:</b>	<i>Support of Hawaii's diverse range of lifestyles and natural environment.</i>			<b>X</b>
<b>Objective IV.B:</b>	<i>Achievement of mutual appreciation among residents, visitors, and the visitor industry.</i>			<b>X</b>
<b>Objective V.A:</b>	<i>Development of a productive workforce to maintain a high quality visitor industry.</i>			<b>X</b>
<b>Objective V.B:</b>	<i>Enhancement of career and employment opportunities in the visitor industry.</i>			<b>X</b>
<b>Objective VI.A:</b>	<i>Maintenance of a high customer awareness of Hawaii as a visitor destination in specific desired market segments.</i>			<b>X</b>
<b>Discussion:</b> Honua'ula is not targeting the visitor industry; therefore, the Tourism Functional Plan is not applicable.				
<b>TRANSPORTATION FUNCTIONAL PLAN</b>				
<b>Objective I.A:</b>	<i>Expansion of the transportation system.</i>			<b>X</b>
<b>Objective I.B:</b>	<i>Reduction of travel demand through zoning and decentralization initiatives.</i>			<b>X</b>
<b>Objective I.C:</b>	<i>Management of existing transportation systems through a program of transportation systems management (TSM).</i>			<b>X</b>
<b>Objective I.D:</b>	<i>Identification and reservation of lands and rights-of-way required for future transportation improvements.</i>			<b>X</b>
<b>Objective I.E:</b>	<i>Planning and designing State highways to enhance inter-regional mobility.</i>			<b>X</b>
<b>Objective I.F:</b>	<i>Improving and enhancing transportation safety.</i>			<b>X</b>
<b>Objective I.G:</b>	<i>Improved transportation maintenance programs.</i>			<b>X</b>
<b>Objective I.H:</b>	<i>Ensure that transportation facilities are accessible to people with disabilities.</i>			<b>X</b>
<b>Objective II.A:</b>	<i>Development of a transportation infrastructure that supports economic development initiatives.</i>	<b>X</b>		
<b>Objective III.B:</b>	<i>Expansion of revenue bases for transportation improvements.</i>			<b>X</b>
<b>Objective IV.A:</b>	<i>Providing educational programs.</i>			<b>X</b>

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<p><b>Discussion:</b> Although Honua'ula does not directly relate to the Transportation Functional Plan's objectives, as discussed in Section 4.4 (Roadways and Traffic), Honua'ula will provide a wide-range of traffic-related improvements that will not only address traffic impacts specifically related to the creation of Honua'ula, but will also address traffic impacts that would be necessary because of general regional population growth even if Honua'ula was not built. In addition, Honua'ula's TMPs propose transportation management strategies to reduce: 1) construction-related traffic during the construction of Honua'ula and the widening of Pi'ilani Highway; and 2) dependency on individual vehicles by Honua'ula residents, employees, and visitors after construction.</p>			
<b>WATER RESOURCES DEVELOPMENT FUNCTIONAL PLAN</b>			
<b>Objective A:</b> <i>Enunciate State water policy and improve management framework.</i>			X
<b>Objective B:</b> <i>Maintain the long-term availability of freshwater supplies, giving consideration to the accommodation of important environmental values.</i>			X
<b>Objective C:</b> <i>Improve management of floodplains.</i>			X
<b>Objective D:</b> <i>Assure adequate municipal water supplies for planned urban growth.</i>			X
<b>Objective E:</b> <i>Assure the availability of adequate water for agriculture.</i>			X
<b>Objective F:</b> <i>Encourage and coordinate with other water programs the development of self-supplied industrial water and the production of water-based energy.</i>	X		
<b>Objective G:</b> <i>Provide for the protection and enhancement of Hawaii's freshwater and estuarine environment.</i>	X		
<b>Objective H:</b> <i>Improve State grant and loan procedures for water program and projects.</i>			X
<b>Objective I:</b> <i>Pursue water resources data collection and research to meet changing needs.</i>	X		
<p><b>Discussion:</b> As discussed in Section 4.8.1 (Water System), Honua'ula will include 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. In addition, water conservation strategies will be implemented to reduce consumption, conserve resources, and minimize water demands.</p> <p>As discussed in Section 4.8.2 (Wastewater System), Honua'ula will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2). After treatment, R-1 recycled water (reclaimed water) will be used within Honua'ula for golf course irrigation.</p> <p>As discussed in Section 3.5.2 (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.</p>			

## 5.2 COUNTY OF MAUI

County-specific land use plans and ordinances pertaining to Honua'ula include the *Countywide Policy Plan*, the *Kihei-Mākena Community Plan*, and Chapter 19.90A, MCC.

### 5.2.1 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 final Maui Island Plan has not yet been adopted by the Maui County Council; however the backbone of the Maui Island Plan will be the Directed Growth Strategy, which will include Directed Growth Maps specifying “urban growth boundaries” for the Island of Maui. As ~~April 2010~~ May 2012, Honua'ula is within the “urban growth boundary” of the Directed Growth Maps of put forth by: 1) the Planning Department; 2) the Maui Planning Commission; and 3) the General Plan Advisory Committee.

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 how Honua'ula conforms to the relevant goals, objectives, policies, and implementing actions of the *Countywide Policy Plan* is provided below.

COUNTYWIDE POLICY PLAN (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<b>A. PROTECT THE NATURAL ENVIRONMENT</b>			
<b>Goal:</b> Maui County's natural environment and distinctive open spaces will be preserved, managed, and cared for in perpetuity.			
<b>Objective:</b>			
(1) Improve the opportunity to experience the natural beauty and native biodiversity of the islands for present and future generations.	X		
<b>Policies:</b>			
(a) Perpetuate native Hawaiian biodiversity by preventing the introduction of invasive species, containing or eliminating existing noxious pests, and protecting critical habitat areas.	X		
(b) Preserve and reestablish indigenous and endemic species' habitats and their connectivity.	X		

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<b>COUNTYWIDE POLICY PLAN</b> (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	<b>S</b>	<b>N/S</b>	<b>N/A</b>
(c) Restore and protect forests, wetlands, watersheds, and stream flows, and guard against wildfires, flooding, and erosion.	<b>X</b>		
(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.			<b>X</b>
(e) Protect undeveloped beaches, dunes, and coastal ecosystems, and restore natural shoreline processes.			<b>X</b>
(f) Protect the natural state and integrity of unique terrain, valued natural environments, and geological features.	<b>X</b>		
(g) Preserve and provide ongoing care for important scenic vistas, view planes, landscapes, and open-space resources.	<b>X</b>		
(h) Expand coordination with the State and nonprofit agencies and their volunteers to reduce invasive species, replant indigenous species, and identify critical habitat.	<b>X</b>		
<b>Implementing Actions:</b>			
(a) Develop island-wide networks of greenways, watercourses, and habitat corridors.	<b>X</b>		

**Discussion:** As discussed in Section 3.6 (Botanical Resources), to protect and conserve the area 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 as ~~Native Plant Areas~~ to ensure the long-term genetic viability and survival of native plants. Further, Honua'ula Partners, LLC will implement significant off-site measures to protect native plants and Blackburn's sphinx moth habitat and provide a net conservation benefit. In addition, the *Honua'ula Conservation and Stewardship Plan* sets forth proactive stewardship actions to manage the Native Plant Preservation Area and Native Plant Conservation Areas, including removal of invasive plant species.

As discussed in Section 3.7 (Wildlife Resources), 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 finalized in collaboration with USFWS and DLNR in accordance with Section 10(a)(1)(B) of the Endangered Species Act and Chapter 195D, HRS in collaboration with DLNR and USFWS. Several other mitigation measures are also proposed for the protection of wildlife resources.

As discussed in Section 3.4 (Natural Hazards), the creation of Honua'ula will mitigate the potential for wildfires on the Property through its landscape design and plant palette. In large part, vegetative fuel for fires, such as ~~kiawe/buffel~~ buffel grass, will be replaced by buildings and landscaping of the community, thereby decreasing the Property's susceptibility to wildfires.

As discussed in Section 4.7 (Visual Resources), Honua'ula will not impinge upon any significant public scenic view corridors, and Honua'ula will have no significant impacts on views toward the ocean or Haleakalā. The design objectives of Honua'ula will

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encourage building forms that respect and maintain the unique topographic and landscape character of the land. Honua‘ula also will include buffer areas along the border with Maui Meadows and along Pi‘ilani Highway.			
As discussed in Section 4.3 (Trails and Access), Honua‘ula will include an integrated system of pedestrian and bike paths along the community’s roadways, gulches and drainage ways. This secondary circulation system of linked pedestrian/bike trails will provide another option for traveling within the community and will connect residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas.			
<b>Objective:</b>			
(2) <i>Improve the quality of environmentally sensitive, locally valued natural resources and native ecology of each island.</i>	<b>X</b>		
<b>Policies:</b>			
(a) <i>Protect and restore nearshore reef environments and water quality.</i>	<b>X</b>		
(b) <i>Protect marine resources and valued wildlife.</i>	<b>X</b>		
(c) <i>Improve the connection between urban environments and the natural landscape, and incorporate natural features of the land into urban design.</i>	<b>X</b>		
(d) <i>Utilize land-conservation tools to ensure the permanence of valued open spaces.</i>	<b>X</b>		
(e) <i>Mitigate the negative effects of upland uses on coastal wetlands, marine life, and coral reefs.</i>	<b>X</b>		
(f) <i>Strengthen coastal-zone management, re-naturalization of shorelines, where possible, and filtration or treatment of urban and agricultural runoff.</i>	<b>X</b>		
(g) <i>Regulate the use and maintenance of stormwater-treatment systems that incorporate the use of native vegetation and mimic natural systems.</i>	<b>X</b>		
(h) <i>Advocate for stronger regulation of fishing, boating, cruise ship, and ecotourism activities.</i>			<b>X</b>
(i) <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.</i>			<b>X</b>
<b>Implementing Actions:</b>			
(a) <i>Develop regulations to minimize runoff of pollutants into nearshore waters and reduce nonpoint and point source pollution.</i>			<b>X</b>
<b>Discussion:</b> The creation of Honua‘ula will not involve alteration of the shoreline or offshore environments, as Honua‘ula is separated from the shoreline by the existing Wailea Resort. As discussed in Section 3.5.2 (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.” Honua‘ula will maintain on-going water quality monitoring in compliance with County of Maui Ordinance No. 3554 Condition 20.			

<b>COUNTYWIDE POLICY PLAN</b> (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<p>As further discussed in Section 3.5.2 (Nearshore Marine Environment), the Wailea Resort has been in existence for several decades, and therefore the marine communities downslope from Honua'ula have been influenced by land uses of the Resort and do not represent "pristine" conditions. An <del>preliminary</del> assessment of the marine community structure of the nearshore waters downstream from Honua'ula (MRC 2010b) concludes: 1) potential changes to water chemistry as a result of the alteration of groundwater flow and composition (see Section 3.5.1 (Groundwater)) will not change the existing character of the marine environment to an extent that will alter biotic community structure; 2) Honua'ula does not appear to present the potential for alteration of the offshore environment; and 3) none of the activities necessary for the creation of Honua'ula has the potential to induce large changes in physico-chemical properties that could affect biotic community structure.</p> <p>As discussed in Section 4.8.3 (Drainage System), drainage from Honua'ula is not expected to have a significant adverse effect on groundwater, downstream properties, or marine waters. All drainage improvements will be designed so that there will be no increase in the peak rate of stormwater runoff leaving the Property compared to existing conditions. Runoff will be stored in detention basins located throughout the Property. 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.</p> <p>As discussed in Section 2.2.1 (Statement of Objectives) an important objective of Honua'ula is to integrate natural and human-made boundaries and landmarks to craft a sense of place within a defined community. In addition, as discussed in Section 2.3.6 (Design Guidelines) guiding principles and design objectives for Honua'ula include encouraging building forms that respect and maintain both the unique topographic and landscape character of each individual building site</p>			
<b>Objective:</b>			
(3) <i>Improve the stewardship of the natural environment.</i>	X		
<b>Policies:</b>			
(a) <i>Preserve and protect natural resources with significant scenic, economic, cultural, environmental, or recreational value.</i>	X		
(b) <i>Improve communication, coordination, and collaboration among government agencies, nonprofit organizations, communities, individuals, and land owners that work for the protection of the natural environment.</i>	X		
(c) <i>Evaluate development to assess potential short-term and long-term impacts on land, air, aquatic, and marine environments.</i>	X		
(d) <i>Improve efforts to mitigate and plan for the impact of natural disasters, human influenced emergencies, and global warming.</i>	X		
(e) <i>Regulate access to sensitive ecological sites and landscapes.</i>	X		
(f) <i>Reduce air, noise, light, land, and water pollution, and reduce Maui County's contribution to global climate change.</i>	X		



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(g) Plan and prepare for and educate visitors and residents about the possible effects of global warming.			<b>X</b>
(h) Provide public access to beaches and shorelines for recreational and cultural purposes where appropriate.			<b>X</b>
(i) Educate the construction and landscape industries and property owners about the use of best management practices to prevent erosion and nonpoint source pollution.	<b>X</b>		
(j) Support the acquisition of resources with scenic, environmental, and recreational value, and encumber their use.			<b>X</b>
(k) Improve enforcement activities relating to the natural environment.	<b>X</b>		
(l) For each shoreline community, identify and prioritize beach-conservation objectives, and develop action plans for their implementation.			<b>X</b>
<b>Implementing Actions:</b>			
(a) Document, record, and monitor existing conditions, populations, and locations of flora and fauna communities.	<b>X</b>		
(b) Implement Federal and State policies that require a reduction of greenhouse-gas emissions.			<b>X</b>
(c) Establish a baseline inventory of available natural resources and their respective carrying capacities.	<b>X</b>		

**Discussion:** As discussed in Sections 3.6 (Botanical Resources) and 3.7 (Wildlife Resources), Honua'ula Partners, LLC will conserve portions of Honua'ula and undertake propagation of selected remnant native dry shrubland plants located on-site. To protect and conserve the area 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 as ~~Native Plant Areas~~ to ensure the long-term genetic viability and survival of native plants. Further, Honua'ula Partners, LLC will implement significant off-site measures to protect native plants and Blackburn's sphinx moth habitat and provide a net conservation benefit.

In addition, a *Conservation and Stewardship Plan* sets forth proactive stewardship actions to manage the Native Plant Preservation Area and Native Plant Conservation Areas, and a ~~multi-species~~ Habitat Conservation Plan 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 'awikiwiki plant) is being prepared under finalized in collaboration with USFWS and DLNR in accordance with Section 10(a)(1)(B) of the Endangered Species Act and Chapter 195D, HRS in collaboration with DLNR and USFWS.

As discussed in Section 3.4 (Natural Hazards), the creation of Honua'ula will mitigate the potential for wildfires on the Property through its landscape design and plant palette. In large part, vegetative fuel for fires, such as ~~kiawe/buffel~~ buffel grass, will be replaced by buildings and landscaping of the community, thereby decreasing the Property's susceptibility to wildfires.

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<p>As discussed in Section 4.3 (Trails and Access), Honua'ula will integrate a system of pedestrian and bike paths along the community's roadways, gulches, and drainage ways. This secondary circulation system of linked pedestrian/bike trails will provide another option for traveling through the community. The community trail system will connect residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas. Therefore, unlike residents in conventional residential subdivisions, Honua'ula residents will not have to drive outside of the community for all of their needs and services, and it is expected that car trips by Honua'ula residents onto Pi'ilani Highway will be reduced accordingly. Honua'ula will also include traditional native Hawaiian mauka-makai access trails across the Property (<i>ala i ke kai</i> (pathway to the ocean) and the <i>ala i ke kula</i> (pathway to the uplands)). These trails will follow the Property's natural gulches from mauka to makai.</p> <p>As discussed in Section 4.4 (Roadways and Traffic), an objective of Honua'ula is to provide homes near regional employment centers, thereby decreasing commuting time and increasing quality of life and environmental stewardship. Honua'ula's workforce affordable homes are expected to appeal to many employees working in the nearby Wailea and Mākena resorts. Providing the opportunity for workers to afford a home near their jobs is expected to decrease commuting to and from other parts of Maui, lessen traffic congestion, reduce stress, allow more family and recreation time, lessen pollution, and improve overall quality of life for not only Honua'ula residents, but for Maui residents in general.</p> <p>As discussed in Section 4.8.6 (Electrical System), Honua'ula is committed to limiting energy consumption. Honua'ula Partners, LLC will design and construct energy systems for all residential units to meet all applicable ENERGY STAR requirements established by the EPA in effect at the time of construction. All homes (<u>single-family and multi-family</u>) 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 specify low-impact lighting and encourage energy-efficient building design and site development practices.</p> <p>In addition, as discussed in Section 4.5 (Noise) and Section 4.6 (Air Quality), <u>the creation of Honua'ula, the widening of Pi'ilani Highway, the Wailea Ike Drive and Wailea Alanui Drive intersection improvements, and the off-site water and wastewater infrastructure</u> are <del>is</del> not anticipated to significantly impact the acoustical environment or air quality and thus will not significantly contribute to cumulative and secondary impacts associated with these issues. Finally, adherence with Chapter 20.35, MCC regarding outdoor lighting ensures cumulative and secondary impacts related to light pollution will not impact sensitive surrounding land uses.</p>			

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<b>Objective:</b>			
(4) Educate residents and visitors about responsible stewardship practices and the interconnectedness of the natural environment and people.	<b>X</b>		
<b>Policies:</b>			
(a) Expand education about native flora, fauna, and ecosystems.	<b>X</b>		
(b) Align priorities to recognize that the health of the natural environment and the health of people are inextricably linked.	<b>X</b>		
(c) Promote programs and incentives that decrease greenhouse-gas emissions and improve environmental stewardship.	<b>X</b>		
<p><b>Discussion:</b> As discussed in Section 3.6 (Botanical Resources), goals of the <i>Honua'ula Conservation and Stewardship Plan</i> are to: 1) conserve native plant resources of Honua'ula; and 2) to cooperate with researchers in furthering the science of native plant propagation, and provide education and outreach opportunities, and enhance the natural beauty of Honua'ula.</p>			
<b>B. PRESERVE LOCAL CULTURES AND TRADITIONS</b>			
<b>Goal:</b> 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.			
<b>Objective:</b>			
(1) Perpetuate the Hawaiian culture as a vital force in the lives of residents.	<b>X</b>		
<b>Policies:</b>			
(a) Protect and preserve access to mountain, ocean, and island resources for traditional Hawaiian cultural practices.	<b>X</b>		
(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.	<b>X</b>		
(c) Promote the use of ahupua'a and moku management practices.	<b>X</b>		
(d) Encourage the use of traditional Hawaiian architecture and craftsmanship.			<b>X</b>
(e) Promote the use of the Hawaiian language.	<b>X</b>		
(f) Recognize and preserve the unique natural and cultural characteristics of each ahupua'a or district.	<b>X</b>		
(g) Encourage schools to promote broader incorporation of Hawaiian and other local cultures' history and values lessons into curriculum.			<b>X</b>
(h) Ensure the protection of Native Hawaiian rights.	<b>X</b>		
(i) Promote, encourage, and require the correct use of traditional place names, particularly in government documents, signage, and the tourism industry.	<b>X</b>		
<b>Implementing Actions:</b>			
(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>X</b>
(b) Develop requirements for all County applicants to perpetuate and use proper traditional place names in all applications submitted.			<b>X</b>
<p><b>Discussion:</b> As discussed in Section 4.1 (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 <i>in situ</i> preservation is recommended for <del>15</del> <u>16</u> sites. Data recovery is recommended for 18 sites. No further work is recommended for <del>seven</del> <u>six</u> sites.</p>			

<b>COUNTYWIDE POLICY PLAN</b> (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	<b>S</b>	<b>N/S</b>	<b>N/A</b>
<p>As discussed in Section 4.2 (Cultural Resources), in compliance with County of Maui Ordinance No. 3554 (Condition 13), Aki Sinoto Consulting, LLC and Hana Pono, LLC have prepared a CRPP in consultation with interested and concerned parties, cultural advisors, Nā Kūpuna O Maui, the Maui County Cultural Resources Commission, the Maui/Lānaʻi Island Burial Council, the DLNR Nā Ala Hele, SHPD, OHA, and various knowledgeable individuals.</p> <p>The CRPP incorporates the findings of the archaeological inventory survey and cultural impact assessment report (discussed in Section 4.2) and sets forth (among other things) selection criteria for archaeological sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate for each site and types of native flora to be used for landscaping for buffer zones.</p> <p>In addition, Honuaʻula Partners, LLC and its contractors will comply with all State and County laws and rules regarding the preservation of archaeological and historic sites. Should historic <u>sites such as walls, platforms, pavements and mounds</u>, or remains such as artifacts, burials, concentrations of shell or charcoal be encountered during the construction activities, work will cease immediately in the immediate vicinity of the find and the find will be protected. The contractor shall immediately contact SHPD, which will assess the significance of the find and recommend appropriate mitigation measures, if necessary.</p> <p>As discussed in Section 4.3 (Trails and Access), Honuaʻula will include traditional native Hawaiian mauka-makai access trails across the Property (<i>ala i ke kai</i> (pathway to the ocean) and the <i>ala i ke kula</i> (pathway to the uplands)). These trails will follow the Property's natural gulches from mauka to makai.</p> <p>As established in Honuaʻula's Design Guidelines, Honuaʻula will reflect community values and feature distinctive architecture to create an interesting, unique 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.</p>			
<b>Objective:</b>			
(2) <i>Emphasize respect for our island lifestyle and our unique local cultures, family, and natural environment.</i>	<b>X</b>		
<b>Policies:</b>			
(a) <i>Acknowledge the Hawaiian culture as the host culture, and foster respect and humility among residents and visitors toward the Hawaiian people and their practices.</i>	<b>X</b>		
(b) <i>Perpetuate a respect for diversity, and recognize the historic blending of cultures and ethnicities.</i>			<b>X</b>
(c) <i>Encourage the perpetuation of each culture's unique cuisine, attire, dance, music, and folklore, and other unique island traditions and recreational activities.</i>			<b>X</b>

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(d) <i>Recognize the interconnectedness between the natural environment and the cultural heritage of the islands.</i>	<b>X</b>		
(e) <i>Protect and prioritize funding for recreational activities that support local cultural practices, such as surfing, fishing, and outrigger-canoe paddling.</i>			<b>X</b>
<p><b>Discussion:</b> As discussed in Section 4.2 (Cultural Resources), Aki Sinoto Consulting, LLC and Hana Pono, LLC prepared a CRPP which also serves as the archaeological preservation/mitigation plan pursuant to Chapter 6E, HRS. The CRPP sets forth (among other things) selection criteria for archaeological sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate for each site and types of native flora to be used for landscaping for buffer zones.</p> <p>The CRPP incorporates the findings of the archaeological inventory survey and cultural impact assessment report (discussed in Section 4.1 and 4.2) and includes information regarding traditional place names, protocols, practices, as well as glimpses of daily life gained from oral interviews conducted in conjunction with both the CRPP and the cultural impact study. Starting from mythology and legends that include references to places in the region, there are well-known stories and folklore recounted for generations by the inhabitants. The compilation of not only this conventional folklore, but the recording of individual stories and experiences of area <i>kupuna</i> are invaluable resources that aid in interpreting the unique aspects of the region. The CRPP contains a compilation of not only texts and translations of several <i>mele</i> and <i>oli</i>, both traditional and contemporary, but also audio recordings of these on a compact disc.</p>			
<b>Objective:</b>			
(3) <i>Preserve for present and future generations the opportunity to know and experience the arts, culture, and history of Maui County.</i>	<b>X</b>		
<b>Policies:</b>			
(a) <i>Foster teaching opportunities for cultural practitioners to share their knowledge and skills.</i>			<b>X</b>
(b) <i>Support the development of cultural centers.</i>			<b>X</b>
(c) <i>Broaden opportunities for public art and the display of local artwork.</i>			<b>X</b>
(d) <i>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.</i>			<b>X</b>
(e) <i>Support the perpetuation of Hawaiian arts and culture.</i>	<b>X</b>		
(f) <i>Support programs and activities that record the oral and pictorial history of residents.</i>	<b>X</b>		
(g) <i>Support the development of repositories for culture, history, genealogy, oral history, film, and interactive learning.</i>			<b>X</b>
<b>Implementing Actions:</b>			
(a) <i>Establish incentives for the display of public art.</i>			<b>X</b>
(b) <i>Establish centers and programs of excellence for the perpetuation of Hawaiian arts and culture.</i>			<b>X</b>

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<p><b>Discussion:</b> As discussed in Section 4.2 (Cultural Resources), Aki Sinoto Consulting, LLC and Hana Pono, LLC prepared a CRPP which also serves as the archaeological preservation/mitigation plan pursuant to Chapter 6E, HRS. The CRPP sets forth (among other things) selection criteria for archaeological sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate for each site and types of native flora to be used for landscaping for buffer zones.</p> <p>The CRPP: 1) was prepared in consultation with interested and concerned parties, cultural advisors, Nā Kūpuna O Maui, the Maui County Cultural Resources Commission, the Maui/Lānaʻi Island Burial Council, the DLNR Nā Ala Hele, SHPD, OHA, and various knowledgeable individuals; 2) will be submitted to SHPD and OHA for review and recommendations; and 3) will be provided to the Maui County Cultural Resources Commission for review and adoption after receipt of comments and recommendations from SHPD and OHA.</p> <p>Through this collaborative process the CRPP will be refined to provide additional information including: 1) the nature of access to religious, ceremonial, and confirmed burial sites; 2) determination of appropriate traditional protocols and practices; and 3) establishment of educational and community stewardship programs.</p>			
<b>Objective:</b>			
(4) <i>Preserve and restore significant historic architecture, structures, cultural sites, cultural districts, and cultural landscapes.</i>	<b>X</b>		
<b>Policies:</b>			
(a) <i>Support the development of island-wide historic, archaeological, and cultural resources inventories.</i>	<b>X</b>		
(b) <i>Promote the rehabilitation and adaptive reuse of historic sites, buildings, and structures to perpetuate a traditional sense of place.</i>	<b>X</b>		
(c) <i>Identify a sustainable rate of use and set forth specific policies to protect cultural resources.</i>	<b>X</b>		
(d) <i>Protect and preserve lands that are culturally or historically significant.</i>	<b>X</b>		
(e) <i>Support programs that protect, record, restore, maintain, provide education about, and interpret cultural districts, landscapes, sites, and artifacts in both natural and museum settings.</i>	<b>X</b>		
(f) <i>Perpetuate the authentic character and historic integrity of rural communities and small towns.</i>			<b>X</b>
(g) <i>Seek solutions that honor the traditions and practices of the host culture while recognizing the needs of the community.</i>	<b>X</b>		
(h) <i>Support the development of an Archaeological District Ordinance.</i>			<b>X</b>
(i) <i>Protect summits, slopes, and ridgelines from inappropriate development.</i>			<b>X</b>
(j) <i>Support the registering of important historic sites on the State and Federal historic registers.</i>			<b>X</b>
(k) <i>Provide opportunities for public involvement with restoration and enhancement of all types of cultural resources.</i>	<b>X</b>		
(l) <i>Foster partnerships to identify and preserve or revitalize historic and cultural sites.</i>	<b>X</b>		

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<b>Implementing Actions:</b>			
(a) Identify, develop, map, and maintain an inventory of locally significant natural, cultural, and historical resources for protection.	<b>X</b>		
(b) Prepare, continually update, and implement a cultural-management plan for cultural sites, districts, and landscapes, where appropriate.	<b>X</b>		
(c) Enact an Archaeological District Ordinance.			<b>X</b>
(d) Nominate important historic sites to the State and Federal historic registers.			<b>X</b>

**Discussion:** As discussed in Section 4.1 (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 ~~15~~ 16 sites. Data recovery is recommended for 18 sites. No further work is recommended for ~~seven~~ six sites.

As discussed in Section 4.2 (Cultural Resources), Aki Sinoto Consulting, LLC and Hana Pono, LLC prepared a CRPP which also serves as the archaeological preservation/mitigation plan pursuant to Chapter 6E, HRS. The CRPP sets forth (among other things) selection criteria for archaeological sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate for each site and types of native flora to be used for landscaping for buffer zones.

The CRPP: 1) 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, the DLNR Nā Ala Hele, SHPD, OHA, and various knowledgeable individuals; 2) will be submitted to SHPD and OHA for review and recommendations; and 3) will be provided to the Maui County Cultural Resources Commission for review and adoption after receipt of comments and recommendations from SHPD and OHA.

Through this collaborative process the CRPP will be refined to provide additional information including: 1) the nature of access to religious, ceremonial, and confirmed burial sites; 2) determination of appropriate traditional protocols and practices; and 3) establishment of educational and community stewardship programs.

In addition, Honua‘ula Partners, LLC and its contractors will comply with all State and County laws and rules regarding the preservation of archaeological and historic sites. Should historic sites such as walls, platforms, pavements and mounds, or remains such as artifacts, burials, concentrations of shell or charcoal be encountered during the construction activities, work will cease immediately in the immediate vicinity of the find and the find will be protected. The contractor shall immediately contact SHPD, which will assess the significance of the find and recommend appropriate mitigation measures, if necessary.

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<p>The Honua'ula Property has been designated "Project District 9" in the <i>Kīhei Mākena Community Plan</i> for <del>over 18</del> <u>20</u> years. As planned, Honua'ula is consistent with the residential, recreational, and commercial uses envisioned for the Property in the <i>Kīhei-Mākena Community Plan</i> and will reflect community values to provide an interesting, unique 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. Incorporation of unique elements and natural and cultural resources will provide Honua'ula residents with a distinctive home for generations.</p>			
<b>C. IMPROVE EDUCATION</b>			
<b>Goal:</b> Residents will have access to lifelong formal and informal educational options enabling them to realize their ambitions.			
<b>Objective:</b>			
(1) Encourage the State to attract and retain school administrators and educators of the highest quality.			<b>X</b>
<b>Policies:</b>			
(a) Encourage the State to provide teachers with nationally competitive pay and benefit packages.			<b>X</b>
(b) Encourage the State to ensure teachers will have the teaching tools and support staff needed to provide students with an excellent education.			<b>X</b>
(c) Explore Maui County district- and school-based decision making in public education.			<b>X</b>
<p><b>Discussion:</b> Honua'ula will not directly establish education programs, and therefore this objective and these policies are not directly applicable. However, as discussed in Section 4.10.1 (Schools), to help address the need for funding of school improvements, Honua'ula Partners, LLC will pay at least \$3,450,000 to the DOE for school improvements over the course of the projected 13-year build-out period. In compliance with County of Maui Ordinance No. 3554 (Condition 22), Honua'ula Partners, LLC will pay the DOE <u>at least</u> \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kīhei-Mākena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kīhei-Mākena Project District 9, Honua'ula Partners, LLC will from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.</p>			
<b>Objective:</b>			
(2) Provide nurturing learning environments that build skills for the 21st century.			<b>X</b>
<b>Policies:</b>			
(a) Expand professional-development opportunities in disciplines that support the economic-development goals of Maui County.			<b>X</b>
(b) Plan for demographic, social, and technological changes in a timely manner.	<b>X</b>		
(c) Encourage collaborative partnerships to improve conditions of learning environments.			<b>X</b>
(d) Promote development of neighborhood schools and educational centers.			<b>X</b>
(e) Integrate schools, community parks, and playgrounds, and expand each community's use of these facilities.	<b>X</b>		



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(f) Support coordination between land use and school-facility planning agencies.			<b>X</b>
(g) Encourage the upgrade and ongoing maintenance of public-school facilities.			<b>X</b>
(h) Encourage the State Department of Education to seek reliable, innovative, and alternative methods to support a level of per-pupil funding that places Hawai'i among the top tier of states nationally for its financial support of public schools.			<b>X</b>
(i) Encourage the State to promote healthier, more productive learning environments, including by providing healthy meals, more physical activity, natural lighting, and passive cooling.			<b>X</b>
(j) Encourage the State to support the development of benchmarks to measure the success of Hawai'i's public-education system and clarify lines of accountability.			<b>X</b>
(k) Design school and park facilities in proximity to residential areas.	<b>X</b>		
(l) Support technology- and natural-environment-based learning.			<b>X</b>
(m) Encourage the State to support lower student-teacher ratios in public schools.			<b>X</b>
(n) Encourage alternative learning and educational opportunities.			<b>X</b>
<b>Implementing Actions:</b>			
(a) Develop safe walking and bicycling programs for school children.	<b>X</b>		

**Discussion:** While Honua‘ula will not directly establish education programs, as discussed in Section 4.10.1 (Schools), to help address the need for funding of school improvements, Honua‘ula Partners, LLC will pay at least \$3,450,000 to the DOE for school improvements over the course of the projected 13-year build-out period. In compliance with County of Maui Ordinance No. 3554 (Condition 22), Honua‘ula Partners, LLC will pay the DOE at least \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kīhei-Mākena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kīhei-Mākena Project District 9, Honua‘ula Partners, LLC will from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.

As discussed in Section 4.9.2 (Population), Honua‘ula will respond to the demand for housing for the growing population in the Kīhei-Mākena region as well as provide opportunities for existing Maui residents wishing to relocate to South Maui to be closer to their jobs. This will have a meaningful positive impact, as it will decrease commuting to and from South Maui, lessen traffic congestion, reduce stress, reduce gasoline consumption, lessen pollution, allow more family and recreation time, and improve overall quality of life for not only Honua‘ula residents, but for Maui residents in general.

As discussed in Section 2.3 (Honua‘ula Description), Honua‘ula will be a master-planned community embracing “smart growth” principles such as diverse residential opportunities, village mixed uses, on-site recreational amenities, and integrated bicycle and pedestrian networks. Honua‘ula will contribute to a high quality of life for all Honua‘ula residents. Honua‘ula’s inclusionary design provides for a complete and vibrant community with a range of housing types, including single-family, multifamily, and workforce housing, complemented with village mixed uses, parks, and open space, and integrated bicycle and pedestrian networks. These components combine to form a community that encourages

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<p>residents to build relationships with each other, rely less on cars for transportation, walk and bicycle more often, enjoy outdoor surroundings, and actively engage in civic life.</p> <p>As discussed in Section 4.10.5 (Recreational Facilities), Honua'ula will include: 1) neighborhood parks open to the public but privately maintained; 2) over 12 miles of pedestrian and bike trails along the community's roadways, gulches, and drainage ways, including a scenic trail along portions of the golf course that will link to several other trail segments and a Nature/Cultural trail that will border the Native Plant Preservation Area; and 3) an 18-hole homeowner's golf course and related recreational facilities.</p> <p>To provide the greater community and especially Maui's youth with the opportunity to enjoy recreational benefits of the golf course, in compliance with County of Maui Ordinance No. 3554 (Condition 12), Honua'ula Partners, LLC will: 1) develop an organized instructional program for Maui junior golfers at its golf course facility, including use of the golf course and sponsorship of one Maui Junior Golf fund-raising tournament per year; 2) permit one nonprofit organization per calendar quarter to use the golf course and clubhouse for a fund-raising activity; 3) permit the Maui Interscholastic League and the Hawaii High School Athletic Association to each use the golf course once per year for an official tournament or for regular season Maui Interscholastic League playoffs; and 4) permit Maui residents to play at the golf course on Tuesday of each week at a set discounted rate.</p>			
<b>Objective:</b>			
(3) Provide all residents with educational opportunities that can help them better understand themselves and their surroundings and allow them to realize their ambitions.			<b>X</b>
<b>Policies:</b>			
(a) Encourage the State to improve Maui Community College as a comprehensive community college that will serve each community.			<b>X</b>
(b) Broaden the use of technology and telecommunications to improve educational opportunities throughout the County.			<b>X</b>
(c) Attract graduate-level research programs and institutions.			<b>X</b>
(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.			<b>X</b>
(e) Integrate cultural and environmental values in education, including self-sufficiency and sustainability.			<b>X</b>
(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.			<b>X</b>
(g) Ensure teaching of the arts to all ages.			<b>X</b>
(h) Expand and develop vocational learning opportunities by establishing trade schools.			<b>X</b>
(i) Encourage the State to integrate financial and economic literacy in elementary, secondary, and higher-education levels.			<b>X</b>
<b>Implementing Actions:</b>			
(a) Encourage the State to establish a four-year university, and support the development			<b>X</b>

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<i>of other higher-education institutions to enable residents to obtain bachelor degrees and postgraduate degrees in Maui County.</i>			
<p><b>Discussion:</b> Although Honua'ula will not directly establish education programs, Honua'ula will provide educational opportunities that further this objective by: 1) supporting the Maui Junior Golf program's use the Honua'ula golf course; 2) providing access to the Native Plant Preservation Area to organizations on Maui dedicated to the preservation of native plants to help restore and perpetuate native species and to engage in needed research activities; and 3) establishing educational and community stewardship programs regarding archaeological and cultural resources as will be detailed in the final the CRPP.</p>			
<b>Objective:</b>			
(4) <i>Maximize community-based educational opportunities.</i>			<b>X</b>
<b>Policies:</b>			
(a) <i>Encourage the State and others to expand pre-school, after-school, and homebased (parent-child) learning.</i>			<b>X</b>
(b) <i>Support public-private partnerships to develop youth-internship, -apprenticeship, and -mentoring programs.</i>	<b>X</b>		
(c) <i>Support the development of a wide range of informal educational and cultural programs for all residents.</i>	<b>X</b>		
(d) <i>Improve partnerships that utilize the skills and talents at Hawai'i's colleges and universities to benefit the County.</i>			<b>X</b>
(e) <i>Support career-development and job-recruitment programs and centers.</i>			<b>X</b>
(f) <i>Attract learning institutions and specialty schools to diversify and enhance educational opportunities.</i>			<b>X</b>
(g) <i>Expand education of important life skills for the general public.</i>			<b>X</b>
(h) <i>Support community facilities such as museums, libraries, nature centers, and open spaces that provide interactive-learning opportunities for all ages.</i>			<b>X</b>
<p><b>Discussion:</b> Honua'ula will provide educational opportunities by: 1) supporting the Maui Junior Golf program's use the Honua'ula golf course; 2) providing access to the Native Plant Preservation Area to organizations on Maui dedicated to the preservation of native plants to help restore and perpetuate native species and to engage in needed research activities; and 3) establishing educational and community stewardship programs regarding archaeological and cultural resources as will be detailed in the final the CRPP.</p>			
<b>D. STRENGTHEN SOCIAL AND HEALTHCARE SERVICES</b>			
<b>Goal:</b> <i>Health and social services in Maui County will fully and comprehensively serve all segments of the population.</i>			
<b>Objective:</b>			
(1) <i>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.</i>			<b>X</b>
<b>Policies:</b>			
(a) <i>Work with other levels of government and the nonprofit sector to expand services to</i>			<b>X</b>

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<i>address hunger, homelessness, and poverty.</i>			
<i>(b) Support the improvement of opportunities for disadvantaged youth, encourage the tradition of hanai relatives, and support expanded opportunities for foster care.</i>			<b>X</b>
<i>(c) Support expanded long-term-care options, both in institutions and at home, for patients requiring ongoing assistance and medical attention.</i>			<b>X</b>
<i>(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.</i>			<b>X</b>
<i>(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.</i>			<b>X</b>
<i>(f) Encourage equal access to social and healthcare services through both technological and traditional means.</i>			<b>X</b>
<p><b>Discussion:</b> Honua'ula does not include the creation of health or social services; therefore, this objective and these policies are not directly applicable. However, as discussed in Section 4.10.4 (Medical), Honua'ula's commercial areas will provide the opportunity for medical services, such as doctors' offices and/or a medical clinic, to be developed within Honua'ula to serve the community and neighboring areas.</p>			
<b>Objective:</b>			
<i>(2) Encourage the Federal and State governments and the private sector to improve the quality and delivery of social and healthcare services.</i>			<b>X</b>
<b>Policies:</b>			
<i>(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.</i>			<b>X</b>
<i>(b) Encourage the State to improve the quality of medical personnel, facilities, services, and equipment.</i>			<b>X</b>
<i>(c) Encourage investment to improve the recruitment of medical professionals and the quality of medical facilities and equipment throughout Maui County.</i>			<b>X</b>
<i>(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.</i>			<b>X</b>
<i>(e) Support improved social, healthcare, and governmental services for special needs populations.</i>			<b>X</b>
<i>(f) Plan for the needs of an aging population and the resulting impacts on social services, housing, and healthcare delivery.</i>			<b>X</b>
<i>(g) Improve coordination among the police, the courts, and the public in the administration of social and healthcare services.</i>			<b>X</b>
<i>(h) Support programs that address needs of veterans.</i>			<b>X</b>
<i>(i) Support programs that address the needs of immigrants.</i>			<b>X</b>
<b>Implementing Actions:</b>			
<i>(a) Invest in programs designed to improve the general welfare and quality of life of Native Hawaiians.</i>			<b>X</b>
<i>(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.</i>			<b>X</b>

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(c) <i>Develop and maintain a comprehensive index that will measure the health and wellness needs of families.</i>			<b>X</b>
(d) <i>Provide heliports countywide for emergency health and safety purposes.</i>			<b>X</b>
<p><b>Discussion:</b> Honua'ula does not include the creation of health or social services; therefore, this objective and these policies are not directly applicable. However, as discussed in Section 4.10.4 (Medical), Honua'ula's commercial areas will provide the opportunity for medical services, such as doctors' offices and/or a medical clinic, to be developed within Honua'ula to serve the community and neighboring areas.</p>			
<b>Objective:</b>			
(3) <i>Strengthen public-awareness programs related to healthy lifestyles and social and medical services.</i>			<b>X</b>
<b>Policies:</b>			
(a) <i>Expand public awareness about personal safety and crime prevention.</i>			<b>X</b>
(b) <i>Encourage residents to pursue education and training for careers in the healthcare, social services, and community-development fields.</i>			<b>X</b>
(c) <i>Expand public awareness and promote programs to achieve healthy eating habits and drug-free lifestyles.</i>			<b>X</b>
<p><b>Discussion:</b> Honua'ula does not include the creation of health or social services; therefore, this objective and these policies are not directly applicable. However, Honua'ula will promote healthy lifestyles by: 1) making walking and biking meaningful alternatives to driving by locating commercial and retail establishments convenient to residential areas and integrating bicycle/pedestrian recreation ways throughout the community; 2) providing homes near regional employment centers, thereby decreasing commuting time and increasing quality of life and environmental stewardship; and 3) providing parks and other recreational amenities, such as the golf course.</p>			
<b>E. EXPAND HOUSING OPPORTUNITIES FOR RESIDENTS</b>			
<b>Goal:</b> <i>Quality, island-appropriate housing will be available to all residents.</i>			
<b>Objective:</b>			
(1) <i>Reduce the affordable housing deficit for residents.</i>	<b>X</b>		
<b>Policies:</b>			
(a) <i>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.</i>	<b>X</b>		
(b) <i>Seek innovative ways to lower housing costs without compromising the quality of our island lifestyle.</i>	<b>X</b>		
(c) <i>Seek innovative methods to secure land for the development of low- and moderate-income housing.</i>	<b>X</b>		
(d) <i>Provide the homeless population with emergency and transitional shelter and other supportive programs.</i>			<b>X</b>
(e) <i>Provide for a range of senior-citizen and special needs housing choices on each island that affordably facilitates a continuum of care and services.</i>			<b>X</b>

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<i>(f) Support the Department of Hawaiian Home Lands' development of homestead lands.</i>			<b>X</b>
<i>(g) Manage property-tax burdens to protect affordable resident homeownership.</i>			<b>X</b>
<i>(h) Explore taxation mechanisms to increase and maintain access to affordable housing.</i>			<b>X</b>
<i>(i) Improve awareness regarding available affordable homeowner's insurance.</i>			<b>X</b>
<i>(j) Redevelop commercial areas with a mixture of affordable residential and business uses, where appropriate.</i>			<b>X</b>
<i>(k) Ensure residents are given priority to obtain affordable housing units developed in their communities, consistent with all applicable regulations.</i>	<b>X</b>		
<i>(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.</i>			<b>X</b>
<i>(m) Develop neighborhoods with a mixture of accessible and integrated community facilities and services.</i>	<b>X</b>		
<i>(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.</i>			<b>X</b>
<i>(o) Work with lending institutions to expand housing options and safeguard the financial security of homeowners.</i>			<b>X</b>
<i>(p) Promote the use of the community land trust model and other land-lease and land-financing options.</i>			<b>X</b>
<i>(q) Support the opportunity to age in place by providing accessible and appropriately designed residential units.</i>	<b>X</b>		
<p><b>Discussion:</b> Honua‘ula will offer a mix of single-family and multifamily housing types for a range of consumer groups and will emphasize community development with single-family and multi-family units complemented with village-mixed uses primarily serving the residents of the community. As part of the mix of housing types, Honua‘ula will include a significant number of workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). All workforce affordable homes will be priced and subject to restrictions in accordance with the requirements of Chapter 2.96, MCC to ensure they remain both available and affordable for full-time Maui residents.</p>			
<b>Objective:</b>			
<i>(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.</i>	<b>X</b>		
<b>Policies:</b>			
<i>(a) Seek innovative ways to develop 'ohana cottages and accessory-dwelling units as affordable housing.</i>			<b>X</b>
<i>(b) Design neighborhoods to foster interaction among neighbors.</i>	<b>X</b>		
<i>(c) Encourage a mix of social, economic, and age groups within neighborhoods.</i>	<b>X</b>		
<i>(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.</i>	<b>X</b>		
<i>(e) Encourage the building industry to use environmentally sustainable materials, technologies, and site planning.</i>	<b>X</b>		
<i>(f) Develop workforce housing in proximity to job centers and transit facilities.</i>	<b>X</b>		

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(g) <i>Provide incentives to developers and owners who incorporate green building practices and energy-efficient technologies into their housing developments.</i>	<b>X</b>		
<b>Implementing Actions:</b>			
(a) <i>Revise laws to support neighborhood designs that incorporate a mix of housing types that are appropriate for island living.</i>			<b>X</b>
<p><b>Discussion:</b> As discussed in Section 2.3 (Honua'ula Description), Honua'ula will be a master-planned community embracing "smart growth" principles such as diverse residential opportunities, village mixed uses, on-site recreational amenities, and integrated bicycle and pedestrian networks. Objectives of Honua'ula include: 1) emphasizing community development and creating a complete and vibrant community with a range of housing types, including single-family, multifamily, and workforce housing, complemented with village-mixed uses primarily serving the residents of the community; and 2) providing homes near regional employment centers, thereby decreasing commuting and increasing quality of life.</p> <p>Honua'ula will be in character with surrounding uses and will complement the pattern of development as envisioned in the <i>Kihei-Mākena Community Plan</i> and by the County zoning of the Property. Design objectives of Honua'ula will encourage building forms that respect and maintain the unique topographic and landscape character of the land.</p> <p>As discussed in Section 4.9.3 (Housing), as part of the mix of housing types, Honua'ula will include a significant number of workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). All workforce affordable homes will be priced and subject to restrictions in accordance with the requirements of Chapter 2.96, MCC to ensure they remain both available and affordable for full-time Maui residents.</p> <p>As discussed in Section 4.8.6 (Electrical System), Honua'ula is committed to limiting energy consumption. Honua'ula Partners, LLC will design and construct energy systems for all residential units to meet all applicable ENERGY STAR requirements established by the EPA in effect at the time of construction. All homes (<u>single-family and multifamily</u>) 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 specify low-impact lighting and encourage energy-efficient building design and site development practices.</p>			
<b>Objective:</b>			
(3) <i>Increase and maintain the affordable housing inventory.</i>	<b>X</b>		
<b>Policies:</b>			
(a) <i>Recognize housing as a basic human need, and work to fulfill that need.</i>	<b>X</b>		
(b) <i>Prioritize available infrastructure capacity for affordable housing.</i>	<b>X</b>		
(c) <i>Improve communication, collaboration, and coordination among housing providers and social-service organizations.</i>			<b>X</b>

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(d) Study future projected housing needs, monitor economic cycles, and prepare for future conditions on each island.			<b>X</b>
(e) Develop public-private and nonprofit partnerships that facilitate the construction of quality affordable housing.	<b>X</b>		
(f) Streamline the review process for high-quality, affordable housing developments that implement the goals, objectives, and policies of the General Plan.			<b>X</b>
(g) Minimize the intrusion of housing on prime, productive, and potentially productive agricultural lands and regionally valuable agricultural lands.	<b>X</b>		
(h) Encourage long-term residential use of existing and future housing to meet residential needs.	<b>X</b>		
<b>Implementing Actions:</b>			
(a) Develop policies to even out the peaks and valleys in Maui County's construction-demand cycles.			<b>X</b>
<p><b>Discussion:</b> As discussed in Section 4.9.3 (Housing), Honua'ula will help to satisfy the housing demand of a growing population by providing homes in the Kīhei-Mākena region. Objectives of Honua'ula include: 1) emphasizing community development and creating a complete and vibrant community with a range of housing types, including single-family, multifamily, and workforce housing, complemented with village mixed uses primarily serving the residents of the community; and 2) providing homes near regional employment centers, thereby decreasing commuting and increasing quality of life.</p> <p>Honua'ula will include workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). All workforce affordable homes will be priced and subject to restrictions in accordance with the requirements of Chapter 2.96, MCC to ensure they remain both available and affordable for full-time Maui residents.</p> <p>The Honua'ula Property has been designated "Project District 9" in the <i>Kīhei Mākena Community Plan</i> for over 18 years. The <i>Kīhei-Mākena Community Plan</i> is one of nine community plans developed to address both the general policies of the Maui County General Plan and the unique aspects of each region. As planned, Honua'ula is consistent with the goals, objectives, and policies of the <i>Kīhei-Mākena Community Plan</i> and will reflect community values to provide an interesting, unique 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. Incorporation of unique elements and natural and cultural resources will provide Honua'ula residents with a distinctive home for generations.</p> <p>Honua'ula will not reduce the inventory of agriculturally significant lands. As discussed in Section 3.3 (Soils), the Property is rated "E" and unclassified under the LSB classification system and is not classified under the ALISH classification system, indicating that the Property is not agriculturally significant.</p>			
<b>Objective:</b>			
(4) Expand access to education related to housing options, homeownership, financing,			<b>X</b>



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<i>and residential construction.</i>			
<b>Policies:</b>			
(a) <i>Broaden access to information about County, State, and Federal programs that provide financial assistance to renters and home buyers.</i>			<b>X</b>
(b) <i>Expand access to information about opportunities for homeownership and self-help housing.</i>			<b>X</b>
(c) <i>Educate residents about making housing choices that support their individual needs, the needs of their communities, and the health of the islands' natural systems.</i>			<b>X</b>
(d) <i>Improve home buyers' education on all aspects of homeownership.</i>			<b>X</b>
<p><b>Discussion:</b> Honua'ula does not directly expand access to education with regard to housing options, homeownership, financing and residential construction; therefore, this objective and these policies are not applicable.</p>			
<b>F. STRENGTHEN THE LOCAL ECONOMY</b>			
<b>Goal:</b> <i>Maui County's economy will be diverse, sustainable, and supportive of community values.</i>			
<b>Objective:</b>			
(1) <i>Promote an economic climate that will encourage diversification of the County's economic base and a sustainable rate of economic growth.</i>	<b>X</b>		
<b>Policies:</b>			
(a) <i>Support economic decisions that create long-term benefits.</i>	<b>X</b>		
(b) <i>Promote lifelong education, career development, and technical training for existing and emerging industries.</i>			<b>X</b>
(c) <i>Invest in infrastructure, facilities, and programs that foster economic diversification.</i>	<b>X</b>		
(d) <i>Support and promote locally produced products and locally owned operations and businesses that benefit local communities and meet local demand.</i>	<b>X</b>		
(e) <i>Support programs that assist industries to retain and attract more local labor and facilitate the creation of jobs that offer a living wage.</i>	<b>X</b>		
(f) <i>Encourage work environments that are safe, rewarding, and fulfilling to employees.</i>	<b>X</b>		
(g) <i>Support home-based businesses that are appropriate for and in character with the community.</i>	<b>X</b>		
(h) <i>Encourage businesses that promote the health and well-being of the residents, produce value-added products, and support community values.</i>	<b>X</b>		
(i) <i>Foster an understanding of the role of all industries in our economy.</i>			<b>X</b>
(j) <i>Support efforts to improve conditions that foster economic vitality in our historic small towns.</i>			<b>X</b>
(k) <i>Support and encourage traditional host-culture businesses and indigenous agricultural practices.</i>			<b>X</b>
(l) <i>Support public and private entities that assist entrepreneurs in establishing locally operated businesses.</i>			<b>X</b>
<b>Implementing Actions:</b>			
(a) <i>Develop regulations and programs that support opportunities for local merchants, farmers, and small businesses to sell their goods and services directly to the public.</i>			<b>X</b>
(b) <i>Monitor the carrying capacity of the islands' social, ecological, and infrastructure systems with respect to the economy.</i>	<b>X</b>		
<p><b>Discussion:</b> Honua'ula is projected to generate approximately \$1.2 billion of direct capital investment in the Maui economy over the projected 13-year build-out period. This will</p>			

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<p>result in significant expenditures that will have a substantial positive impact on the County of Maui and State of Hawaii economies, on both a direct and indirect basis. By significantly increasing the level of capital investment and capital flow in the region, which will in turn create employment opportunities and widen the tax base, Honua'ula will serve as a compelling economic stimulus for the region. Honua'ula will provide direct employment opportunities for present and future residents of the area and contribute to the stability, diversity, and growth of local and regional economies.</p> <p>The approximately \$1.2 billion of direct capital investment that Honua'ula is projected to generate in the Maui economy includes investment in on-site infrastructure, home construction, golf course construction, and commercial building construction. A total of approximately 9,537 "worker years"<sup>17</sup> of direct on-site employment will be created during the projected 13-year construction and sales period: including direct construction-related jobs, on-site business operation and maintenance positions, and off-site/direct worker-year requirements. After completion, Honua'ula is projected to generate 518 permanent full-time equivalent jobs—382 directly related to on-site activities and 136 indirect jobs throughout the island.</p> <p>Employee wages of approximately \$480 million are projected to be paid out during the projected 13-year build-out period. On a stabilized basis after construction is completed, golf course and commercial operations, maintenance, and other on- and off-site positions are projected to earn approximately \$19 million in wages each year.</p> <p>Discretionary expenditures made by Honua'ula residents and guests during the projected 13-year build-out period are expected to total \$513.9 million, or nearly \$40 million annually. After the build-out period, discretionary expenditures are expected to stabilize at approximately \$77 million annually. The household income of full-time residents is forecast to total approximately \$497 million over the build-out period and stabilize at \$68.9 million per year after build-out.</p> <p>The gross taxable operating economic activity generated from on-site operations (which include commercial operations, golf course operations, maintenance, landscaping, and renovations) is estimated to total approximately \$383.7 million during the build-out period. After the build-out period, annual operating economic activity is estimated to be approximately \$96.9 million.</p> <p>The overall statewide economic impact over the projected 13-year build-out period is estimated to total approximately \$3.2 billion. This includes direct capital investment,</p>			

<sup>17</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.

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<p>contractors' and suppliers' profits, employee wages, resident income and expenditures, and operating economic activity. On a stabilized basis after build-out, the overall economic impact of Honua'ula is estimated to be approximately \$290.5 million annually. The expenditure of these funds into the island and state economies will create hundreds of additional off-site, secondary, and indirect jobs on Maui and statewide.</p> <p>Fiscal and economic impacts from the short-term construction and long-term operation of Honua'ula are expected to directly benefit the State of Hawai'i and County of Maui through four major sources: 1) real property taxes; 2) gross excise tax receipts; 3) state income taxes; and 4) development fees.</p> <p>As projected, the County of Maui will enjoy a net revenue benefit (taxes less costs) totaling approximately \$41.8 million during the projected 13-year construction period, and \$1.6 million each year after build-out. It is projected that the State of Hawai'i will show a similar positive net revenue benefit from Honua'ula, with a projected net profit of approximately \$97 million in the projected 13-year build-out period and a stabilized benefit of approximately \$1.5 million per year after build-out.</p> <p>In addition to State and County taxes, Honua'ula will also pay specific development fees in compliance with County of Maui Ordinance No. 3554, including traffic improvement fees, park assessment fees, and school impact fees. Together, these fees are at least \$25,240 per residential unit and total over \$29 million. In addition to the foregoing, Honua'ula Partners, LLC will also:</p> <ul style="list-style-type: none"> <li>• Pay not less than \$5 million to the County for the development of the South Maui Community Park in-lieu of dedicating a Little League Field within Honua'ula (Condition 10)</li> <li>• Contribute \$550,000 to the County for the development of the new Kihei District Police Station in South Maui (Condition 24)</li> <li>• Provide the County two acres of land with direct access to the Pi'ilani Highway extension for the development of a fire station (Condition 24).</li> </ul> <p>In addition, Honua'ula's VMX district is envisioned to include retail spaces which would allow local merchants or small business owners to sell their goods and services directly to the public.</p>			
<b>Objective:</b>			
(2) <i>Diversify and expand sustainable forms of agriculture and aquaculture.</i>			<b>X</b>
<b>Policies:</b>			
(a) <i>Support programs that position Maui County's agricultural products as premium export products.</i>			<b>X</b>
(b) <i>Prioritize the use of agricultural land to feed the local population, and promote the use of agricultural lands for sustainable and diversified agricultural activities.</i>			<b>X</b>

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(c) Capitalize on Hawai'i's economic opportunities in the ecologically sensitive aquaculture industries.			<b>X</b>
(d) Assist farmers to help make Maui County more self-sufficient in food production.			<b>X</b>
(e) Support ordinances, programs, and policies that keep agricultural land and water available and affordable to farmers.			<b>X</b>
(f) Support a tax structure that is conducive to the growth of the agricultural economy.			<b>X</b>
(g) Enhance County efforts to monitor and regulate important agricultural issues.			<b>X</b>
(h) Support education, research, and facilities that strengthen the agricultural industry.			<b>X</b>
(i) Maintain the genetic integrity of existing food crops.			<b>X</b>
(j) Encourage healthy and organic farm practices that contribute to land health and regeneration.			<b>X</b>
(k) Support cooperatives and other types of nontraditional and communal farming efforts.			<b>X</b>
(l) Encourage methods of monitoring and controlling genetically modified crops to prevent adverse effects.			<b>X</b>
(m) Work with the State to ease the permitting process for the revitalization of traditional fish ponds.			<b>X</b>
<b>Implementing Actions:</b>			
(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>X</b>
(b) Publicly identify, with signage and other means, the field locations of all genetically modified crops.			<b>X</b>
(c) Create agricultural parks in areas distant from genetically modified crops.			<b>X</b>
<p><b>Discussion:</b> Honua'ula will not reduce the inventory of agriculturally significant lands. As discussed in Section 3.3 (Soils), the Property is rated "E" and unclassified under the LSB classification system and is not classified under the ALISH classification system, indicating that the Property is not agriculturally significant.</p>			
<b>Objective:</b>			
(3) Support a visitor industry that respects the resident culture and the environment.			<b>X</b>
<b>Policies:</b>			
(a) Promote traditional Hawaiian practices in visitor-related facilities and activities.			<b>X</b>
(b) Encourage and educate the visitor industry to be sensitive to island lifestyles and cultural values.			<b>X</b>
(c) Encourage a spirit of welcome for residents at visitor facilities, such as by offering kama`aina incentives and discount programs.			<b>X</b>
(d) Support the renovation and enhancement of existing visitor facilities.			<b>X</b>
(e) Support policies, programs, and a tax structure that redirect the benefits of the visitor industry back into the local community.			<b>X</b>
(f) Encourage resident ownership of visitor-related businesses and facilities.			<b>X</b>
(g) Develop partnerships to provide educational and training facilities to residents employed in the visitor industry.			<b>X</b>
(h) Foster an understanding of local cultures, customs, and etiquette, and emphasize the importance of the Aloha Spirit as a common good for all.			<b>X</b>
(i) Support the diversification, development, evolution, and integration of the visitor			<b>X</b>

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<i>industry in a way that is compatible with the traditional, social, economic, spiritual, and environmental values of island residents.</i>			
<i>(j) Improve collaboration between the visitor industry and the other sectors of Maui County's economy.</i>			<b>X</b>
<i>(k) Perpetuate an authentic image of the Hawaiian culture and history and an appropriate recognition of the host culture.</i>			<b>X</b>
<i>(l) Support the programs and initiatives outlined in the Maui County Tourism Strategic Plan 2006-2015.</i>			<b>X</b>
<i>(m) Promote water conservation, beach conservation, and open-space conservation in areas providing services for visitors.</i>			<b>X</b>
<i>(n) Recognize the important contributions that the visitor industry makes to the County's economy, and support a healthy and vibrant visitor industry.</i>			<b>X</b>
<p><b>Discussion:</b> Honua'ula is not targeting the visitor industry, and transient vacation rentals or time shares will not be allowed within Honua'ula; therefore, this objective and these policies are not directly applicable.</p>			
<b>Objective:</b>			
<i>(4) Expand economic sectors that increase living-wage job choices and are compatible with community values.</i>			<b>X</b>
<b>Policies:</b>			
<i>(a) Support emerging industries, including the following:</i> <ul style="list-style-type: none"> <li>• Health and wellness industry;</li> <li>• Sports and recreation industry;</li> <li>• Film and entertainment industry;</li> <li>• Arts and culture industry;</li> <li>• Renewable-energy industry;</li> <li>• Research and development industry;</li> <li>• High-technology and knowledge-based industries;</li> <li>• Education and training industry;</li> <li>• Ecotourism industry; and</li> <li>• Agritourism industry.</li> </ul>			<b>X</b>
<p><b>Discussion:</b> Honua'ula is not directly aimed at expanding potential emerging industries that serve to increase and diversify Hawaii's economic base (although Honua'ula will provide significant positive economic benefits); therefore, this objective and policy are not directly applicable. However, Honua'ula could indirectly contribute to the health and wellness industry, the sports and recreation industry, the arts and culture industry, and the renewable-energy industry by providing on-site recreational amenities, preserving archaeological and cultural resources, and incorporating energy-saving design in Honua'ula homes and buildings.</p>			
<b>G. IMPROVE PARKS AND PUBLIC FACILITIES</b>			
<b>Goal:</b> <i>A full range of island-appropriate public facilities and recreational opportunities will be provided to improve the quality of life for residents and visitors.</i>			
<b>Objective:</b>			
<i>(1) Expand access to recreational opportunities and community facilities to meet the present and future needs of residents of all ages and physical abilities.</i>	<b>X</b>		

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<b>Policies:</b>			
(a) <i>Protect, enhance, and expand access to public shoreline and mountain resources.</i>	<b>X</b>		
(b) <i>Expand and enhance the network of parks, multi-use paths, and bikeways.</i>	<b>X</b>		
(c) <i>Assist communities in developing recreational facilities that promote physical fitness.</i>	<b>X</b>		
(d) <i>Expand venue options for recreation and performances that enrich the lifestyles of Maui County's people.</i>	<b>X</b>		
(e) <i>Expand affordable recreational and after-school programs for youth.</i>	<b>X</b>		
(f) <i>Encourage and invest in recreational, social, and leisure activities that bring people together and build community pride.</i>	<b>X</b>		
(g) <i>Promote the development and enhancement of community centers, civic spaces, and gathering places throughout our communities.</i>	<b>X</b>		
(h) <i>Expand affordable access to recreational opportunities that support the local lifestyle.</i>	<b>X</b>		
<b>Implementing Actions:</b>			
(a) <i>Identify and reserve lands for cemeteries, and preserve existing cemeteries on all islands, appropriately accommodating varying cultural and, faith-based traditions.</i>			<b>X</b>
<p><b>Discussion:</b> Honua'ula will contribute to a high quality of life for all Honua'ula residents. Honua'ula's inclusionary design provides for a complete and vibrant community with a range of housing types, including single-family, multifamily, and workforce housing, complemented with village mixed uses, parks, and open space, and integrated bicycle and pedestrian networks. These components combine to form a community that encourages residents to build relationships with each other, rely less on cars for transportation, walk and bicycle more often, enjoy outdoor surroundings, and actively engage in civic life.</p> <p>As discussed Section 4.10.5 (Recreational Facilities), Honua'ula will include: 1) neighborhood parks open to the public but privately maintained; 2) over 12 miles of pedestrian and bike trails along the community's roadways, gulches, and drainage ways, including a scenic trail along portions of the golf course that will link to several other trail segments and a Nature/Cultural trail that will border the Native Plant Preservation Area; and 3) an 18-hole homeowner's golf course and related recreational facilities. Honua'ula will also include traditional native Hawaiian mauka-makai access trails across the Property (<i>ala i ke kai</i> (pathway to the ocean) and the <i>ala i ke kula</i> (pathway to the uplands)). These trails will follow the Property's natural gulches from mauka to makai.</p> <p>To provide the greater community the opportunity to enjoy recreational benefits of the golf course, in compliance with County of Maui Ordinance No. 3554 (Condition 12), Honua'ula Partners, LLC will: 1) develop an organized instructional program for Maui junior golfers at its golf course facility, including use of the golf course and sponsorship of one Maui Junior Golf fund-raising tournament per year; 2) permit one nonprofit organization per calendar quarter to use the golf course and clubhouse for a fund-raising activity; 3) permit the Maui Interscholastic League and the Hawaii High School Athletic Association to each use the golf course once per year for an official tournament or for regular season Maui Interscholastic League playoffs; and 4) permit Maui residents to play at the golf course on Tuesday of each week at a set discounted rate.</p>			

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<p>Additionally, in compliance with County of Maui Ordinance No. 3554 (Condition 10), Honua'ula Partners, LLC will pay not less than \$5,000,000 to the County upon Project District Phase II approval for the development of the South Maui Community Park.</p>			
<b>Objective:</b>			
(2) <i>Improve the quality and adequacy of community facilities.</i>	<b>X</b>		
<b>Policies:</b>			
(a) <i>Provide an adequate supply of dedicated shelters and facilities for disaster relief</i>			<b>X</b>
(b) <i>Provide and maintain community facilities that are appropriately designed to reflect the traditions and customs of local cultures.</i>	<b>X</b>		
(c) <i>Ensure that parks and public facilities are safe and adequately equipped for the needs of all ages and physical abilities to the extent reasonable.</i>	<b>X</b>		
(d) <i>Maintain, enhance, expand, and provide new active and passive recreational facilities in ways that preserve the natural beauty of their locations.</i>	<b>X</b>		
(e) <i>Redesign or retrofit public facilities to adapt to major shifts in environmental or urban conditions to the extent reasonable.</i>			<b>X</b>
<p><b>Discussion:</b> Honua'ula's open space, parks, conservation areas, bicycle and pedestrian network, and golf course will provide for different recreational needs, significant recreational benefits, protection of important habitat and natural features, and an overall setting of enhanced environmental quality and community health.</p>			
<b>Objective:</b>			
(3) <i>Enhance the funding, management, and planning of public facilities and park lands.</i>	<b>X</b>		
<b>Policies:</b>			
(a) <i>Identify and encourage the establishment of regulated and environmentally sound campgrounds.</i>			<b>X</b>
(b) <i>Manage park use and control access to natural resources in order to rest sensitive places and utilize the resources in a sustainable manner.</i>	<b>X</b>		
(c) <i>Provide public-recreational facilities that are clean and well-maintained.</i>	<b>X</b>		
(d) <i>Develop partnerships to ensure proper stewardship of the islands' trails, public lands, and access systems.</i>	<b>X</b>		
(e) <i>Ensure that there is an adequate supply of public restrooms in convenient locations.</i>			<b>X</b>
<b>Implementing Actions:</b>			
(a) <i>Encourage the State to allow for overnight fishing along the shoreline in accordance with management plans and regulations.</i>			<b>X</b>
(b) <i>Develop and regularly update functional plans, including those relating to public facilities, parks, and campgrounds.</i>			<b>X</b>
(c) <i>Develop and adopt local level-of-service standards for public facilities and parks.</i>			<b>X</b>
(d) <i>Identify, acquire, and develop lands for parks, civic spaces, and public uses.</i>	<b>X</b>		
<p><b>Discussion:</b> Honua'ula will include: 1) neighborhood parks open to the public but privately maintained; 2) over 12 miles of pedestrian and bike trails along the community's roadways, gulches, and drainage ways, including a scenic trail along portions of the golf course that will link to several other trail segments and a Nature/Cultural trail that will</p>			

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border the Native Plant Preservation Area and traverse an adjacent Native Plant Conservation Area; and 3) an 18-hole homeowner's golf course and related recreational facilities.			
Additionally, in compliance with County of Maui Ordinance No. 3554 (Condition 10), Honua'ula Partners, LLC will pay not less than \$5,000,000 to the County upon Project District Phase II approval for the development of the South Maui Community Park.			
<b>H. DIVERSIFY TRANSPORTATION OPTIONS</b>			
<b>Goal:</b> Maui County will have an efficient, economical, and environmentally sensitive means of moving people and goods.			
<b>Objective:</b>			
(1) Provide an effective, affordable, and convenient ground-transportation system that is environmentally sustainable.	<b>X</b>		
<b>Policies:</b>			
(a) Execute planning strategies to reduce traffic congestion.	<b>X</b>		
(b) Plan for the efficient relocation of roadways for the public benefit.			<b>X</b>
(c) Support the use of alternative roadway designs, such as traffic-calming techniques and modern roundabouts.			<b>X</b>
(d) Increase route and mode options in the ground-transportation network.	<b>X</b>		
(e) Ensure that roadway systems are safe, efficient, and maintained in good condition.	<b>X</b>		
(f) Preserve roadway corridors that have historic, scenic, or unique physical attributes that enhance the character and scenic resources of communities.			<b>X</b>
(g) Design new roads and roadway improvements to retain and enhance the existing character and scenic resources of the communities through which they pass.	<b>X</b>		
(h) Promote a variety of affordable and convenient transportation services that meet countywide and community needs and expand ridership of transit systems.	<b>X</b>		
(i) Collaborate with transit agencies, government agencies, employers, and operators to provide planning strategies that reduce peak-hour traffic.	<b>X</b>		
(j) Develop and expand an attractive, island-appropriate, and efficient public transportation system.			<b>X</b>
(k) Provide and encourage the development of specialized transportation options for the young, the elderly, and persons with disabilities.			<b>X</b>
(l) Evaluate all alternatives to preserve quality of life before widening roads.			<b>X</b>
(m) Encourage businesses in the promotion of alternative transportation options for resident and visitor use.	<b>X</b>		
(n) Support the development of carbon-emission standards and an incentive program aimed at achieving County carbon-emission goals.			<b>X</b>
<b>Implementing Actions:</b>			
(a) Create incentives and implement strategies to reduce visitor dependence on rental cars.			<b>X</b>
(b) Establish efficient public-transit routes between employment centers and primary workforce residential areas.	<b>X</b>		
(c) Create attractive, island-appropriate, conveniently located park-and-ride and ride-share facilities.	<b>X</b>		



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<p><b>Discussion:</b> Honua'ula is 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. An important objective of Honua'ula is to make walking and biking meaningful alternatives to driving by locating commercial and retail establishments convenient to residential areas and integrating bicycle/pedestrian recreation ways throughout the community. Therefore, unlike residents in conventional residential subdivisions, Honua'ula residents will not have to drive outside of the community for all of their needs and services, and it is expected that car trips by Honua'ula residents onto Pi'ilani Highway will be reduced accordingly.</p> <p>Another objective of Honua'ula is to provide homes near regional employment centers, thereby decreasing commuting time and increasing quality of life and environmental stewardship. Honua'ula's workforce affordable homes are expected to appeal to many employees working in the nearby Wailea and Mākena resorts. Providing the opportunity for workers to afford a home near their jobs is expected to decrease commuting to and from other parts of Maui, lessen traffic congestion, reduce stress, allow more family and recreation time, lessen pollution, and improve overall quality of life for not only Honua'ula residents, but for Maui residents in general. Providing homes near employment also allows workers more transportation options to get to work, such as walking and bicycling, and makes public transportation more feasible by clustering populations and destinations within a defined area along a practical route.</p> <p>As discussed in Section 4.4 (Roadways and Traffic), Honua'ula Partners, LLC will widen Pi'ilani Highway to four lanes from Kilohana Drive to Wailea Ike Drive before the commencement of any construction on the Property, with the exception of grading. Appropriate signage, lighting, storage lanes, traffic signals, and buffers will be provided along this part of Pi'ilani Highway, including the following traffic improvements to be completed prior to occupancy of the first units at Honua'ula:</p> <ul style="list-style-type: none"> <li>• Signalize the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection and provide an exclusive left-turn lane on Okolani Drive (Condition 2c)<sup>18</sup></li> <li>• Signalize the Pi'ilani Highway/Wailea Ike Drive intersection and provide a right-turn lane from Pi'ilani Highway to Wailea Ike Drive and a second right-turn lane from Wailea Ike Drive to northbound Pi'ilani Highway (Condition 2d).</li> <li>• Modify the Pi'ilani Highway/Kilohana Drive/Māpu Place intersection to provide an exclusive left-turn lane, and the southbound Pi'ilani Highway approach to provide an exclusive right-turn lane into Māpu Place (Condition 2f).</li> </ul>			

<sup>18</sup> This condition is also a condition of the Kai Malu project (MF-8). Honua'ula Partners, LLC and the Kai Malu project (MF-8) developer, A&B Wailea, Inc., will coordinate the installation of the signal as part of the widening Pi'ilani Highway.

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<p>At or prior to the completion for 50 percent of Honua'ula, Honua'ula Partners, LLC will extend Pi'ilani Highway south, into Honua'ula, from Wailea Ike Drive to Kaukahi Street (County of Maui Ordinance No. 3554 Condition 2b).</p> <p>Additionally, in accordance with County of Maui Ordinance No. 3554 and before occupancy of any units within Honua'ula, Honua'ula Partners, LLC will modify the Wailea Alanui/Wailea Ike Drive intersection to add a signalized double right-turn movement for northbound to eastbound turning traffic and provide two left-turn lanes for southbound traffic from Wailea Ike Drive (Condition 2e).</p> <p>Furthermore, when warranted, Honua'ula Partners, LLC will also: 1) signalize the Wailea Ike Drive/Kālai Wa'a Street intersection in coordination with Wailea Resort and Mākena Resort (Condition 2g); and 2) signalize the Wailea/Kaukahi Drive/Kaukahi Street intersection in coordination with Wailea Resort and Mākena Resort (Condition 2h).</p> <p>The planning and design of the above roadway improvements are being done in close collaboration with the State DOT and the County of Maui. In compliance with County of Maui Ordinance No. 3554 (Condition 18k), Honua'ula Partners, LLC will consult with the State DOT and the County Department of Public Works to ensure that the proposed roadway improvements meet with their satisfaction.</p> <p>The traffic improvements that will be implemented by Honua'ula Partners, LLC will have a significant positive impact on traffic conditions in the region. Not only will Honua'ula Partners, LLC provide improvements that are specifically intended to address traffic impacts generated by the Honua'ula, they will also complete improvements needed to address traffic impacts caused by general regional traffic growth even without Honua'ula—improvements that are highly unlikely to be realized without Honua'ula.</p> <p>In addition to specific traffic improvements, Honua'ula Partners, LLC also will pay a traffic improvement fee of at least \$5,000 per residential unit to the County of Maui before issuance of a residential building permit, in compliance with County of Maui Ordinance No. 3554 (Condition 3). If all Honua'ula units are constructed, this fee will total at least \$5.75 million and is in addition to the costs Honua'ula Partners, LLC will incur for the above regional and Honua'ula-related traffic improvements.</p> <p>Honua'ula's Transportation Management Plans (TMPs) propose transportation management strategies to reduce: 1) construction-related traffic during the construction of Honua'ula and the widening of Pi'ilani Highway; and 2) dependency on individual vehicles by Honua'ula residents, employees, and visitors after construction. Among other provisions, the TMPs support the establishment of centrally-located and well-developed park-and-ride facilities, ridesharing, bicycle and pedestrian use, and alternative work schedules.</p>			

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<b>Objective:</b>			
(2) Reduce the reliance on the automobile and fossil fuels by encouraging walking, bicycling, and other energy-efficient and safe alternative modes of transportation.	<b>X</b>		
<b>Policies:</b>			
(d) Make walking and bicycling transportation safe and easy between and within communities.	<b>X</b>		
(e) Require development to be designed with the pedestrian in mind.	<b>X</b>		
(f) Design new and retrofit existing rights-of-way with adequate sidewalks, bicycle lanes, or separated multi-use transit corridors.			<b>X</b>
(g) Support the development of a countywide network of bikeways, equestrian trails, and pedestrian paths.	<b>X</b>		
(h) Support the reestablishment of traditional trails between communities, to the ocean, and through the mountains for public use.	<b>X</b>		
(i) Encourage educational programs to increase safety for pedestrians and bicyclists.			<b>X</b>
<b>Implementing Actions:</b>			
(a) Design, build, and modify existing bikeways to improve safety and separation from automobiles.			<b>X</b>
(b) Increase enforcement to reduce abuse of bicycle and pedestrian lanes by motorized vehicles.			<b>X</b>
(c) Identify non-motorized transportation options as a priority for new sources of funding.			<b>X</b>
<p><b>Discussion:</b> Honua'ula is 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. An important objective of Honua'ula is to make walking and biking meaningful alternatives to driving by locating commercial and retail establishments convenient to residential areas and integrating bicycle/pedestrian recreation ways throughout the community. Honua'ula will integrate a system of pedestrian and bike paths along the community's roadways. This secondary circulation system of linked pedestrian/bike trails will provide another option for traveling through the community. The community trail system will connect residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas. Therefore, unlike residents in conventional residential subdivisions, Honua'ula residents will not have to drive outside of the community for all of their needs and services, and it is expected that car trips by Honua'ula residents onto Pi'ilani Highway will be reduced.</p>			
<b>Objective:</b>			
(3) Improve opportunities for affordable, efficient, safe, and reliable air transportation.			<b>X</b>
<b>Policies:</b>			
(a) Discourage private helicopter and fixed-wing landing sites to mitigate environmental and social impacts.			<b>X</b>
(b) Encourage the use of quieter aircraft and noise-abatement procedures for arrivals and departures.			<b>X</b>
(c) Encourage the modernization and maintenance of air-transportation facilities for general-aviation activities.			<b>X</b>
(d) Encourage a viable and competitive atmosphere for air carriers to expand service and ensure sufficient intra-County flights and affordable fares for consumers.			<b>X</b>

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(e) Continue to support secondary airports, and encourage the State to provide them with adequate funding.			<b>X</b>
(f) During Community Plan updates, explore the use of the smaller airports.			<b>X</b>
(g) Encourage the State to provide efficient, adequate, and affordable parking and transit connections within and around airports.			<b>X</b>
<b>Discussion:</b> Honua'ula does not include facilities for air transportation; therefore, this objective and these policies are not applicable.			
<b>Objective:</b>			
(4) Improve opportunities for affordable, efficient, safe, and reliable ocean transportation.			<b>X</b>
<b>Policies:</b>			
(a) Support programs and regulations that reduce the disposal of maritime waste and prevent spills into the ocean.			<b>X</b>
(b) Encourage the upgrading of harbors to resist damage from natural hazards and disasters.			<b>X</b>
(c) Encourage the State to study the use of existing harbors and set priorities for future use.			<b>X</b>
(d) Explore all options to protect the traditional recreational uses of harbors, and mitigate harbor-upgrade impacts to recreational uses where feasible.			<b>X</b>
(e) Encourage the upgrading of harbors and the separation of cargo and bulk materials from passenger and recreational uses.			<b>X</b>
(f) Encourage the State to provide for improved capacity at shipping, docking, and storage facilities.			<b>X</b>
(g) Encourage the State to provide adequate parking facilities and transit connections within and around harbor areas.			<b>X</b>
(h) Encourage the redevelopment and revitalization of harbors while preserving historic and cultural assets in harbor districts.			<b>X</b>
(i) Encourage the State to provide adequate facilities for small-boat operations, including small-boat launch ramps, according to community needs.			<b>X</b>
(j) Support the maintenance and cleanliness of harbor facilities.			<b>X</b>
(k) Support the redevelopment of harbors as pedestrian-oriented gathering places.			<b>X</b>
<b>Discussion:</b> Honua'ula is not located on the coastline and does not include facilities for ocean transportation; therefore, this objective and these policies regarding ocean transportation are not applicable.			
<b>Objective:</b>			
(5) Improve and expand the planning and management of transportation systems.	<b>X</b>		
<b>Policies:</b>			
(a) Encourage progressive community design and development that will reduce transportation trips.	<b>X</b>		
(b) Require new developments to contribute their pro rata share of local and regional infrastructure costs.	<b>X</b>		
(c) Establish appropriate user fees for private enterprises that utilize public transportation facilities for recreational purposes.			<b>X</b>
(d) Support the revision of roadway-design criteria and standards so that roads are			<b>X</b>

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<i>compatible with surrounding neighborhoods and the character of rural areas.</i>			
<i>(e) Plan for multi-modal transportation and utility corridors on each island.</i>			<b>X</b>
<i>(f) Support designing all transportation facilities, including airport, harbor, and mass-transit stations, to reflect Hawaiian architecture.</i>			<b>X</b>
<i>(g) Utilize transportation-demand management as an integral part of transportation planning.</i>	<b>X</b>		
<i>(h) Accommodate the planting of street trees and other appropriate landscaping in all public rights-of-way.</i>	<b>X</b>		

**Discussion:** Honua‘ula is 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. An important objective of Honua‘ula is to make walking and biking meaningful alternatives to driving by locating commercial and retail establishments convenient to residential areas and integrating bicycle/pedestrian recreation ways throughout the community. Therefore, unlike residents in conventional residential subdivisions, Honua‘ula residents will not have to drive outside of the community for all of their needs and services, and it is expected that car trips by Honua‘ula residents onto Pi‘ilani Highway will be reduced accordingly.

Another objective of Honua‘ula is to provide homes near regional employment centers, thereby decreasing commuting time and increasing quality of life and environmental stewardship. Honua‘ula’s workforce affordable homes are expected to appeal to many employees working in the nearby Wailea and Mākena resorts. Providing the opportunity for workers to afford a home near their jobs is expected to decrease commuting to and from other parts of Maui, lessen traffic congestion, reduce stress, allow more family and recreation time, lessen pollution, and improve overall quality of life for not only Honua‘ula residents, but for Maui residents in general. Providing homes near employment also allows workers more transportation options to get to work, such as walking and bicycling, and makes public transportation more feasible by clustering populations and destinations within a defined area along a practical route.

As discussed in Section 4.4 (Roadways and Traffic), Honua‘ula Partners, LLC will widen Pi‘ilani Highway to four lanes from Kilohana Drive to Wailea Ike Drive before the commencement of any construction on the Property, with the exception of grading. Appropriate signage, lighting, storage lanes, traffic signals, and buffers will be provided along this part of Pi‘ilani Highway, including the following traffic improvements to be completed prior to occupancy of the first units at Honua‘ula:

<b>COUNTYWIDE POLICY PLAN</b> (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<ul style="list-style-type: none"> <li>• Signalize the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection and provide an exclusive left-turn lane on Okolani Drive (Condition 2c)<sup>19</sup></li> <li>• Signalize the Pi'ilani Highway/Wailea Ike Drive intersection and provide a right-turn lane from Pi'ilani Highway to Wailea Ike Drive and a second right-turn lane from Wailea Ike Drive to northbound Pi'ilani Highway (Condition 2d).</li> <li>• Modify the Pi'ilani Highway/Kilohana Drive/Māpu Place intersection to provide an exclusive left-turn lane, and the southbound Pi'ilani Highway approach to provide an exclusive right-turn lane into Māpu Place (Condition 2f).</li> </ul> <p>At or prior to the completion for 50 percent of Honua'ula, Honua'ula Partners, LLC will extend Pi'ilani Highway south, into Honua'ula, from Wailea Ike Drive to Kaukahi Street (County of Maui Ordinance No. 3554 Condition 2b).</p> <p>Additionally, in accordance with County of Maui Ordinance No. 3554 and before occupancy of any units within Honua'ula, Honua'ula Partners, LLC will modify the Wailea Alanui/Wailea Ike Drive intersection to add a signalized double right-turn movement for northbound to eastbound turning traffic and provide two left-turn lanes for southbound traffic from Wailea Ike Drive (Condition 2e).</p> <p>Furthermore, when warranted, Honua'ula Partners, LLC will also: 1) signalize the Wailea Ike Drive/Kālai Wa'a Street intersection in coordination with Wailea Resort and Mākena Resort (Condition 2g); and 2) signalize the Wailea/Kaukahi Drive/Kaukahi Street intersection in coordination with Wailea Resort and Mākena Resort (Condition 2h).</p> <p>The planning and design of the above roadway improvements are being done in close collaboration with the State DOT and the County of Maui. In compliance with County of Maui Ordinance No. 3554 (Condition 18k), Honua'ula Partners, LLC will consult with the State DOT and the County Department of Public Works to ensure that the proposed roadway improvements meet with their satisfaction.</p> <p>The traffic improvements that will be implemented by Honua'ula Partners, LLC will have a significant positive impact on traffic conditions in the region. Not only will Honua'ula Partners, LLC provide improvements that are specifically intended to address traffic impacts generated by the Honua'ula, they will also complete improvements needed to address traffic impacts caused by general regional traffic growth even without Honua'ula—improvements that are highly unlikely to be realized without Honua'ula.</p>			

<sup>19</sup> This condition is also a condition of the Kai Malu project (MF-8). Honua'ula Partners, LLC and the Kai Malu project (MF-8) developer, A&B Wailea, Inc., will coordinate the installation of the signal as part of the widening Pi'ilani Highway.

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<p>In further compliance with County of Maui Ordinance No. 3554, Honua'ula Partners, LLC will pay a traffic improvement fee of at least \$5,000 per residential unit to the County of Maui before issuance of a residential building permit (Condition 3). If all Honua'ula units are constructed, this fee will total at least \$5.75 million and is in addition to the costs Honua'ula Partners, LLC will incur for providing the above regional and Honua'ula-related traffic improvements.</p> <p>Honua'ula's TMPs propose transportation management strategies to reduce: 1) construction-related traffic during the construction of Honua'ula and the widening of Pi'ilani Highway; and 2) dependency on individual vehicles by Honua'ula residents, employees, and visitors after construction. Among other provisions, the TMPs support the establishment of centrally-located and well-developed park-and-ride facilities, ridesharing, bicycle and pedestrian use, and alternative work schedules.</p> <p>Honua'ula will provide a buffer along Pi'ilani Highway to mitigate highway noise and to reduce the visual impact of development, as discussed in Section 4.4 (Roadways and Traffic). Additionally, appropriate landscaping will be planted along public rights-of-way, roads and parks consistent with the Maui County Planting Plan.</p>			
<b>I. IMPROVE PHYSICAL INFRASTRUCTURE</b>			
<b>Goal:</b> <i>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.</i>			
<b>Objective:</b>			
(1) <i>Improve water systems to assure access to sustainable, clean, reliable, and affordable sources of water.</i>	<b>X</b>		
<b>Policies:</b>			
(a) <i>Ensure that adequate supplies of water are available prior to approval of subdivision or construction documents.</i>	<b>X</b>		
(b) <i>Develop and fund improved water-delivery systems.</i>	<b>X</b>		
(c) <i>Ensure a reliable and affordable supply of water for productive agricultural uses.</i>			<b>X</b>
(d) <i>Promote the reclamation of gray water, and enable the use of reclaimed, gray, and brackish water for activities that do not require potable water.</i>	<b>X</b>		
(e) <i>Retain and expand public control and ownership of water resources and delivery systems.</i>			<b>X</b>
(f) <i>Improve the management of water systems so that surface-water and groundwater resources are not degraded by overuse or pollution.</i>	<b>X</b>		
(g) <i>Explore and promote alternative water-source-development methods.</i>			<b>X</b>
(h) <i>Seek reliable long-term sources of water to serve developments that achieve consistency with the appropriate Community Plans.</i>	<b>X</b>		
<b>Implementing Actions:</b>			
(a) <i>Develop a process to review all applications for desalination.</i>			<b>X</b>
<p><b>Discussion:</b> As discussed in Section 4.8.1 (Water System), Honua'ula will include 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. The water system will include</p>			

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source, storage facilities, and transmission lines in accordance with all State and County standards. In addition, water conservation strategies will be implemented to reduce consumption, conserve resources, and minimize water demands.			
<b>Objective:</b>			
(2) Improve waste-disposal practices and systems to be efficient, safe, and as environmentally sound as possible.	<b>X</b>		
<b>Policies:</b>			
(a) Provide sustainable waste-disposal systems and comprehensive, convenient recycling programs to reduce the flow of waste into landfills.	<b>X</b>		
(b) Support innovative and alternative practices in recycling solid waste and wastewater and disposing of hazardous waste.	<b>X</b>		
(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.			<b>X</b>
(d) Develop strategies to promote public awareness to reduce pollution and litter, and encourage residents to reduce, reuse, recycle, and compost waste materials.	<b>X</b>		
(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.	<b>X</b>		
<b>Implementing Actions:</b>			
(a) Establish recycling, trash-separation, and materials recovery programs and facilities to reduce the flow of waste into landfills.	<b>X</b>		
(b) Study the feasibility of developing environmentally safe waste-to-energy facilities.			<b>X</b>
(c) Utilize taxes and fees as means to encourage conservation and recycling.			<b>X</b>
(d) Implement and regularly update the Integrated Solid Waste Management Plan.	<b>X</b>		
(e) Phase out the use of injection wells.	<b>X</b>		
<p><b>Discussion:</b> As discussed in Section 4.8.5 (Solid Waste), Honua'ula will implement strategies 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.</p> <p>As discussed in Section 4.8.2 (Wastewater System), Honua'ula will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2). R-1 recycled water (reclaimed water) will be used within Honua'ula for golf course irrigation and none of the reclaimed water will be placed into injection wells.</p>			
<b>Objective:</b>			
(3) Significantly increase the use of renewable and green technologies to promote energy efficiency and energy self-sufficiency.	<b>X</b>		
<b>Policies:</b>			
(a) Promote the use of locally renewable energy sources, and reward energy efficiency.			<b>X</b>
(b) Consider tax incentives and credits for the development of sustainable- and			<b>X</b>



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<i>renewable-energy sources.</i>			
<i>(c) Expand education about energy conservation and self-sufficiency.</i>	<b>X</b>		
<i>(d) Encourage small-scale energy generation that utilizes wind, sun, water, biowaste, and other renewable sources of energy.</i>			<b>X</b>
<i>(e) Expand renewable-energy production.</i>			<b>X</b>
<i>(f) Develop public-private partnerships to ensure the use of renewable energy and increase energy efficiency.</i>			<b>X</b>
<i>(g) Require the incorporation of locally appropriate energy-saving and green building design concepts in all new developments by providing energy efficient urban design guidelines and amendments to the Building Code.</i>	<b>X</b>		
<i>(h) Encourage the use of sustainable energy to power vehicles.</i>			<b>X</b>
<i>(i) Promote the retrofitting of existing buildings and new development to incorporate energy-saving design concepts and devices.</i>	<b>X</b>		
<i>(j) Encourage green footprint practices.</i>	<b>X</b>		
<i>(k) Reduce Maui County's dependence on fossil fuels and energy imports.</i>	<b>X</b>		
<i>(l) Support green building practices such as the construction of buildings that aim to minimize carbon dioxide production, produce renewable energy, and recycle water.</i>	<b>X</b>		
<i>(m) Promote and support environmentally friendly practices in all energy sectors.</i>	<b>X</b>		
<b>Implementing Actions:</b>			
<i>(a) Adopt an energy-efficiency policy for Maui County government as a model for other jurisdictions.</i>			<b>X</b>
<i>(b) Adopt a Green Building Code, and support green building practices.</i>			<b>X</b>

**Discussion:** As discussed in Sections 2.5 (Environmentally-Responsible Planning and Design) and 4.8.5 (Electrical System), Honua'ula will include energy-efficient design and energy conservation measures, such as energy systems that meet all applicable ENERGY STAR requirements established by the United States EPA in effect at the time of construction. Energy systems include all hot water systems, roof and attic areas, outside walls, windows, air cooling systems, and heating systems. Design standards also will specify low-impact lighting and encourage energy-efficient building design and site development practices.

In compliance with County of Maui Ordinance No. 3554 (Condition 30), Honua'ula Partners, LLC will: 1) equip all residential units (single-family and multifamily) with a primary hot water system at least as energy efficient as a conventional solar panel hot water system, sized to meet at least 80 percent of the hot water demand for the unit; and 2) ensure that all air cooling systems and all heating systems for laundry facilities, swimming pools, and spa areas will make maximum use of energy-efficient construction and technology.

In addition, by locating commercial and retail establishments convenient to residential areas, walking and biking will be meaningful alternatives to driving within Honua'ula and, unlike residents in conventional residential subdivisions, Honua'ula residents will not have to drive outside of the community for all of their needs and services. In so doing, Honua'ula will reduce the use and dependence of its residents and guests on non-

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renewable energy sources.			
<b>Objective:</b>			
(4) <i>Direct growth in a way that makes efficient use of existing infrastructure and to areas where there is available infrastructure capacity.</i>	<b>X</b>		
<b>Policies:</b>			
(a) <i>Capitalize on existing infrastructure capacity as a priority over infrastructure expansion.</i>			<b>X</b>
(b) <i>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.</i>			<b>X</b>
(c) <i>Utilize appropriate infrastructure technologies in the appropriate locations.</i>			<b>X</b>
(d) <i>Promote land use patterns that can be provided with infrastructure and public facilities in a cost-effective manner.</i>	<b>X</b>		
(e) <i>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.</i>	<b>X</b>		
<b>Implementing Actions:</b>			
(a) <i>Develop a streamlining system for urban infill projects.</i>			<b>X</b>
(b) <i>Identify appropriate areas for urban expansion of existing towns where infrastructure and public facilities can be provided in a cost-effective manner.</i>			<b>X</b>
<p><b>Discussion:</b> Honua'ula implements State and County planning policies for the Property that have been thought-out, studied, and advanced for over 20 years. Honua'ula realizes and supports decisions regarding the use of the Property for residential, recreational, and commercial uses made by the State LUC, the Maui Planning Commission, and the Maui County Council, which were affirmed through a community-based process during the course of the most recent update of the <i>Kihei-Mākena Community Plan</i>. Honua'ula is also within the "urban growth boundary" of the current Directed Growth Maps of: 1) the Planning Department; 2) the Maui Planning Commission; and 3) the General Plan Advisory Committee. As such, Honua'ula realizes the vision for the Property that has been formulated and refined over the course of more than two decades.</p> <p>As discussed in Section 4.8 (Infrastructure and Utilities), Honua'ula Partners, LLC will be responsible for all required infrastructure improvements for Honua'ula, including water source and system improvements for potable and non-potable use and fire protection, drainage improvements, traffic-related improvements, wastewater system improvements, and utility upgrades, as determined by the appropriate governmental agencies and public utility companies.</p> <p>As further discussed in Section 4.8 (Infrastructure and Utilities), Honua'ula will provide utilities to meet the needs of the planned community. Honua'ula will not rely upon or burden any County water system or facilities. 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. Similarly, Honua'ula will not rely upon or burden any public wastewater facilities. In compliance with County of Maui Ordinance No. 3554</p>			

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(Condition 17), Honua'ula Partners, LLC will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2).			
<b>Objective:</b>			
(5) <i>Improve the planning and management of infrastructure systems.</i>	<b>X</b>		
<b>Policies:</b>			
(a) <i>Provide a reliable and sufficient level of funding to enhance and maintain infrastructure systems.</i>	<b>X</b>		
(b) <i>Require new developments to contribute their pro rata share of local and regional infrastructure costs.</i>	<b>X</b>		
(c) <i>Improve coordination among infrastructure providers and planning agencies to minimize construction impacts.</i>	<b>X</b>		
(d) <i>Maintain inventories of infrastructure capacity, and project future infrastructure needs.</i>	<b>X</b>		
(e) <i>Require social-justice and -equity issues to be considered during the infrastructure-planning process.</i>			<b>X</b>
(f) <i>Discourage the development of critical infrastructure systems within hazard zones and the tsunami-inundation zone to the extent practical.</i>	<b>X</b>		
(g) <i>Ensure that infrastructure is built concurrent with or prior to development.</i>	<b>X</b>		
(h) <i>Ensure that basic infrastructure needs can be met during a disaster.</i>	<b>X</b>		
(i) <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.</i>	<b>X</b>		
(j) <i>Promote the undergrounding of utility and other distribution lines for health safety, and aesthetic reasons.</i>	<b>X</b>		
<b>Implementing Actions:</b>			
(a) <i>Develop and regularly update functional plans for infrastructure systems.</i>			<b>X</b>
(b) <i>Develop, adopt, and regularly update local or community-sensitive level-of-service standards for infrastructure systems.</i>			<b>X</b>
<p><b>Discussion:</b> As discussed in Section 4.8 (Infrastructure and Utilities), Honua'ula Partners, LLC will be responsible for all required infrastructure improvements for Honua'ula, including water source and system improvements for potable and non-potable use and fire protection, drainage improvements, traffic-related improvements, wastewater system improvements, and utility upgrades, as determined by the appropriate governmental agencies and public utility companies.</p> <p>As discussed in Section 4.4 (Roadways and Traffic), Honua'ula Partners, LLC will widen Pi'ilani Highway to four lanes from Kilohana Drive to Wailea Ike Drive before the commencement of any construction on the Property, with the exception of grading.</p> <p>The planning and design of roadway improvements are being done in close collaboration with the State DOT and the County of Maui. In compliance with County of Maui Ordinance No. 3554 (Condition 18k), Honua'ula Partners, LLC will consult with the State DOT and the County Department of Public Works to ensure that the proposed roadway improvements meet with their satisfaction.</p>			

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<p>In further compliance with County of Maui Ordinance No. 3554 (Condition 3), Honua'ula Partners, LLC will pay a traffic improvement fee of at least \$5,000 per residential unit to the County of Maui before issuance of a residential building permit. If all Honua'ula units are constructed, this fee will total at least \$5.75 million and is in addition to the costs Honua'ula Partners, LLC will incur for providing the above regional traffic improvements.</p> <p>Honua'ula will have a significant positive impact on the State and County economies and will contribute to increased State and County revenues in the form of increased property taxes, general excise taxes, and income taxes. 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.</p> <p>Pursuant to Honua'ula's zoning conditions under County of Maui Ordinance No. 3554, the timing of the provision of traffic improvements, the payment of school, traffic and park fees, and the contribution of land and funds for fire and police facilities are based primarily upon the timing of the build-out of Honua'ula. This will ensure that the development of Honua'ula is done in a systematic fashion, commensurate with the provision of adequate infrastructure and public facilities and services.</p> <p>As discussed in Section 3.4 (Natural Hazards), Honua'ula will not exacerbate any natural hazard conditions. <del>A majority of the</del> <u>The entire</u> Property is <del>located in Flood Zone C</del> designated on the FIRM as <u>Zone X</u> (which is outside of the 500-year flood plain in an area of minimal flooding) and is not in the tsunami evacuation zone. However, to protect against natural hazards, all structures at Honua'ula will be constructed in compliance with requirements of the UBC, and other County, State, and Federal standards. Honua'ula Partners, LLC will also coordinate with the State of Hawai'i Department of Defense, Office of Civil Defense and the County of Hawaii Civil Defense Agency regarding civil defense measures, such as sirens, necessary to serve Honua'ula.</p> <p>As discussed in Section 3.4 (Natural Hazards), the creation of Honua'ula will mitigate the potential for wildfires on the Property through its landscape design and plant palette. In large part, vegetative fuel for fires, such as kiawe/buffel grass, will be replaced by buildings and landscaping of the community.</p> <p>As discussed in Section 4.10.2 (Police), to help address the need for resources to adequately fund police services, in compliance with County of Maui Ordinance No. 3554 (Condition 24), Honua'ula Partners, LLC will contribute \$550,000 to the County for the development of the new Kihei District Police station in South Maui, to be paid at the time a contract is entered into for the construction of that police station.</p> <p>As discussed in Section 4.10.3 (Fire), to help address the growing need for fire prevention and emergency services, in compliance with County of Maui Ordinance No. 3554 (Condition 24), Honua'ula Partners, LLC will provide the County with two acres of land</p>			

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<p>that has direct access to the Pi'ilani Highway extension for the development of fire control facilities within the village mixed-use sub-district. This land will be donated at the time 50 percent of the total unit/lot count has received either a certificate of occupancy or final subdivision approval. The acreage provided will have roadway and full utility services provided to the parcel.</p> <p>As discussed in Section 4.8.6 (Electrical System), all new electrical lines within Honua'ula will be underground, and Honua'ula Partners, LLC proposes to place underground the existing overhead lines that run over the Property in the mauka-makai direction and along the makai boundary.</p>			
<b>J. PROMOTE SUSTAINABLE LAND USE AND GROWTH MANAGEMENT</b>			
<b>Goal:</b> Community character, lifestyles, economies, and natural assets will be preserved by managing growth and using land in a sustainable manner.			
<b>Objective:</b>			
(1) Improve land use management and implement a directed-growth strategy.	<b>X</b>		
<b>Policies:</b>			
(a) Establish, map, and enforce urban- and rural-growth limits.			<b>X</b>
(b) Direct urban and rural growth to designated areas.	<b>X</b>		
(c) Limit the number of visitor-accommodation units and facilities in Community Plan Areas.	<b>X</b>		
(d) Maintain a sustainable balance between the resident, part-time resident, and visitor populations.	<b>X</b>		
(e) Encourage redevelopment and infill in existing communities on lands intended for urban use to protect productive farm land and open-space resources.	<b>X</b>		
(f) Discourage new entitlements for residential, resort, or commercial development along the shoreline.			<b>X</b>
(g) Restrict development in areas that are prone to natural hazards, disasters, or sea-level rise.			<b>X</b>
(h) Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic, shoreline, and cultural resources.	<b>X</b>		
(i) Establish and maintain permanent open space between communities to protect each community's identity.	<b>X</b>		
(j) Support the dedication of land for public uses.	<b>X</b>		
(k) Preserve the public's rights of access to and continuous lateral access along all shorelines.			<b>X</b>
(l) Enable existing and future communities to be self-sufficient through sustainable land use planning and management practices.	<b>X</b>		
(m) Protect summits, slopes, and ridgelines from inappropriate development.			<b>X</b>
<b>Implementing Actions:</b>			
(a) Regularly update urban- and rural-growth boundaries and their maps.			<b>X</b>
(b) Establish transfer and purchase of development rights programs.			<b>X</b>
(c) Develop and adopt a green infrastructure plan.			<b>X</b>
(d) Develop studies to help determine a sustainable social, environmental, and economic carrying capacity for each island			<b>X</b>
(e) Identify and define resort-destination areas.			<b>X</b>

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<p><b>Discussion:</b> Honua'ula implements State and County planning policies for the Property that have been thought-out, studied, and advanced for over 20 years. Honua'ula realizes and supports decisions regarding the use of the Property for residential, recreational, and commercial uses made by the State LUC, the Maui Planning Commission, and the Maui County Council, which were affirmed through a community-based process during the course of the most recent update of the <i>Kihei-Mākena Community Plan</i>. Honua'ula is also within the "urban growth boundary" of the current Directed Growth Maps of: 1) the Planning Department; 2) the Maui Planning Commission; and 3) the General Plan Advisory Committee. As such, Honua'ula realizes the vision for the Property that has been formulated and refined over the course of more than two decades.</p> <p>Honua'ula will complement the pattern of development in the Kihei-Mākena region in a way that is consistent with the State Land Use Urban designation of the Property and envisioned in the <i>Kihei-Mākena Community Plan</i>.</p> <p>Key objectives of Honua'ula include: 1) reflecting community values to create a unique and compelling community in context with the Kihei-Mākena region; 2) preserving the inherent beauty of the Property by incorporating a Native Plant Preservation Area, Native Plant Conservation Areas (see Section 3.6 (Botanical Resources)), parks, and open space, as well as through excellence in landscaping and design; 3) integrating natural and human-made boundaries and landmarks to craft a sense of place within a defined community; 4) incorporating and preserving natural and cultural resources; 5) including buffer zones between residential areas and Pi'ilani Highway; and 6) making walking and biking meaningful alternatives to driving by locating commercial and retail establishments convenient to residential areas and integrating bicycle/pedestrian recreation ways throughout the community.</p> <p>As discussed in Section 4.7 (Visual Resources), Honua'ula will not impinge upon any significant public scenic view corridors, and Honua'ula will have no significant impacts on views toward the ocean or Haleakalā. The design objectives of Honua'ula will encourage building forms that respect and maintain the unique topographic and landscape character of the land. Honua'ula also will include landscaped buffer areas along the border with Maui Meadows and along Pi'ilani Highway.</p> <p>As discussed in Section 4.8 (Infrastructure and Utilities), Honua'ula Partners, LLC will be responsible for all required infrastructure improvements for Honua'ula, including water source and system improvements for potable and non-potable use and fire protection, drainage improvements, traffic-related improvements, wastewater system improvements, and utility upgrades, as determined by the appropriate governmental agencies and public utility companies.</p>			

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<b>Objective:</b>			
(2) <i>Improve planning for and management of agricultural lands and rural areas.</i>			<b>X</b>
<b>Policies:</b>			
(a) <i>Protect prime, productive, and potentially productive agricultural lands to maintain the islands' agricultural and rural identities and economies.</i>			<b>X</b>
(b) <i>Provide opportunities and incentives for self-sufficient and subsistence homesteads and farms.</i>			<b>X</b>
(c) <i>Discourage developing or subdividing agriculturally designated lands when non-agricultural activities would be primary uses.</i>			<b>X</b>
(d) <i>Conduct agricultural-development planning to facilitate robust and sustainable agricultural activities.</i>			<b>X</b>
<b>Implementing Actions:</b>			
(a) <i>Inventory and protect prime, productive, and potentially productive agricultural lands from competing non-agricultural land uses.</i>			<b>X</b>
<p><b>Discussion:</b> Honua'ula will not reduce the inventory of agriculturally significant lands. As discussed in Section 3.3 (Soils), the Property is rated "E" and unclassified under the LSB classification system and is not classified under the ALISH classification system, indicating that the Property is not agriculturally significant.</p>			
<b>Objective:</b>			
(3) <i>Design all developments to be in harmony with the environment and to protect each community's sense of place.</i>	<b>X</b>		
<b>Policies:</b>			
(a) <i>Support and provide incentives for green building practices.</i>			<b>X</b>
(b) <i>Encourage the incorporation of green building practices and technologies into all government facilities to the extent practicable.</i>			<b>X</b>
(c) <i>Protect and enhance the unique architectural and landscape characteristics of each Community Plan Area, small town, and neighborhood.</i>	<b>X</b>		
(d) <i>Ensure that adequate recreational areas, open spaces, and public-gathering places are provided and maintained in all urban centers and neighborhoods.</i>	<b>X</b>		
(e) <i>Ensure business districts are distinctive, attractive, and pedestrian-friendly destinations.</i>			<b>X</b>
(f) <i>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.</i>	<b>X</b>		
(g) <i>Where appropriate, integrate public-transit, equestrian, pedestrian, and bicycle facilities, and public rights-of-way as design elements in new and existing communities.</i>	<b>X</b>		
(h) <i>Ensure better connectivity and linkages between land uses.</i>	<b>X</b>		
(i) <i>Adequately buffer and mitigate noise and air pollution in mixed-use areas to maintain residential quality of life.</i>	<b>X</b>		
(j) <i>Protect rural communities and traditional small towns by regulating the footprint, locations, site planning, and design of structures.</i>	<b>X</b>		
(k) <i>Support small-town revitalization and preservation.</i>			<b>X</b>
(l) <i>Facilitate safe pedestrian access, and create linkages between destinations and within parking areas.</i>	<b>X</b>		

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**Implementing Actions:**

(a) Establish design guidelines and standards to enhance urban and rural environments.	<b>X</b>		
(b) Provide funding for civic-center and civic-space developments.			<b>X</b>
(c) Establish and enhance urban forests in neighborhoods and business districts.			<b>X</b>

**Discussion:** As discussed in Section 2.3 (Honua'ula Description), Honua'ula will be a master-planned community embracing "smart growth" principles such as diverse residential opportunities, village mixed uses, on-site recreational amenities, and integrated bicycle and pedestrian networks.

As established in Honua'ula's Design Guidelines, Honua'ula will reflect community values and feature distinctive architecture to create an interesting, unique 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.

As discussed in Section 4.7 (Visual Resources), Honua'ula will not impinge upon any significant public scenic view corridors, and Honua'ula will have no significant impacts on views toward the ocean or Haleakalā. The design objectives of Honua'ula will encourage building forms that respect and maintain the unique topographic and landscape character of the land.

Honua'ula will be in character with surrounding uses and will complement the pattern of development as envisioned in the *Kīhei-Mākena Community Plan* and by the County zoning of the Property. To mitigate environmental conflicts and enhance scenic amenities, Honua'ula will include buffer areas along the border with Maui Meadows and along Pi'ilani Highway. Design objectives of Honua'ula will encourage building forms that respect and maintain the unique topographic and landscape character of the land.

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 will be a complete community with village-mixed use areas comprised of commercial, residential, recreational, and community facilities serving the needs of Honua'ula residents and guests. Honua'ula will integrate a system of pedestrian and bike paths along the community's roadways, gulches, and drainage ways. This secondary circulation system of linked pedestrian/bike trails will provide another option for traveling through the community. The community trail system will connect residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas.

As discussed in Sections 2.5 (Environmentally-Responsible Planning and Design) and



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4.8.5 (Electrical System), Honua'ula will include energy-efficient design and energy conservation measures, such as energy systems that meet all applicable ENERGY STAR requirements established by the United States EPA in effect at the time of construction. Energy systems include all hot water systems, roof and attic areas, outside walls, windows, air cooling systems, and heating systems.			
<b>Objective:</b>			
(4) Improve and increase efficiency in land use planning and management.	<b>X</b>		
<b>Policies:</b>			
(a) Assess the cumulative impact of developments on natural ecosystems, natural resources, wildlife habitat, and surrounding uses.	<b>X</b>		
(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.	<b>X</b>		
(c) Encourage public and private partnerships to preserve lands of importance, develop housing, and meet the needs of residents.	<b>X</b>		
(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.	<b>X</b>		
(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.	<b>X</b>		
(f) Enable greater public participation in the review of subdivisions.	<b>X</b>		
(g) Improve land use decision making through the use of land- and geographic information systems.	<b>X</b>		
<b>Implementing Actions:</b>			
(a) Institute a time limit and sunseting stipulations on development entitlements and their implementation.			<b>X</b>
<p><b>Discussion:</b> As discussed in Section 4.9.1 (Community Character), Honua'ula will complement the pattern of development in the Kīhei-Mākena region in a way that is consistent with the State Land Use Urban designation of the Property and envisioned in the <i>Kīhei-Mākena Community Plan</i>. In doing so, Honua'ula will help to satisfy the housing demand of a growing population and provide for a complete and vibrant community.</p> <p>This EIS assesses the cumulative impact of Honua'ula on natural ecosystems, natural resources, wildlife habitat, and surrounding uses. Specific sections of this EIS address potential impacts on natural ecosystems (see Chapter 3, Description of the Natural Environmental, Potential Impacts, and Mitigation Measures) and Section 7.2 (Cumulative and Secondary Impacts) discusses cumulative impacts.</p> <p>In the course of planning Honua'ula, since 2001, Honua'ula representatives met with concerned individuals, community organizations, private groups, and Federal, State, and County officials ((see Chapter 8). Through this process, the plan evolved to reflect community values and embrace contemporary "smart growth" planning principles, such</p>			

<b>COUNTYWIDE POLICY PLAN</b> (Key: S = Supportive, N/S = Not Supportive, N/A = Not Applicable)	S	N/S	N/A
<p>as diverse residential opportunities, village mixed uses, and integrated bicycle and pedestrian networks. A significant amount of input was received on community impacts such as water, traffic, parks, and affordable and workforce housing. The input received drove solutions to issues such as private source development, improvements to Pi'ilani Highway in advance of any permits, money to be dedicated to park development in South Maui and workforce housing on site. As more investigation was done on the Property, the plan was further refined to integrate and preserve natural and cultural resources and maintain the physical and historic character of the Property.</p> <p>During the County Council hearings for the Honua'ula Change in Zoning and Project District Phase I approval in 2008, the County Council heard extensive testimony from both the public and experts in various fields of study. In response to concerns raised at the hearings, the Council included comprehensive conditions as part of the Change in Zoning Ordinance (County of Maui Ordinance No. 3554) approval. These conditions address a wide range of concerns and ensure that any impacts of Honua'ula are mitigated and addressed.</p> <p>Prior to the County Council hearings in 2008, the Council's Land Use Committee had held extensive public meetings over the course of 2006 and 2007 to consider the Honua'ula project, including an estimated ten public hearings where public testimony was heard. These meetings/hearings provided significant opportunity for the consideration of public questions and concerns prior to the Council's consideration and approval of the Phase I application.</p>			
<b>K. STRIVE FOR GOOD GOVERNANCE</b>			
<b>Goal:</b> Government services will be transparent, effective, efficient, and responsive to the needs of residents.			
<b>Objective:</b>			
(1) Strengthen governmental planning, coordination, consensus building, and decision making.			X
<b>Policies:</b>			
(a) Plan and prepare for the effects of social, demographic, economic, and environmental shifts.			X
(b) Plan for and address the possible implications of Hawaiian sovereignty.			X
(c) Encourage collaboration among government agencies to reduce duplication of efforts and promote information availability and exchange.			X
(d) Expand opportunities for the County to be involved in and affect State and Federal decision making.			X
(e) Plan and prepare for large-scale emergencies and contingencies.			X
(f) Improve public awareness about preparing for natural hazards, disasters, and evacuation plans.			X
(g) Improve coordination among Federal, State, and County agencies.			X
<b>Implementing Actions:</b>			
(a) Develop policies, regulations, and programs to protect and enhance the unique character and needs of the County's various communities.			X

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(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.			<b>X</b>
(c) Study and evaluate the feasibility and implications of voting in Maui County Council elections.			<b>X</b>
(d) Study and evaluate the feasibility of authorizing town governments in Maui County.			<b>X</b>
<p><b>Discussion:</b> Honua'ula will not directly develop government services; therefore, this objective and these policies are not applicable. However, Honua'ula will have a significant positive impact on the State and County economies and will contribute to increased State and County revenues in the form of increased property taxes, general excise taxes, and income taxes. 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.</p>			
<b>Objective:</b>			
(2) Promote civic engagement.			<b>X</b>
<b>Policies:</b>			
(a) Foster consensus building through in-depth, innovative, and accessible public participatory processes.	<b>X</b>		
(b) Promote and ensure public participation and equal access to government among all citizens.			<b>X</b>
(c) Encourage a broad cross-section of residents to volunteer on boards and commissions.			<b>X</b>
(d) Encourage the State to improve its community-involvement processes.			<b>X</b>
(e) Support community-based decision making.			<b>X</b>
(f) Expand advisory functions at the community level.			<b>X</b>
(g) Expand opportunities for all members of the public to participate in public meetings and forums.	<b>X</b>		
(h) Facilitate the community's ability to obtain relevant documentation.	<b>X</b>		
(i) Increase voter registration and turnout.			<b>X</b>
<b>Implementing Actions:</b>			
(a) Implement two-way communication using audio-visual technology that allows residents to participate in the County's planning processes.			<b>X</b>
(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.			<b>X</b>
(c) Explore funding mechanisms to improve participation by volunteers on boards and commissions.			<b>X</b>
(d) Develop a project-review process that mandates early and ongoing consultation in and with communities affected by planning and land use activities.	<b>X</b>		
<p><b>Discussion:</b> In the course of planning Honua'ula, since 2001, Honua'ula representatives met with concerned individuals, community organizations, private groups, and Federal, State, and County officials ((see Chapter 8). Through this process, the plan evolved to reflect community values and embrace contemporary "smart growth" planning principles, such as diverse residential opportunities, village mixed uses, and integrated bicycle and</p>			

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<p>pedestrian networks. A significant amount of input was received on community impacts such as water, traffic, parks, and affordable and workforce housing. The input received drove solutions to issues such as private source development, improvements to Pi'ilani Highway in advance of any permits, money to be dedicated to park development in South Maui and workforce housing on site. As more investigation was done on the Property, the plan was further refined to integrate and preserve natural and cultural resources and maintain the physical and historic character of the Property.</p> <p>During the County Council hearings for the Honua'ula Change in Zoning and Project District Phase I approval in 2008, the County Council heard extensive testimony from both the public and experts in various fields of study. In response to concerns raised at the hearings, the Council included comprehensive conditions as part of the Change in Zoning Ordinance (County of Maui Ordinance No. 3554) approval. These conditions address a wide range of concerns and ensure that any impacts of Honua'ula are mitigated and addressed.</p> <p>Prior to the County Council hearings in 2008, the Council's Land Use Committee had held extensive public meetings over the course of 2006 and 2007 to consider the Honua'ula project, including an estimated ten public hearings where public testimony was heard. These meetings/hearings provided significant opportunity for the consideration of public questions and concerns prior to the Council's consideration and approval of the Phase I application.</p> <p>Further review for Honua'ula will include the review of this EIS and the Project District Phase II public hearings by the Maui Planning Commission. Both of these steps provide for agency and public input and comments, as well as opportunities for the public and decision makers to ask for more information to address any additional concerns that may arise.</p>			
<b>Objective:</b>			
<i>(3) Improve the efficiency, reliability, and transparency of County government's internal processes and decision making.</i>			<b>X</b>
<b>Policies:</b>			
<i>(a) Use advanced technology to improve efficiency.</i>			<b>X</b>
<i>(b) Simplify and clarify the permitting process to provide uniformity, reliability, efficiency, and transparency.</i>			<b>X</b>
<i>(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.</i>			<b>X</b>
<i>(d) Ensure that laws, policies, and regulations are internally consistent and effectuate the intent of the General Plan.</i>			<b>X</b>
<b>Implementing Actions:</b>			
<i>(a) Update the County Code to be consistent with the General Plan.</i>			<b>X</b>
<i>(b) Identify and update County regulations and procedures to increase the productivity and efficiency of County government.</i>			<b>X</b>

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(c) <i>Develop local level-of-service standards for infrastructure, public facilities, and services.</i>			<b>X</b>
(d) <i>Implement plans through programs, regulations, and capital improvements in a timely manner.</i>			<b>X</b>
(e) <i>Expand government online services.</i>			<b>X</b>
<p><b>Discussion:</b> Honua'ula will not directly improve government processes, decision making and standards; therefore, this objective and these policies are not applicable. However, Honua'ula will have a significant positive impact on the State and County economies and will contribute to increased State and County revenues in the form of increased property taxes, general excise taxes, and income taxes. 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.</p>			
<b>Objective:</b>			
(4) <i>Adequately fund in order to effectively administer, implement, and enforce the General Plan.</i>			<b>X</b>
<b>Policies:</b>			
(a) <i>Adequately fund, staff, and support the timely update and implementation of planning policy, programs, functional plans, and enforcement activities.</i>			<b>X</b>
(b) <i>Ensure that the County's General Plan process provides for efficient planning at the County, island, town, and neighborhood level.</i>			<b>X</b>
(c) <i>Encourage ongoing professional development, education, and training of County employees.</i>			<b>X</b>
(d) <i>Encourage competitive compensation packages for County employees to attract and retain County personnel.</i>			<b>X</b>
(e) <i>Enable the County government to be more responsive in implementing our General Plan and Community Plans.</i>			<b>X</b>
(f) <i>Review discretionary permits for compliance with the Countywide Policy Plan.</i>			<b>X</b>
(g) <i>Strengthen the enforcement of County, State, and Federal land use laws.</i>			<b>X</b>
<b>Implementing Actions:</b>			
(a) <i>Establish penalties to ensure compliance with County, State, and Federal land use laws.</i>			<b>X</b>
<p><b>Discussion:</b> Honua'ula will not directly improve government administration, programs, or plans; therefore, this objective and these policies are not applicable. However, Honua'ula will have a significant positive impact on the State and County economies and will contribute to increased State and County revenues in the form of increased property taxes, general excise taxes, and income taxes. 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.</p>			
<b>Objective:</b>			
(5) <i>Strive for County government to be a role model for implementing cultural and environmental policies and practices.</i>			<b>X</b>
<b>Policies:</b>			

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(a) Educate residents on the benefits of sustainable practices.			X
(b) Encourage the retention and hiring of qualified professionals who can improve cultural and environmental practices.			X
(c) Incorporate environmentally sound and culturally appropriate practices in government operations and services.			X
(d) Encourage all vendors with County contracts to incorporate environmentally sound and culturally appropriate practices.			X
<p><b>Discussion:</b> Honua'ula will not directly improve government policies and practices; therefore, this objective and these policies are not applicable. However, Honua'ula will have a significant positive impact on the State and County economies and will contribute to increased State and County revenues in the form of increased property taxes, general excise taxes, and income taxes. 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.</p>			

**5.2.2 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 (Figure 6). The community plan objectives and policies relevant to the Honua'ula are discussed below.

KĪHEI-MĀKENA COMMUNITY PLAN (1998)	S	N/ S	N/ A
<b>LAND USE</b>			
<p><b>Goal:</b> A well-planned community with land use and development patterns designed to achieve the efficient and timely provision of infrastructural and community needs while preserving and enhancing the unique character of Ma'alaea, Kihei, Wailea and Makena as well as the region's natural environment, marine resources and traditional shoreline uses.</p>			
<p><b>Objectives and Policies:</b></p>			
(a) Acquire beachfront properties for public use.			X
(b) Identify priority growth areas to focus public and private efforts on the provision of infrastructure and amenities to serve existing residents and to accommodate new growth.	X		
(c) Upon adoption of this plan, allow no further development unless infrastructure, public facilities, and services needed to service new development are available prior to or concurrent with the impacts of new development.	X		
(d) Limit hotel uses to those areas presently planned for hotel use, and limit hotel development until adequate public facilities and services are established to meet existing needs.	X		
(e) Establish a system of parks, utility easements, shoreline areas, drainageways and wetlands as an open space framework for the urban areas of the region, i.e. where structures exist or are planned to exist, and provide an integrated system of pedestrian and bicycle paths.	X		
(f) Establish a distribution of land uses which provides housing, jobs, shopping, open space, and recreation areas in close proximity to each other in order to enhance	X		

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<i>Kihei's neighborhoods and to minimize dependence on automobiles.</i>			
<i>(g) Encourage the establishment of single-family and multi-family land use designations which provide affordable housing opportunities for areas which are in close proximity to infrastructure systems and other urban services.</i>	<b>X</b>		
<i>(h) Develop commercial services at the following locations to meet community needs: 1) North Kihei, between the existing South Kihei Road, Pi'ilani Highway and Uwapo Road. 2) A central business and commercial center for Kihei clustered about the South Kihei Road/Road "C" intersection. 3) In existing commercially zoned areas along South Kihei Road in the vicinity of Kalama Park. 4) Along South Kihei Road opposite the Kama'ole beach parks.</i>			<b>X</b>
<i>(i) Limit commercial services to neighborhood business uses or other low-key business activities with a residential scale on those properties which abut single-family residential areas.</i>	<b>X</b>		
<i>(j) Locate resort-related retail commercial facilities at strategic points in the Wailea and Makena destination areas.</i>	<b>X</b>		
<i>(k) Provide for limited expansion of light industrial services in the area south of Ohukai and mauka of Pi'ilani Highway, as well as limited marine-based industrial services in areas next to Ma'alaea Harbor. Provide for moderate expansion of light industrial use in the Central Maui Baseyard, along Mokulele Highway. These areas should limit retail business or commercial activities to the extent that they are accessory or provide service to the predominate light industrial use. These actions will place industrial use near existing and proposed transportation arteries for the efficient movement of goods.</i>			<b>X</b>
<i>(l) Preserve coastal vistas, open space and recreational opportunities for residents by prohibiting further shoreline development except in places designated on the 1997 community plan land use map, and prohibit future community plan amendments along the shoreline that would increase the intensity of land use, with the exception of land use that is public or quasi-public in nature.</i>			<b>X</b>
<i>(m) Provide for limited residential expansion in Ma'alaea which complements the existing natural and built environment.</i>			<b>X</b>
<i>(n) Maintain State Conservation District boundaries in the planning region. However, State Conservation District reclassification of lands may be warranted to enhance environmental preservation.</i>			<b>X</b>
<i>(o) Establish a site for a future higher educational institution north of the research and technology park project district.</i>			<b>X</b>
<i>(p) Prevent urbanization of important agricultural lands.</i>			<b>X</b>
<i>(q) Allow ohana units only where sufficient infrastructure is available.</i>			<b>X</b>
<i>(r) Allow special permits in the State Agricultural Districts to accommodate unusual yet reasonable uses including: (1) limited agriculturally related commercial, public and quasi-public uses serving the immediate community; (2) uses clearly accessory or subordinate to a principal agricultural use on the property; (3) public facility uses such as utility installations or landfills whose location depends on technical considerations; and (4) extractive industries, such as quarrying, where the operation would not adversely affect the environment or surrounding agricultural uses.</i>			<b>X</b>
<b>Implementing Actions:</b>			
<i>(a) Prepare a prioritized island-wide directed and managed growth strategy to ensure that the location, rate and timing of development is consistent with the provision of infrastructure and public facilities and services.</i>	<b>X</b>		
<i>(b) Include conditions of approval for new residential developments requiring that adequate school facilities shall be in place before a certificate of occupancy is issued.</i>	<b>X</b>		

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<p>(c) <i>Prepare an Open Space Master Plan for the region to provide a unified system of non-motorized access to community resources, and to provide a planned program of resource stewardship. Establish standards for the use of drainageways, gulches, wetlands, and easements for public access.</i></p> <p><i>The Open Space Master Plan shall be prepared by partnership between governmental and non-governmental organizations. The plan preparation shall include, but not be limited to, public input and informational workshops; inventory and mapping of cultural, natural, and open space resources; and review of legal options and constraints.</i></p> <p><i>Professional design of the Open Space Master Plan should be funded; and, upon its adoption, the Open Space Master Plan should be incorporated into the Kihei-Makena Community Plan.</i></p>	<b>X</b>		
<p>(d) <i>Control the timing and phasing of project district construction through zoning in order to ensure systematic and incremental development. Such an action shall prevent haphazard development, and ensure that the provision of adequate infrastructure and public facilities and services takes place prior to or concurrent with development.</i></p>	<b>X</b>		
<p>(e) <i>Review, amend and adopt, as appropriate, zoning ordinances and maps to carry out the intent of the land use categories identified in the plan.</i></p>			<b>X</b>
<p>(f) <i>Establish and enforce building height limits and densities mauka of Pi'ilani Highway which preserve significant mauka views and vistas.</i></p>	<b>X</b>		
<p><b>Discussion:</b> The Honua'ula Property has been designated as Kīhei-Mākena Project District 9 (Chapter 19.90A, MCC) to establish permissible land uses and appropriate standards of development for a residential community consisting of single-family and multi-family dwellings complemented with village mixed used, all integrated with an 18-hole golf course and other recreational amenities.</p> <p>As discussed in Section 2.3 (Honua'ula Description), Honua'ula will be a master-planned community embracing "smart growth" principles such as diverse residential opportunities, village mixed uses, on-site recreational amenities, and integrated bicycle and pedestrian networks.</p> <p>As established in Honua'ula's design guidelines, Honua'ula will reflect community values and feature distinctive architecture to create an interesting, unique 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.</p> <p>As discussed in Section 4.4 (Roadways and Traffic) and 4.8 (Infrastructure and Utilities), Honua'ula responds to the demand of a growing population for the Kīhei-Mākena region by funding the Pi'ilani Highway widening project and other traffic improvements and providing additional infrastructure to meet the needs of Honua'ula.</p> <p>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</p>			



KĪHEI-MĀKENA COMMUNITY PLAN (1998)	S	N/ S	N/ A
<p>and community health.</p> <p>Honua'ula will be a complete community with village-mixed use areas comprised of commercial, residential, recreational, and community facilities serving the needs of Honua'ula residents and guests. Honua'ula will integrate a system of pedestrian and bike paths along the community's roadways, gulches, and drainage ways. This secondary circulation system of linked pedestrian/bike trails will provide another option for traveling through the community. The community trail system will connect residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas.</p> <p>By locating commercial and retail establishments convenient to residential areas, walking and biking will be meaningful alternatives to driving within Honua'ula and, unlike residents in conventional residential subdivisions, Honua'ula residents will not have to drive outside of the community for all of their needs and services. Located near the intersection of Pi'ilani Highway and Wailea Ike Drive, Honua'ula's commercial and retail establishments will also help serve the needs of the neighboring Wailea and Mākena destination areas.</p> <p>Honua'ula will help to satisfy housing demand by providing homes in the Kīhei-Mākena region priced for a wide range of consumer groups, including workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy). Transient vacation rentals or time shares will not be allowed within Honua'ula, thereby maintaining a balance between resident and visitor populations.</p> <p>As discussed in Section 4.10.1 (Schools), Honua'ula Partners, LLC will pay at least \$3,450,000 to the DOE for school improvements over the course of the projected 13-year build-out period. In compliance with County of Maui Ordinance No. 3554 (Condition 22), Honua'ula Partners, LLC will pay the DOE <u>at least</u> \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kīhei-Mākena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kīhei-Mākena Project District 9, Honua'ula Partners, LLC will from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.</p> <p>Pursuant to Honua'ula's zoning conditions under County of Maui Ordinance No. 3554, the timing of the provision of traffic improvements, the payment of school, traffic and park fees, and the contribution of land and funds for fire and police facilities are based primarily upon the timing of the build-out of Honua'ula. This will ensure that the creation of Honua'ula is done in a systematic fashion, commensurate with the provision of adequate infrastructure and public facilities and services.</p> <p>Honua'ula's Project District 9 (Chapter 19.90A, MCC) ordinance establishes maximum building heights and densities that will help preserve significant mauka views and vistas.</p>			

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<b>KĪHEI-MĀKENA COMMUNITY PLAN (1998)</b>	<b>S</b>	<b>N/ S</b>	<b>N/ A</b>
<b>ENVIRONMENT</b>			
<b>Goal:</b> <i>Preservation, protection, and enhancement of Kihei-Makena's unique and fragile environmental resources.</i>			
<b>Objectives and Policies:</b>			
(a) <i>Maintain and enhance the long-term availability of shoreline resources for public enjoyment through adequate access, space, and facility provisions, and through on-going resource management programs.</i>			<b>X</b>
(b) <i>Preserve, protect, and restore unique natural areas with significant conservation values.</i>	<b>X</b>		
(c) <i>Require that new shoreline development respect shoreline resources and maintain public access: 1) Existing dune formations are important elements of the natural setting and should remain intact. 2) Indigenous or endemic strand vegetation should remain undisturbed; new development and landscaping should treat such vegetation as given conditions. 3) Planning for new shoreline development, as well as redevelopment, shall consider the cyclic nature of beach processes. Setbacks shall be used to provide a sufficient buffer between the ocean and structures to allow for periodic and long-term accretion and erosion of the shoreline. A Coastal Erosion Rate Analysis shall be developed. The planning commissions are encouraged to incorporate data from the analysis into planning decisions for shoreline areas, especially with respect to shoreline building setbacks. In the interim period prior to the completion of the analysis, the planning commissions are further encouraged to utilize minimum setbacks for multi-family and hotel uses of 150 feet from sandy shorelines, and 75 feet from rocky shorelines, or 25% of the average lot depth, whichever is greater. Where shoreline erosion threatens existing structures or facilities, beach replenishment shall be the preferred means of controlling erosion, as opposed to sole reliance on seawalls or other permanent shoreline hardening structures. 4) Storm water run-off from proposed developments shall not adversely affect the marine environment and nearshore and offshore water quality. 5) Planning, design, and layout for new development shall be integrated with public shoreline use and sound principles of resource management.</i>			<b>X</b>
(d) <i>Permit recreational activities in the shoreline zone which respond to shoreline characteristics and principles of sound resource management. Activities which damage or deplete shoreline resources, or are incompatible with ecological systems, shall not be permitted.</i>			<b>X</b>
(e) <i>Protect the quality of nearshore waters by ensuring that land-based discharges meet water quality standards. Continued monitoring of existing and future waste disposal systems is necessary to ensure their efficient operation. Programs should be implemented to reduce the reliance on injection wells for wastewater disposal.</i>	<b>X</b>		
(f) <i>Protect all wetland resources, such as those at Kealia Pond and near Road "C". These open space and wildlife habitat resources are important for flood control and for their natural beauty.</i>			<b>X</b>
(g) <i>Require the integration of wetlands and drainageways into an open space, pedestrian pathway, and bikeway system within and around the Lipoa business district.</i>			<b>X</b>
(h) <i>Encourage such land uses as would serve to reduce hazardous fire conditions in the developed community plan areas.</i>	<b>X</b>		
(i) <i>Discourage shoreline hardening structures where North Kihei Road abuts the coastline. Instead, use soft approaches such as dune restoration and beach nourishment with or without supporting structures.</i>			<b>X</b>

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<b>KĪHEI-MĀKENA COMMUNITY PLAN (1998)</b>	<b>S</b>	<b>N/ S</b>	<b>N/ A</b>
<b>Implementing Actions:</b>			
(a) Implement programs to reduce the reliance on injection wells for wastewater disposal.	X		
(b) Establish and maintain a monitoring program for nearshore waters.	X		
(c) Support the development of the Ma`alaea-Kealia bypass highway.			X
(d) Develop a master plan for a recreational coastline access along North Kihei Road once the Ma`alaea-Kealia bypass is planned.			X
(e) Facilitate protection of valuable shoreline resources in the Open Space Master Plan by transferring State Beach Reserves and adjacent undeveloped State-owned lots to County jurisdiction. Prepare and implement a plan for enhancement of these lands to provide stewardship of cultural and natural resources and the fostering of traditional cultural activities.			X
(f) Survey, map, and describe the mauka boundaries of the State Beach Reserves to delineate between public and private property.			X
(g) Partner with the Na Ala Hele, South Maui Heritage Corridor, Kihei 2000, and Bikeways Maui organizations to establish a continuous trail/greenway/bikeway system from Kealia Pond to Kilohana Road, to provide pedestrian lateral accesses to the Kihei-Makena shoreline, and to protect and maintain traditional shoreline access.			X
(h) Initiate a wetlands enhancement project with the Kihei Franks development in coordination with the enhancement of the Countyowned wetland adjacent to Saint Theresa's Church. Include a pedestrian and bikepath to allow school children to access the beach and greenway.			X
(i) Develop and implement a strategy for sand dune protection.			X
(j) New studies should be commissioned that seek to better understand site-specific causes of coastal erosion.			X
(k) Develop and implement a dune restoration project for the beach area along South Kihei Road from the Maui Lu to Suda Store. Such a project may use drift fencing, native vegetation, and dune walkovers in order to restore the sand dunes and prevent sand from blowing onto and across the road.			X
<p><b>Discussion:</b> As discussed in Sections 3.6 (Botanical Resources) and 3.7 (Wildlife Resources), Honua'ula Partners, LLC will conserve portions of Honua'ula and undertake propagation of selected remnant native dry shrubland plants located on-site. To protect and conserve the area 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 <del>native plant conservation and protection areas</del> <u>Native Plant Conservation Areas</u> also will be established. In total, approximately <del>143</del> <u>76</u> acres will be set aside as <del>Native Plant Areas</del> to ensure the long-term genetic viability and survival of native plants. <u>In addition, Honua'ula Partners, LLC will implement significant off-site measures to protect native plants and Blackburn's sphinx moth habitat and provide a net conservation benefit.</u> Further, a <i>Conservation and Stewardship Plan</i> sets forth proactive stewardship actions to manage the <u>Native Plant Preservation Area and Native Plant Conservation Areas</u>. Section 3.6 (Botanical Resources) contains the full discussion.</p>			

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<p>Honua'ula is not located on the coastline; therefore, policies regarding shoreline resources are not applicable. Honua'ula, however, will maintain a nearshore water quality monitoring program and will adopt water quality standards that comply with State and Federal regulations regarding wastewater disposal; per County of Maui Ordinance No. 3554 (Condition 17), no reclaimed water from Honua'ula will be placed into injection wells.</p> <p>As discussed in Section 4.3 (Trails and Access), Honua'ula will include an integrated system of pedestrian and bike paths along the community's roadways, gulches and drainage ways. This secondary circulation system of linked pedestrian/bike trails will provide another option for traveling within the community.</p> <p>As discussed in Section 3.4 (Natural Hazards), the creation of Honua'ula will mitigate the potential for wildfires on the Property through its landscape design and plant palette. In large part, vegetative fuel for fires, such as kiawe/buffel grass, will be replaced by buildings and landscaping of the community.</p>			
<b>CULTURAL RESOURCES</b>			
<p><b>Goal:</b>  <i>Identification, preservation, enhancement, and appropriate use of cultural resources, cultural practice, and historic sites that:</i></p> <p><i>a. provides a sense of history and defines a sense of place for the Kihei- Makena region; and</i></p> <p><i>b. preserves and protects native Hawaiian rights customarily and traditionally exercised for subsistence, cultural, and religious purposes in accordance with Article XII, Section 7, of the Hawaii State Constitution, and the Hawaii Supreme Court's PASH opinion, 79 Haw. 425 (1995).</i></p>			
<b>Objectives and Policies:</b>			
<i>(a) Identify, preserve, protect and restore significant historical and cultural sites.</i>	<b>X</b>		
<i>(b) Foster an awareness of the diversity and importance of cultural and archaeological resources and of the history of Kihei-Makena. Promote distinct cultural resources as an identifying characteristic of the region.</i>	<b>X</b>		
<i>(c) Encourage and protect traditional mauka and makai accesses, cultural practices and rural lifestyles.</i>	<b>X</b>		
<i>(d) Protect those areas, structures and elements that are a significant and functional part of Hawaii's ethnic and cultural heritage.</i>	<b>X</b>		
<i>(e) Encourage community stewardship of historic sites.</i>	<b>X</b>		
<i>(f) Preserve and restore historical roads and paths as cultural resources, and require such resources to be available to the public.</i>	<b>X</b>		
<i>(g) Recognize and respect family ancestral ties to certain sites.</i>	<b>X</b>		
<i>(h) Establish "cultural parks" and heritage corridors for visitation and education.</i>	<b>X</b>		
<i>(i) Establish cultural and educational programs to perpetuate Hawaiian and other ethnic heritages.</i>	<b>X</b>		
<i>(j) Develop a County ordinance for indigenous architecture.</i>			<b>X</b>
<b>Implementing Actions:</b>			
<i>(a) Prepare a Kihei-Makena specific Cultural Resources Management Plan. Use the plan to update the Countywide Cultural Resources Management Plan. Include an inventory of cultural resources and develop strategies for the preservation and enhancement of those resources.</i>	<b>X</b>		

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<b>KĪHEI-MĀKENA COMMUNITY PLAN (1998)</b>	<b>S</b>	<b>N/ S</b>	<b>N/ A</b>
(b) <i>Require development projects to identify all cultural resources located within or adjacent to the project area, prior to application, as part of the County development review process. Further require that all proposed activity include recommendations to mitigate potential adverse impacts on cultural resources, including site avoidance, adequate buffer areas and interpretation. Particular attention should be directed toward the southern areas of the planning region.</i>	<b>X</b>		
(c) <i>Implement a historic or cultural district overlay ordinance to provide protection for areas of significant archaeological, historical and cultural resources. These ordinances should be used at Palauea, Keone'o'io and other significant archaeological complexes in the Honua'ula District of the region.</i>			<b>X</b>
(d) <i>Upon development of Project District 8 (Palauea), the developer shall implement a historic park and interpretative center at Palauea, preserving the Palauea archaeological district and providing interpretation for sites in the Makena-Wailea region.</i>  <i>Permitted uses shall include a cultural preserve/park area which shall be a minimum of at least 20 contiguous acres to protect and preserve known significant archaeological sites, which shall include, but not be limited to, the Palauea village and heiau complex, and the Palauea landing complex. Consideration should also be given to expanding the cultural preserve to include additional newly identified sites. Because of the significance of the sites, the County Cultural Resources Commission shall review all plans for development.</i> <i>Because of high public interest and the contiguous nature of the sites, consideration should be given to educational uses of the sites.</i>			<b>X</b>
(e) <i>Formulate and adopt rural and historic district roadway standards for the old Makena Road to promote the maintenance of historic landscapes and streetscapes in character with the region, so long as these standards are for public roadway purposes, and do not obstruct or interfere with the rights of the public for the use and enjoyment of the area. Makena Road shall be kept open for public use.</i>			<b>X</b>
(f) <i>General sites that should be identified for preservation include, but are not limited to, the following:</i> 1) Ancient Trails/Old Government Roads 2) Fishponds 3) Landings 4) Nearshore marine cultural resources 5) Significant native vegetation zones 6) Plantation ditch systems 7) Religious Structures (shrines, churches & heiau) 8) Old bridges 9) Plantation camps 10) Plantation era structures & homes 11) Petroglyphs 12) Burials	<b>X</b>		
(g) <i>Important sites and areas in the Kihei-Makena Community Plan region include the following:</i> 1) Lahaina-Pali Trail 2) McGregor's Landing 3) Ma`alaea/McGregor Complex 4) Ma`alaea Petroglyphs 5) Kealia Pond 6) Naval Air Station Pu`unene			<b>X</b>

KĪHEI-MĀKENA COMMUNITY PLAN (1998)	S	N/ S	N/ A
<p>7) Kihei Landing              8) Keolahou Church              9) Kalepolepo Fishpond              10) David Malo Church              11) Waiohuli Kai Fishpond              12) Ko`a at Waimahaihai, Kama`ole              13) Kihei Regional Park Complex              14) Kama`ole House Site              15) Palauea Complex              16) Makena Landing Area Sites              17) Makena Complex              18) Keawala`i Church              19) Pu`u Olai              20) Mo`omuku Ko`a              21) Kanahena Landing Area              22) Moanakala Village              23) Kanahena Point Complex              24) Kalaeloa Complex              25) Keone`o`io Village              26) Hoapili Trail              27) Keawanaku Complex              28) Wawaloa Complex              29) Alaha Complex              30) Waiakapuhi Complex              31) Kalulu Complex</p> <p><i>The above list is not comprehensive. It represents some of the wellknown sites that are currently listed in the State inventory of Historic Places and on file with the State and National Registers of Historic Places. Many more sites have not been surveyed for historic significance.</i></p> <p><i>A map indicating the general location of these sites is on file with the County's Department of Planning. The said map should be consulted prior to development proposals affecting the above-mentioned areas. Prior to any development approvals, the said map shall be referenced and the comments of the State Historic Preservation Division and the County Cultural Resources Commission shall be sought.</i></p>			
<p><b>Discussion:</b> As discussed in Section 4.1 (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 <i>in situ</i> preservation is recommended for 15 sites. Data recovery is recommended for 18 sites. No further work is recommended for seven sites.</p> <p>As discussed in Section 4.2 (Cultural Resources), in compliance with County of Maui Ordinance No. 3554 (Condition 13), Aki Sinoto Consulting, LLC and Hana Pono, LLC have prepared a CRPP 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, the DLNR Nā Ala Hele, SHPD, OHA, and various</p>			

KĪHEI-MĀKENA COMMUNITY PLAN (1998)	S	N/ S	N/ A
<p>knowledgeable individuals.</p> <p>The CRPP incorporates the findings of the archaeological inventory survey and cultural impact assessment report (discussed in Section 4.2) and sets forth (among other things) selection criteria for archaeological sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate for each site and types of native flora to be used for landscaping for buffer zones.</p> <p>As discussed in Section 4.3 (Trails and Access), Honua'ula will include traditional native Hawaiian mauka-makai access trails across the Property (<i>ala i ke kai</i> (pathway to the ocean) and the <i>ala i ke kula</i> (pathway to the uplands)). These trails will follow the Property's natural gulches from mauka to makai.</p>			
<b>ECONOMIC ACTIVITY</b>			
<p><b>Goals:</b> A diversified and stable economic base which serves resident and visitor needs while providing long-term resident employment.</p>			
<p><b>Objectives and Policies:</b></p>			
(a) Establish a sustainable rate of economic development consistent with concurrent provision of needed transportation, utilities, and public facilities improvements.	X		
(b) Expand educational opportunities and encourage research and technological activities.	X		
(c) Encourage research, development, and use of alternate energy sources.	X		
(d) Establish balance between visitor industry employment and nonvisitor industry employment.	X		
(e) Provide for the preservation and enhancement of important agricultural lands for a variety of agricultural activities, including sugar cane, diversified agriculture and aquaculture.			X
(f) Increase the availability and variety of commercial services to provide for regional needs and strategically establish small scale commercial uses within, or in close proximity to, residential areas.	X		
<p><b>Implementing Actions:</b></p>			
(a) Seek State and private support for the establishment of a four-year university in the Kihei-Makena region.			X
(b) Establish a comprehensive data base to analyze county and regional economic statistics.			X
(c) Where feasible within the region, utilize alternate energy sources in all public structures, and encourage the same in private residences.	X		
<p><b>Discussion:</b> Honua'ula is projected to generate approximately \$1.2 billion of direct capital investment in the Maui economy over the projected 13-year build-out period. This will result in significant expenditures that will have a substantial positive impact on the County of Maui and State of Hawaii economies, on both a direct and indirect basis. By significantly increasing the level of capital investment and capital flow in the region, which will in turn create employment opportunities and widen the tax base, Honua'ula will serve as a compelling economic stimulus for the region. Honua'ula will provide</p>			

KĪHEI-MĀKENA COMMUNITY PLAN (1998)	S	N/ S	N/ A
<p>direct employment opportunities for present and future residents of the area and contribute to the stability, diversity, and growth of local and regional economies.</p> <p>The approximately \$1.2 billion of direct capital investment that Honua'ula is projected to generate in the Maui economy includes investment in on-site infrastructure, home construction, golf course construction, and commercial building construction. A total of approximately 9,537 "worker years"<sup>20</sup> of direct on-site employment will be created during the projected 13-year construction and sales period including: direct construction-related jobs, on-site business operation and maintenance positions, and off-site/direct worker-year requirements. After completion, Honua'ula is projected to generate 518 permanent full-time equivalent jobs—382 directly related to on-site activities and 136 indirect jobs throughout the island.</p> <p>Discretionary expenditures made by Honua'ula residents and guests during the projected 13-year build-out period are expected to total \$513.9 million, or nearly \$40 million annually. After the build-out period, discretionary expenditures are expected to stabilize at approximately \$77 million annually. The household income of full-time residents is forecast to total approximately \$497 million over the build-out period and stabilize at \$68.9 million per year after build-out.</p> <p>The gross taxable operating economic activity generated from on-site operations (which include commercial operations, golf course operations, maintenance, landscaping, and renovations) is estimated to total approximately \$383.7 million during the build-out period. After the build-out period, annual operating economic activity is estimated to be approximately \$96.9 million.</p> <p>The overall statewide economic impact over the projected 13-year build-out period is estimated to total approximately \$3.2 billion. This includes direct capital investment, contractors' and suppliers' profits, employee wages, resident income and expenditures, and operating economic activity. On a stabilized basis after build-out, the overall economic impact of Honua'ula is estimated to be approximately \$290.5 million annually. The expenditure of these funds into the island and state economies will create hundreds of additional off-site, secondary, and indirect jobs on Maui and statewide.</p> <p>Fiscal and economic impacts from the short-term construction and long-term operation of Honua'ula are expected to directly benefit the State of Hawai'i and County of Maui through four major sources: 1) real property taxes; 2) gross excise tax receipts; 3) state income taxes; and 4) development fees.</p>			

<sup>20</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.



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<p>Pursuant to Honua'ula's zoning conditions under County of Maui Ordinance No. 3554, the timing of the provision of traffic improvements, the payment of school, traffic and park fees, and the contribution of land and funds for fire and police facilities are based primarily upon the timing of the build-out of Honua'ula. This will ensure that the creation of Honua'ula is done in a systematic fashion, commensurate with the provision of adequate infrastructure and public facilities and services.</p> <p>To expand the region's educational opportunities, and as discussed in Section 4.10.1 (Schools), Honua'ula Partners, LLC will pay at least \$3,450,000 to the DOE for school improvements over the course of the 13-year build-out period. In compliance with County of Maui Ordinance No. 3554 (Condition 22), Honua'ula Partners, LLC will pay the DOE <u>at least</u> \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kīhei-Mākena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kīhei-Mākena Project District 9, Honua'ula Partners, LLC will from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.</p> <p>As discussed in Section 4.4 (Roadways and Traffic) and 4.8 (Infrastructure and Utilities), Honua'ula responds to the demand of a growing population for the Kīhei-Mākena region by funding the Pi'ilani Highway widening project and other traffic improvements and providing additional infrastructure to meet the needs of Honua'ula.</p> <p>As discussed in Sections 2.5 (Environmentally-Responsible Planning and Design) and 4.78.5 (Electrical System), Honua'ula will include energy-efficient design and energy conservation measures, such as energy systems that meet all applicable ENERGY STAR requirements established by the Climate Protection Division of the United States EPA in effect at the time of construction. Energy systems include all hot water systems, air cooling systems, and heating systems.</p> <p>In further compliance with County of Maui Ordinance No. 3554 (Condition 30), Honua'ula Partners, LLC will: 1) equip all residential units (<u>single-family and multifamily</u>) with a primary hot water system at least as energy efficient as a conventional solar panel hot water system, sized to meet at least 80 percent of the hot water demand for the unit; and 2) ensure that all air cooling systems and all heating systems for laundry facilities, swimming pools, and spa areas will make maximum use of energy-efficient construction and technology.</p> <p>As discussed in Section 4.9.4 (Village Mixed Uses), Honua'ula will include village-mixed use areas comprised of, commercial, residential, recreational, and community facilities serving the needs of Honua'ula residents and guests. Permitted uses in the Village Mixed Use sub-district include: retail food and beverage establishments; grocery stores; retail</p>			

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<p>shops; offices; business services; minor medical offices; religious institutions; and public facilities. By locating commercial and retail establishments convenient to residential areas, walking and biking will be meaningful alternatives to driving within Honua'ula and, unlike residents in conventional residential subdivisions, Honua'ula residents will not have to drive outside of the community for all of their needs and services.</p> <p>Honua'ula will not impact important agricultural lands since no part of the Property is designed as important agricultural lands. As discussed in Section 3.3 (Soils), the Property is rated "E" and unclassified on the LSB classification system, and not classified for under the ALISH system, indicating that the Property is not agriculturally significant. Therefore, Honua'ula will not reduce the inventory of important agricultural lands.</p>			
<b>HOUSING AND URBAN DESIGN</b>			
<b>Goals:</b>			
<i>A variety of attractive, sanitary, safe and affordable homes for Kihei's residents, especially for families earning less than the median income for families within the County. Also, a built environment which provides complementary and aesthetically pleasing physical and visual linkages with the natural environment.</i>			
<b>Objectives and Policies:</b>			
(a) <i>Provide an adequate variety of housing choices and range of prices for the needs of Kihei's residents, especially for families earning less than the median income for families within the County, through the project district approach and other related programs. Choices can be increased through public/private sector cooperation and coordinated development of necessary support facilities and services.</i>	<b>X</b>		
(b) <i>Require a mix of affordable and market-priced housing in all major residential projects, unless the project is to be developed exclusively as an affordable housing project.</i>	<b>X</b>		
(c) <i>Preserve Kihei-Makena's significant views of the Pacific Ocean and the broad vista to the Central Maui and Upcountry region. Prohibit the use of walls higher than 4 feet in front yard setbacks especially in areas close to the shoreline where view corridors can be blocked.</i>	<b>X</b>		
(d) <i>Provide for integration of natural physical features with future development of the region. New development shall incorporate features such as gulches and wetlands into open space and pedestrian pathway and bikeway systems.</i>	<b>X</b>		
(e) <i>Implement landscaped setbacks for future multi-family and commercial areas. Developments shall provide space for landscaped pedestrian ways and bikeways.</i>	<b>X</b>		
(f) <i>Incorporate the principles of xeriscaping in all future landscaping.</i>	<b>X</b>		
(g) <i>Encourage the use of native plants in landscaping in the spirit of Act 73, Session Laws of Hawaii, 1992.</i>	<b>X</b>		
(h) <i>Recommend to the Maui County Arborist Committee for consideration as "Exceptional Trees" all trees, or groves of trees, that have historic or cultural value, represent an important community resource, or are exceptional by reason of age, rarity, location, size, aesthetic quality, or endemic qualities. Healthy mature trees shall be saved and incorporated in the landscape plans of subdivisions, roads, or any other construction or development.</i>	<b>X</b>		
<b>Implementing Actions:</b>			
(a) <i>Develop a comprehensive strategy for housing assistance which coordinates all available public and private resources and incorporates appropriate regulatory measures.</i>			<b>X</b>

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<b>KĪHEI-MĀKENA COMMUNITY PLAN (1998)</b>	<b>S</b>	<b>N/ S</b>	<b>N/ A</b>
<i>(b) Explore modifying zoning, building and subdivision codes to incorporate minimum lot sizes, compact parking ratios, and roadway and utility standards which meet resident needs but which may depart from customary urban standards, in an effort to reduce development and housing costs.</i>			<b>X</b>
<i>(c) Plant appropriate trees, turfgrass, and ground covers along existing public rights-of-way, roads, and parks. Neighborhood communities and citizen groups shall be encouraged to upgrade their streets and parks in accordance with the Maui County Planting Plan.</i>	<b>X</b>		
<i>(d) Provide landscaped buffer areas between Pi'ilani Highway and adjacent communities to mitigate highway noise and to reduce the visual impact of development. Both Pi'ilani Highway and South Kihei Road shall be landscaped to achieve a parkway character.</i>	<b>X</b>		
<i>(e) Provide an aesthetic landscaped entry-way and park at the north end of Kihei, north of the future commercial area. Provide a similar Kihei entry-way at Road C.</i>			<b>X</b>
<i>(f) Develop Kihei-Makena Urban Design Guidelines to address architectural, landscape, and graphic design standards. Use the guidelines to establish a sense of place by defining distinctive standards for four neighborhoods: the Uwapo Road-Suda Store neighborhood, the Lipoa Street-Azeka Place neighborhood, the Kalama Park neighborhood, and the Kama'ole Parks neighborhood.</i>			<b>X</b>
<i>(g) Implement streetscape beautification through an "adoption" program for trees, sidewalks, street frontages, and intersections.</i>			<b>X</b>

**Discussion:** Honua'ula will help to satisfy the housing demand of a growing population by providing homes in the Kīhei-Mākena region priced for a wide range of consumer groups, including workforce affordable homes in compliance with Chapter 2.96, MCC (Residential Workforce Housing Policy).

As discussed in Section 4.7 (Visual Resources), panoramic views of shoreline, upland areas of Haleakalā, West Maui Mountains, and the offshore islands of Molokini, Kaho'olawe, and Lāna'i are available from selected areas of the Property. Views of the ocean are available from almost all areas of the site. Honua'ula will not impinge upon any significant public scenic view corridors, and Honua'ula will have no significant impacts on views toward the ocean or Haleakalā. To ensure an overall architectural theme as well as other design standards are established for Honua'ula, design guidelines have been prepared. The design guidelines cover various aspects of Honua'ula design with the overall goal of providing a framework so that a consistent character is achieved.

As discussed in Section 4.3 (Trails and Access), Honua'ula will integrate a system of pedestrian and bike paths along the community's roadways, gulches, and drainage ways. This secondary circulation system of linked pedestrian/bike trails will provide another option for traveling within the community. The community trail system will connect residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas.

To protect and conserve the area that contains the highest density of representative native plant species, a Native Plant Preservation Area will be established in perpetuity under a

KĪHEI-MĀKENA COMMUNITY PLAN (1998)	S	N/ S	N/ A
<p>conservation easement and additional <del>native plant conservation and protection areas</del> Native Plant Conservation Areas also will be established. In total, approximately <del>143</del> 76 acres will be set aside as Native Plant Areas to ensure the long-term genetic viability and survival of native plants.</p> <p>The Honua'ula Landscape Master Plan establishes an overall landscape concept and establishes principles to guide the design and implementation of landscape planting within Honua'ula. The Landscape Master Plan strives to create a naturalized landscape palette, using native plants, which require minimal irrigation and will, after establishment, require minimal maintenance. Consistent with the Maui County Planting Plan, the Honua'ula Landscape Master Plan is responsive to the botanical resources of the area and the need to limit the use of water for irrigation.</p> <p>Honua'ula will provide a buffer along Pi'ilani Highway to mitigate highway noise and to reduce the visual impact of development, as discussed in Section 4.4 (Roadways and Traffic). Additionally, appropriate landscaping will be planted along public rights-of-way, roads and parks.</p>			
<b>PHYSICAL AND SOCIAL INFRASTRUCTURE</b>			
<p><b>Goals:</b>  <i>Provision of facility systems, public services and capital improvement projects in an efficient, reliable, cost effective, and environmentally sensitive manner which accommodates the needs of the Kihei-Makena community, and fully support present and planned land uses, especially in the case of project district implementation. Allow no development for which infrastructure may not be available concurrent with the development's impacts.</i></p>			
<b>Transportation</b>			
<b>Objectives and Policies:</b>			
(a) <i>Develop and implement a well-planned road and public transportation system to allow residents and visitors to move safely, effectively and comfortably within the region. Roadway improvements should be planned, designed, and constructed as prioritized under the Implementing Actions section below, and as generally described in the Kihei Traffic Master Plan.</i>	X		
(b) <i>Undertake transportation system improvements concurrently with planned growth of the Kihei-Makena region. Require adequate interregional highway capacity, including the widening of Pi'ilani and Mokulele Highways to four lanes, prior to the construction of major projects south of Kilohana Road or mauka of Pi'ilani Highway.</i>	X		
(c) <i>Strengthen the coordination of land use planning and transportation planning to promote sustainable development and to reduce dependence on automobiles. New residential communities should provide convenient pedestrian and bicycle access between residences and neighborhood commercial areas, parks and public facilities.</i>	X		
(d) <i>Support ridesharing, bicycle and pedestrian use, alternative work schedules, traffic signal synchronization, and/or other transportation demand management strategies.</i>	X		
(e) <i>Support a new bypass highway mauka of Pi'ilani Highway, coordinated with a Ma'alaea-Kealia Pond bypass highway, and an Upcountry-Kihei connector road, to be constructed as growth in the region warrants.</i>			X

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(f) <i>Protect and preserve the traditional rural scale and character of existing portions of old Makena Road in a manner similar to that existing at Keawalai Church.</i>			<b>X</b>
(g) <i>Plan, design, and construct a pedestrian and bikeway network throughout the Kihei-Makena region which considers the utilization of existing stream beds, drainageways, wetlands and public rights-of-way along coastal and inland areas.</i>	<b>X</b>		
(h) <i>Encourage joint public/private participation in the planning, design and construction of roadway improvements, especially those identified in this plan.</i>	<b>X</b>		
(i) <i>Support the planning and design of the Ma`alaea-Kealia bypass highway in order to address potential environmental concerns of North Kihei Road, and its proximity to the shoreline.</i>			<b>X</b>
<b>Implementing Actions:</b>			
(a) <i>Plan, design and construct a new Road "C", from South Kihei Road to Pi`ilani Highway, to provide an alternative connector roadway in Central Kihei, as described in the Kihei Traffic Master Plan. Said alignment shall extend in an easterly direction from its existing segment at South Kihei Road and link with Pi`ilani Highway. This is the highest priority for roadway improvements in the community plan region.</i>			<b>X</b>
(b) <i>Plan, design and construct appropriate sections of a new North-South Collector Road, from Uwapo Road to Keonekai Road, to facilitate improved traffic movement in Kihei proper. When selecting a specific alignment, impacting existing structures should be kept to a minimum. Consideration should be given to segments between Kaonoulu Street and Auhana Street as well as between Ke Alii Alanui and Keonekai Road. In terms of roadway improvements within the community plan region, this shall be the second priority.</i>			<b>X</b>
(c) <i>Widen Pi`ilani Highway, between Mokulele Highway and Wailea Ike Drive, to four lanes. In terms of roadway improvements within the community plan region, this shall be the third priority.</i>	<b>X</b>		
(d) <i>Plan, design and construct a new Road "B", from South Kihei Road to the new North-South Collector Road, to improve internal circulation in the Central Kihei area.</i>			<b>X</b>
(e) <i>Plan, design and construct a new Road "A", from Road "B" to Lipoa Street, to provide increased circulation in the Lipoa business area.</i>			<b>X</b>
(f) <i>Provide clear signage with adequate lighting along Pi`ilani Highway to indicate Kihei access points. Also provide a landscape buffer and bikepath on both sides of Pi`ilani Highway.</i>	<b>X</b>		
(g) <i>Provide left turn storage lanes and acceleration/deceleration lanes on Pi`ilani Highway, and traffic signals at important intersections along South Kihei Road.</i>	<b>X</b>		
(h) <i>Widen Mokulele Highway to four lanes.</i>			<b>X</b>
(i) <i>Preserve and enhance the identity of Kihei's neighborhoods by designing the north-south collector road in discontinuous segments. Work with landowners, neighborhoods, and community groups to plan and implement an adjacent but separate trail/greenway/bikepath to provide non-motorized public access along the full length of the road reserve. In sections where no roadway is built, the trail/greenway/bikepath may be broadened to form a neighborhood park, public access, or open space area.</i>			<b>X</b>
<p><b>Discussion:</b> As discussed in Section 4.4 (Roadways and Traffic), Honua`ula Partners, LLC will widen Pi`ilani Highway to four lanes from Kilohana Drive to Wailea Ike Drive before the commencement of any construction on the Property, with the exception of grading. Appropriate signage, lighting, storage lanes, traffic signals, and buffers will be provided</p>			

<b>KĪHEI-MĀKENA COMMUNITY PLAN (1998)</b>	<b>S</b>	<b>N/ S</b>	<b>N/ A</b>
<p>along this part of Pi'ilani Highway, including the following traffic improvements to be completed prior to occupancy of the first units at Honua'ula:</p> <ul style="list-style-type: none"> <li>• Signalize the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection and provide an exclusive left-turn lane on Okolani Drive (Condition 2c)<sup>21</sup></li> <li>• Signalize the Pi'ilani Highway/Wailea Ike Drive intersection and provide a right-turn lane from Pi'ilani Highway to Wailea Ike Drive and a second right-turn lane from Wailea Ike Drive to northbound Pi'ilani Highway (Condition 2d).</li> <li>• Modify the Pi'ilani Highway/Kilohana Drive/Māpu Place intersection to provide an exclusive left-turn lane, and the southbound Pi'ilani Highway approach to provide an exclusive right-turn lane into Māpu Place (Condition 2f).</li> </ul> <p>At or prior to the completion for 50 percent of Honua'ula, Honua'ula Partners, LLC will extend Pi'ilani Highway south, into Honua'ula, from Wailea Ike Drive to Kaukahi Street (County of Maui Ordinance No. 3554 Condition 2b).</p> <p>Additionally, in accordance with County of Maui Ordinance No. 3554 and before occupancy of any units within Honua'ula, Honua'ula Partners, LLC will modify the Wailea Alanui/Wailea Ike Drive intersection to add a signalized double right-turn movement for northbound to eastbound turning traffic and provide two left-turn lanes for southbound traffic from Wailea Ike Drive (Condition 2e).</p> <p>Furthermore, when warranted, Honua'ula Partners, LLC will also: 1) signalize the Wailea Ike Drive/Kālai Wa'a Street intersection in coordination with Wailea Resort and Mākena Resort (Condition 2g); and 2) signalize the Wailea/Kaukahi Drive/Kaukahi Street intersection in coordination with Wailea Resort and Mākena Resort (Condition 2h).</p> <p>The planning and design of the above roadway improvements are being done in close collaboration with the State DOT and the County of Maui. In compliance with County of Maui Ordinance No. 3554 (Condition 18k), Honua'ula Partners, LLC will consult with the State DOT and the County Department of Public Works to ensure that the proposed roadway improvements meet with their satisfaction.</p> <p>In further compliance with County of Maui Ordinance No. 3554, Honua'ula Partners, LLC will pay a traffic improvement fee of at least \$5,000 per residential unit to the County of Maui before issuance of a residential building permit (Condition 3). If all Honua'ula units are constructed, this fee will total at least \$5.75 million and is in addition to the costs Honua'ula Partners, LLC will incur for providing the above regional traffic</p>			

<sup>21</sup> This condition is also a condition of the Kai Malu project (MF-8). Honua'ula Partners, LLC and the Kai Malu project (MF-8) developer, A&B Wailea, Inc., will coordinate the installation of the signal as part of the widening Pi'ilani Highway.

KĪHEI-MĀKENA COMMUNITY PLAN (1998)	S	N/ S	N/ A
<p>improvements.</p> <p>Honua'ula's TMPs support ridesharing, bicycle and pedestrian use, alternative work schedules and other management objectives, as discussed in Section 4.4 (Roadways and Traffic).</p> <p>As discussed in Section 4.3 (Trails and Access), Honua'ula will integrate a system of pedestrian and bike paths along the community's roadways. This secondary circulation system of linked pedestrian/bike trails will provide another option for traveling through the community. The community trail system will connect residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas. By locating commercial and retail establishments convenient to residential areas, walking and biking will be meaningful alternatives to driving within Honua'ula and, unlike residents in conventional residential subdivisions, Honua'ula residents will not have to drive outside of the community for all of their needs and services.</p>			
<b>Water Distribution</b>			
<b>Objectives and Policies:</b>			
(a) Provide for appropriate water source and transmission improvements concurrent with planned growth of the Kihei-Makena region.	X		
(b) Support and expand the projected development of the Central Maui and East Maui water systems in order to meet the needs of all Maui residents.			X
(c) Develop water conservation, reuse and educational programs.	X		
(d) Encourage the use of non-potable water for irrigation purposes and water features. Prohibit the use of potable water in large water features or require substantial mitigation fees.	X		
(e) Encourage the use of plants which have a relatively low need for water.	X		
<p><b>Discussion:</b> As discussed in Section 4.8.1 (Water System), Honua'ula Partners, LLC will include a private water system providing both potable and non-potable water for use within Honua'ula.</p> <p>Water conservation programs and practices will be implemented to meet the long-term needs of Honua'ula. In addition, as described in Section 4.8.2 (Wastewater System), non-potable water will be used for all irrigation purposes</p> <p>The Honua'ula Landscape Master Plan strives to create a naturalized landscape palette, using native plants, which require minimal irrigation and will, after establishment, require minimal maintenance. Consistent with the Maui County Planting Plan, the Landscape Master Plan is responsive to the botanical resources of the area and the need to limit the use of water for irrigation.</p>			
<b>Liquid and Solid Waste</b>			
<b>Objectives and Policies:</b>			
(a) Coordinate improvements to sewer transmission lines and wastewater reclamation	X		

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<i>facilities to meet the needs of future population growth. Require that the Wailea Resort Company and the Wailea Makena Alliance work toward a solution that would enable the Wailea sewerage system to be dedicated to the County.</i>			
<i>(b) Provide efficient, safe and environmentally sound systems for the reuse, recycling, and disposal of liquid and solid wastes.</i>	<b>X</b>		
<i>(c) Reduce the reliance on injection wells for wastewater disposal. Require the use of reclaimed effluent--a procedure which is safe, economical and environmentally sound--for irrigation of golf courses, parks and landscaped areas.</i>	<b>X</b>		
<i>(d) Encourage public awareness of the need to reduce, reuse, recycle and compost waste materials, and make composting facilities available to the public.</i>	<b>X</b>		

**Discussion:** As discussed in Section 4.8.2 (Wastewater System), Honua'ula will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2). After treatment, R-1 recycled water (reclaimed water) will be used within Honua'ula for golf course irrigation.

Honua'ula Partners, LLC is committed to limiting the environmental impact of the Honua'ula community by reducing solid waste. A solid waste management plan will be coordinated with the County's DEM, 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. To the extent practical, wastes such as aluminum, paper, newspaper, glass, and plastic containers will be recycled. Green waste, particularly from the golf course, may be processed on-site and reused. Section 4.8.5 (Solid Waste) contains the full discussion.

Waste that cannot be recycled will be disposed of in the County's Central Maui Landfill in Pu'unēnē. Increases in waste diversion achieved through education, recycling, composting, and reuse programs are expected to decrease demand for landfill space and extend the life of the Central Maui Landfill beyond the currently projected closure date of 2025. The County's DEM Solid Waste Division anticipates that additional phases of the Central Maui Landfill will be developed as needed to accommodate future waste.

Honua'ula will adopt water quality standards that comply with State and Federal regulations regarding wastewater disposal; per County of Maui Ordinance No. 3554 (Condition 17), no reclaimed water from Honua'ula will be placed into injection wells.

To conserve water within Honua'ula, and in compliance with County of Maui Ordinance No. 3554 (Condition 14), non-potable water will be used for all irrigation purposes.



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<b>KĪHEI-MĀKENA COMMUNITY PLAN (1998)</b>	<b>S</b>	<b>N/ S</b>	<b>N/ A</b>
<b>Drainage</b>			
<b>Objectives and Policies:</b>			
(a) <i>Design drainage systems that protect coastal water quality by incorporating best management practices to remove pollutants from runoff. Construct and maintain, as needed, sediment retention basins and other best management practices to remove sediments and other pollutants from runoff.</i>	<b>X</b>		
(b) <i>Construct necessary drainage improvements in flood prone areas. Where replacement drainage are required for flood protection, these systems shall be designed, constructed, and maintained using structural controls and best management practices to preserve the functions of the natural system that are beneficial to water quality. These functions include infiltration, moderation of flow velocity, reduced erosion, uptake of nutrients and pollutants by plants, filtering, and settlement of sediment particles. The use of landscaped swales and unlined channels shall be urged.</i>	<b>X</b>		
(c) <i>Support the implementation of flood control projects and sediment retention basins mauka of Piilani Highway to address present problem areas.</i>	<b>X</b>		
(d) <i>Minimize the increase in discharge of storm water runoff to coastal waters by preserving flood storage capacity in low-lying areas, and encouraging infiltration of runoff.</i>	<b>X</b>		
(e) <i>Encourage the use of setbacks and flood protection areas as part of an open space pedestrian-way and bikeway network throughout the region.</i>	<b>X</b>		
<b>Implementing Actions:</b>			
(a) <i>Formulate a drainage master plan for Kihei-Makena that considers the cumulative impacts of existing and planned development. The master plan shall guide future development while preventing flooding and providing guidance to reduce the degradation of coastal waters.</i>	<b>X</b>		
(b) <i>Establish a comprehensive program of improvements to the storm drainage system; implement a maintenance program; and ensure that safety, property loss, pollutant removal, and the need for comprehensive planning, are considered.</i>	<b>X</b>		
(c) <i>Revise the County drainage rules to require that drainage system design shall not adversely affect downstream and coastal water quality.</i>	<b>X</b>		
<p><b>Discussion:</b> As discussed in Section 4.8.3 (Drainage System), drainage from Honua'ula is not expected to have a significant adverse effect on groundwater, downstream properties, or marine waters. In accordance with the County of Maui's "Rules for the Design of Storm Drainage Facilities," all drainage improvements will be designed so that there will be no increase in the peak rate of stormwater runoff leaving the Property compared to existing conditions.</p> <p>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 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.</p>			

KĪHEI-MĀKENA COMMUNITY PLAN (1998)	S	N/ S	N/ A
<p>Residential areas will be graded so that runoff flows to drain inlet structures. From the drains, the flow will be piped through a series of drain lines in the roadways to the detention basins. Natural open drainage channels also will be provided throughout the site to divert runoff toward the detention basins. Open channels also will be provided at the upper limits of the Property to direct mauka off-site runoff entering the Property to natural drainage ways on-site. These channels will remain natural and unlined. Roadway culverts will be provided throughout the Property to divert runoff under major streets and prevent flooding.</p> <p>As discussed in Section 3.5.2 (Nearshore Marine Environment), the nearshore water quality assessment concludes that the detention basins will: 1) ensure that the peak rate of runoff leaving the Property will not increase over current conditions; and 2) capture floatables and suspended solids in the basins, thus reducing sediment loads discharging to the marine environment at the shoreline. The assessment further 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.”</p> <p>All drainage improvements will be designed in accordance with the County of Maui’s “Rules for the Design of Storm Drainage Facilities.” In compliance with County of Maui Ordinance No. 3554 (Condition 6), Honua’ula Partners, LLC will submit a Drainage Master Plan and Phasing Plan of improvements for review and approval during Project District Phase II processing. The plan will include the recommended drainage improvements as represented in the Preliminary Engineering Report.</p> <p>As discussed in Section 4.3 (Trails and Access), Honua’ula will integrate a system of pedestrian and bike paths along the community’s roadways, gulches and drainage ways.</p>			
<b>Energy and Public Utilities</b>			
<b>Objectives and Policies:</b>			
(a) Promote energy efficiency as the energy resource of first choice, and increase energy efficiency in all sectors of the community.	X		
(b) Locate goods, services, and employment in close proximity to residential centers to minimize energy expenditures for transportation. Support the development of communication infrastructure and promote telecommuting to minimize travel.	X		
(c) Increase the use of renewable resources in all County-owned buildings, facilities, and vehicles. Utilize renewable energy for water pumping or other energy services which can take advantage of intermittent energy resources.			X
(d) Promote environmentally and culturally sensitive use of renewable energy resources like biomass, solar, wind, and hydroelectric energy in all sectors of the community.			X
(e) Support the establishment of an alternate fuels distribution infrastructure.			X
(f) Interface County planning with the energy utilities’ integrated resource planning programs.			X
(g) Encourage the provision of public utilities which will meet community needs in a	X		

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<i>timely manner.</i>			
<i>(h) Require proper site selection, facility construction and monitoring of power generation facilities in order to minimize adverse environmental impacts upon the Kihei-Makena community.</i>			<b>X</b>
<i>(i) Increase the energy security of community "lifeline" facilities and improve energy emergency response capabilities.</i>			<b>X</b>
<b>Implementing Actions:</b>			
<i>(a) Develop incentives and requirements for energy-efficient building design and site development practices through various approaches, including modifications to building, zoning, and subdivision codes.</i>	<b>X</b>		
<i>(b) Develop, compile and disseminate information on new energy technologies, policies, and programs that may prove helpful to the community's economy and environment.</i>	<b>X</b>		
<i>(c) Initiate an integrated County energy resource planning program.</i>			<b>X</b>
<i>(d) Use energy-efficient street lights and develop appropriate street lighting standards for agricultural and rural areas.</i>	<b>X</b>		

**Discussion:** As discussed in Sections 2.5 (Environmentally-Responsible Planning and Design) and 4.8.6 (Electrical System), Honua'ula Partners, LLC is committed to limiting the environmental impact of Honua'ula by reducing energy consumption. Energy-saving concepts and devices will be encouraged in the design of Honua'ula. Design standards will specify low-impact lighting and will encourage energy-efficient building design and site development practices.

In compliance with County of Maui Ordinance No. 3554 (Condition 30), Honua'ula Partners, LLC will design and construct energy systems for all residential units to meet all applicable ENERGY STAR requirements established by the United States EPA in effect at the time of construction. Energy systems will include all hot water systems, roof and attic areas, outside walls, windows, air cooling systems, and heating systems.

In further compliance with County of Maui Ordinance No. 3554 (Condition 30), Honua'ula Partners, LLC will: 1) equip all residential units (single-family and multifamily) with a primary hot water system at least as energy efficient as a conventional solar panel hot water system, sized to meet at least 80 percent of the hot water demand for the unit; and 2) ensure that all air cooling systems and all heating systems for laundry facilities, swimming pools, and spa areas will make maximum use of energy-efficient construction and technology.

Honua'ula will be a complete community with village-mixed use areas comprised of, commercial, residential, recreational, and community facilities serving the needs of Honua'ula residents and guests. By locating commercial and retail establishments convenient to residential areas, walking and biking will be meaningful alternatives to driving within Honua'ula and, unlike residents in conventional residential subdivisions, Honua'ula residents will not have to drive outside of the community for all of their needs and services.

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<p>As discussed in Section 4.8 (Infrastructure and Utilities), Honua'ula will provide utilities to meet the needs of the planned community. Honua'ula will not rely upon or burden any County water system or facilities. 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. Honua'ula will not rely upon or burden any public wastewater facilities. In compliance with County of Maui Ordinance No. 3554 (Condition 17), Honua'ula Partners, LLC will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2).</p> <p>All outdoor lighting in Honua'ula, including street lights, will be in compliance with Chapter 20.335, MCC.</p>			
<b>Recreation</b>			
<b>Objectives and Policies:</b>			
(a) <i>Provide high-quality recreational facilities to meet the present and future needs of residents of all ages and physical ability.</i>	<b>X</b>		
(b) <i>Provide for a range of park sizes and types at neighborhood, community and regional scales. New residential developments shall provide recreational facilities on-site to meet the immediate needs of project residents.</i>	<b>X</b>		
(c) <i>Plan, design and construct a regional park on approximately 100-150 acres within the District. Facilities should include, but may not be limited to: a community center, swimming pool, ball fields, and basketball and tennis courts. Consideration should be given to locating the park in fairly close proximity to the Kihei Wastewater Reclamation Facility so that treated effluent may be used for park irrigation purposes.</i>	<b>X</b>		
(d) <i>Encourage the construction of public parks adjacent to schools to provide for joint utilization of facilities by school and community.</i>			<b>X</b>
(e) <i>Improve recreation facilities and services through the integration of public parking, vehicular drop-offs and turnarounds, and sanitation facilities with facility planning and design.</i>			<b>X</b>
(f) <i>Improve public access to shoreline and nearshore resources through the following measures:</i> <i>1) Develop and implement a plan for public access to the shoreline, which includes both existing and future accesses, based on the location of significant shoreline resources. Accesses shall be consistent with the characteristics of resources to be reached.</i> <i>2) Provide adequate landscaped public access to shoreline areas with significant recreational and scenic value. Provide adequate lateral public access along the shoreline to connect significant shoreline areas and to establish continuity of the public shoreline areas. Particular attention shall be directed toward southern shoreline resources from Polo Beach southwards, and between Kama'ole Parks II and III.</i> <i>3) Require setbacks to include recreational space on lands behind the legally defined public shoreline zone wherever possible. This allows for adequate recreational activities and proper management of the shoreline.</i> <i>4) Provide setback areas with landscaping to enhance recreational use and scenic</i>			<b>X</b>

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<i>quality. Recreational amenities should be commensurate with the scale of the setback area, intended use, and resource characteristics.</i>			
<i>(g) Establish several youth centers throughout the region, one of which could be located at the park site adjacent to Lokelani Intermediate School.</i>			<b>X</b>
<i>(h) Provide for adequate parking at all park facilities. Many existing parks lack sufficient parking and require substantial increases in parking spaces.</i>			<b>X</b>
<i>(i) Support the creation and promotion of overnight campsites within the region.</i>			<b>X</b>
<b>Implementing Actions:</b>			
<i>(a) Designate appropriate locations and provide for community and neighborhood parks within the Kihei-Makena region.</i>	<b>X</b>		
<i>(b) Revise standards in the park dedication ordinance to increase the quantity and quality of parks generated by new developments. Strategies which should be explored include increasing park assessment provisions, various cash vs. land dedication options, and provision of active vs. passive recreation parks. The analysis should recognize the importance of on-site recreational facilities as well as the need for parks at the neighborhood, community and regional level.</i>	<b>X</b>		
<i>(c) Implement Makena-LaPerouse Park for nature-oriented recreation, including shoreline activities, picnicking, camping, biking, and interpretive/educational pursuits. Provide for a residential caretaker and security personnel to oversee facilities and public safety at this large remote destination.</i>			<b>X</b>
<i>(d) Provide adequate maintenance programs and enforce existing regulations regarding littering and defacement of public property at all public facilities.</i>			<b>X</b>
<i>(e) Create a master plan to rehabilitate the existing beach parks in the region, and to develop County-owned lands designated for park use.</i>			<b>X</b>
<p><b>Discussion:</b> Honua'ula's open space, parks, conservation areas, bicycle and pedestrian network, and golf course will provide for different recreational needs, significant recreational benefits, protection of important habitat and natural features, and an overall setting of enhanced environmental quality and community health.</p> <p>As discussed in Section 4.10.5 (Recreational Facilities), in compliance with County of Maui Ordinance No. 3554, Honua'ula Partners, LLC will develop six acres of private parks and 84 acres of open space within Honua'ula. The private parks will be open to the public and privately maintained. Furthermore, the private parks and open space will not be used to satisfy the park assessment requirements under Section 18.16.320, MCC, or for future credits under the subdivision ordinance. The Director of Parks and Recreation and Honua'ula Partners, LLC agree that the park assessment will be satisfied with an in-lieu cash contribution for the entire project. The amounts and timing of payment of the in-lieu fees shall be subject to the provisions of Section 18.16.320, MCC (Condition 11).</p> <p>In addition, Honua'ula will contribute not less than \$5,000,000 to the County upon Project District Phase II approval for the development of the South Maui Community Park, as discussed in Section 4.10.5 (Recreational Facilities).</p> <p>In compliance with County of Maui Ordinance No. 3554 (Condition 12), and to expand the County's recreational programs, Honua'ula will: 1) develop an organized instructional program for Maui junior golfers at its golf course facility, including use of the</p>			

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golf course and sponsorship of one Maui Junior Golf fund-raising tournament per year; 2) permit one nonprofit organization per calendar quarter to use the golf course and clubhouse for a fund-raising activity; 3) permit the Maui Interscholastic League and the Hawaii High School Athletic Association to each use the golf course once per year for an official tournament or for regular season Maui Interscholastic League playoffs; and 4) permit Maui residents to play at the golf course on Tuesday of each week at a set discounted rate.			
<b>Health and Public Safety</b>			
<b>Objectives and Policies:</b>			
(a) <i>Improve and expand the delivery of health and public safety services to Kihei-Makena residents and visitors.</i>	<b>X</b>		
(b) <i>Provide for the establishment of a health clinic with full emergency services.</i>			<b>X</b>
(c) <i>Support a new full-service hospital facility in the Kihei-Makena Region to be constructed as growth in the region and the island warrants.</i>			<b>X</b>
<b>Implementing Actions:</b>			
(a) <i>Provide a police station in the Kihei-Makena region.</i>	<b>X</b>		
(b) <i>Expand fire fighting and rescue capabilities, including the acquisition of a new ladder truck, and the provision of a fire and ambulance station in the Wailea area.</i>	<b>X</b>		
<p><b>Discussion:</b> As discussed in Section 4.10 (Public Services and Facilities), Honua'ula Partners, LLC will provide the County two acres of land for the development of fire control facilities within the village mixed-use sub-district, and \$550,000 for the development of the new Kihei District Police station in South Maui.</p> <p>Honua'ula's commercial areas will provide the opportunity for medical services, such as doctors' offices and/or a medical clinic, to be developed within Honua'ula to serve the community and neighboring areas.</p>			
<b>Education</b>			
<b>Objectives and Policies:</b>			
(a) <i>Require the delivery of quality educational facilities at the time such facilities are needed. Emphasize advanced planning so that school facilities such as classrooms, playgrounds, libraries, cafeterias and other appurtenant structures are delivered in a timely manner so as to eliminate the use of portable facilities.</i>	<b>X</b>		
(b) <i>Enhance the classroom learning environment through measures which would reduce excessive temperature and background noise problems.</i>			<b>X</b>
(c) <i>Consider a third elementary school site of approximately 20 acres in the North Kihei area.</i>			<b>X</b>
(d) <i>Build a high school to serve the Kihei region when required to accommodate growth.</i>	<b>X</b>		
(e) <i>Encourage the construction of child day care centers which are located convenient to users, but which place minimal impact upon residential neighborhoods.</i>			<b>X</b>
<b>Implementing Actions:</b>			
(a) <i>Enhance the classroom learning environment through such measures as the installation of air-conditioning and ceiling fans.</i>			<b>X</b>
(b) <i>Require the construction of a playground and physical education facilities east of</i>			<b>X</b>

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<i>Lokelani Intermediate School. Consider the joint use of property on the south side of Lokelani Intermediate School for playground use in order to provide additional recreation space and flexibility for both Lokelani and Kihei Elementary schools.</i>			
<i>(c) Request that the Department of Education shall provide and maintain a landscaped buffer between Pi`ilani Highway and Lokelani and Kihei Elementary schools. This visually attractive buffer would reduce excessive noise problems from Pi`ilani Highway.</i>			<b>X</b>
<i>(d) Plan and locate a site for a high school to serve the Kihei region.</i>			<b>X</b>
<p><b>Discussion:</b> As discussed in Section 4.10.1 (Schools), Honua'ula Partners, LLC will pay at least \$3,450,000 to the State DOE for school improvements over the course of the 13-year build-out period. In compliance with County of Maui Ordinance No. 3554 (Condition 22), Honua'ula Partners, LLC will pay the State DOE <u>at least \$3,000</u> per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kīhei-Mākena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kīhei-Mākena Project District 9, Honua'ula Partners, LLC will from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.</p> <p>Currently, the State DOE is planning to build a new high school in Kīhei slated to open in <del>2013</del> <u>2016</u> (Group 70 <del>2009</del> <u>2011</u>), <del>the same year the first homes in Honua'ula are projected to be occupied.</del></p>			
<b>GOVERNMENT</b>			
<b>Goal:</b> <i>Efficient, effective and responsive government services in the Kihei-Makena region.</i>			
<b>Objectives and Policies:</b>			
<i>(a) Improve the delivery of services by government agencies to the Kihei- Makena region.</i>	<b>X</b>		
<i>(b) Continue to streamline the permit process, where appropriate, through means such as consolidated public hearings and concurrent processing of applications.</i>			<b>X</b>
<i>(c) Continue to expedite the review and approval process for projects which will result in public benefit by "fast-tracking" and the assignment of permit expeditors.</i>			<b>X</b>
<i>(d) Use the County's real property tax assessment function as a mechanism to encourage desirable private development, rehabilitation, or preservation, to monitor the implementation of the Community Plan, and to establish a land use information base.</i>			<b>X</b>
<b>Implementing Actions:</b>			
<i>(a) Evaluate and modify present zoning and subdivision ordinances to incorporate land use and design guidelines as well as other recommendations incorporated herein.</i>			<b>X</b>
<i>(b) Compile plans and studies to implement the recommendations of this Plan, including water development, housing, local and regional circulation, drainage, solid waste, and other special studies as required.</i>			<b>X</b>
<i>(c) Continue to develop and utilize a computerized County planning system, including, but not limited to, integrating into the system future plans, studies, guidelines, and legislation. The computerized planning system should not become stagnant, but should become an integral part of planning within the County.</i>			<b>X</b>
<i>(d) Continue to operate and fund mobile/satellite government facilities.</i>			<b>X</b>

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(e) <i>Implement tax incentives and/or disincentives that encourage desirable private development or preservation.</i>			<b>X</b>
(f) <i>Adopt a beach/mountain access dedication ordinance pursuant to Chapter 46, Hawaii Revised Statutes to assist in establishing public mauka and makai accesses, in conjunction with an overall public access master plan to serve as the framework for decision-making.</i>			<b>X</b>
<p><b>Discussion:</b> Honua'ula will improve the delivery of services by government agencies in the form of cash contributions for parks, schools, traffic improvements and police services, and a land contribution for a fire station.</p> <p>In addition, Honua'ula will significantly boost revenues for the County and State governments through increases in (i) real property taxes, (ii) gross excise tax receipts, and (iii) state income taxes.</p>			
<b>INDIGENOUS ARCHITECTURE</b>			
<b>Goal:</b> <i>Reserve for future implementation provisions for indigenous architecture as may be adopted from time to time by the County Council and/or the County Cultural Resources Commission.</i>			
<b>Objective and Policy:</b>			
(a) <i>To legitimize indigenous architecture as viable spaces for living, work, and recreation.</i>			<b>X</b>
<b>Implementing Actions:</b>			
(a) <i>Develop a County ordinance for indigenous architecture.</i>			<b>X</b>
(b) <i>Adopt standards for indigenous architecture.</i>			<b>X</b>
<p><b>Discussion:</b> Honua'ula does not involve planning for the region's future implementation of indigenous architecture; therefore, this objective and policy are not applicable.</p>			
<b>PLANNING STANDARDS</b>			
<b>Land Use Standards:</b>			
(a) <i>All zoning applications and/or proposed land uses and developments shall be consistent with the Land Use Map and Objectives and Policies of the Kihei-Makena Community Plan.</i>	<b>X</b>		
(b) <i>Development of the Kihei Kalama Villages property identified as TMK 3-9-03:portion of 08, approximately 0.6 acres in size, shall be limited in its use for parking purposes only.</i>			<b>X</b>
(c) <i>Development of the Pacific Warehouse properties identified as TMK 3-9-03:33, approximately 10,000 square feet in size, and TMK 3-9-3:45, approximately 1.0 acres in size, shall be limited in its use for parking, trash compactor, and storage purposes only.</i>			<b>X</b>
(d) <i>Road widening adjacent to the Stinson property, identified as TMK 3-9-07:38, 39, 40, and 41, approximately 1.1 acres in size, shall occur entirely on the said Stinson property, to the extent feasible.</i>			<b>X</b>
(e) <i>Development of the "Changs Beach" property, identified as TMK 2-1-12:15, approximately 1.4 acres in size, shall be compatible with Native Hawaiian cultural practices. Compatibility shall include, but not be limited to, consulting with Native Hawaiian organizations regarding the property's site plans, providing a program for</i>			<b>X</b>



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<i>cultural interpretation and education, and ensuring access for cultural practices, including complete privacy where warranted. Furthermore, a non-vehicular public access shall be provided at the western tip of the property, consisting of a 100 foot southerly ocean setback, and a 40 foot northerly ocean setback.</i>			
<i>(f) The existing parking lot for the Wailea Shopping Village identified as TMK 2-1-08:74, approximately 5.5 acres in size, shall be limited in its use for parking purposes only.</i>			<b>X</b>
<p><b>Discussion:</b> As planned, Honua'ula is consistent with the residential, recreational, and commercial uses envisioned for the Property in the <i>Kīhei-Mākena Community Plan</i> and will reflect community values to provide an interesting, unique community in context with the Kīhei-Mākena region and the neighboring Wailea Resort. This cohesive approach will integrate natural and human-made boundaries and landmarks to craft a sense of place within a defined community. Incorporation of unique elements and natural and cultural resources will provide Honua'ula residents with a distinctive home for generations.</p>			
<b>Project District Standards:</b>			
<p><b>PROJECT DISTRICT 9 (Maui Wailea 670) 670 acres</b>  <i>This project district is located mauka and makai of the proposed Pi'ilani Highway extension, mauka of Wailea Resort, south of Maui Meadows and north of Seibu Mauka. It should provide a mix of single-family and multi-family housing types for a range of consumer groups with an emphasis on community development consisting of single-family, zero lot line, and multi-family units, complemented with village mix uses and commercial uses primarily serving the residents of the community, all integrated with two 18-hole golf courses and other recreational amenities. Public amenities should include community-oriented parks integrated with pedestrian bicycle recreation ways and buffer zones between residential areas and the proposed Pi'ilani Highway extension. A site for future public use should be provided in anticipation of need.</i></p>	<b>X</b>		
<p><b>Discussion:</b> The Honua'ula Property has been designated "Project District 9" in the <i>Kīhei-Mākena Community Plan</i> for over 18 years. As planned, Honua'ula is consistent with the residential, recreational, and commercial uses envisioned for the Property in the <i>Kīhei-Mākena Community Plan</i> and in Chapter 19.90A, MCC for Project District 9. Honua'ula is also within the "urban growth boundary" of the current Directed Growth Maps of: 1) the Planning Department; 2) the Maui Planning Commission; and 3) the General Plan Advisory Committee.</p> <p>Honua'ula's current master plan envisions a master-planned community, one golf course, open space and recreational trails, and village mixed-use areas. The current master plan is significantly smaller in scale than the previously accepted 1988 plan, which proposed 2,100 housing units, two 18-hole golf courses, a 480-room resort and lodge, and six acres of commercial property.</p> <p>In April 2008, following Maui County Council approval, the Mayor signed into law Honua'ula's Change in Zoning and Project District Phase I Approval requests in favor of the revised plan. As approved, Project District 9 now includes provisions for 1,400 homes (including affordable workforce homes in conformance with the County's Residential</p>			

KĪHEI-MĀKENA COMMUNITY PLAN (1998)	S	N/ S	N/ A
<p>Workforce Housing Policy (Chapter 2.96, MCC, 250 of which will be provided off-site, thus reducing the total number of homes on-site to 1,150), village mixed uses, a single homeowners golf course, and other recreational amenities (Ordinance No. 3553 and No. 3554, approved April 8, 2008).</p> <p>In compliance with the <i>Kīhei-Mākena Community Plan</i> and Chapter 19.90A, MCC, Honua'ula will:</p> <ul style="list-style-type: none"> <li>• Provide a mix of single- and multi-family housing types for a range of consumer groups;</li> <li>• Emphasize community development with single- and multi-family units complemented with village mixed uses and commercial uses primarily serving the residents of the community;</li> <li>• Integrate a golf course and other recreational amenities with the different uses within Honua'ula;</li> <li>• Integrate community-oriented parks with pedestrian and bicycle recreation ways;</li> <li>• Incorporate buffer zones between residential areas and the Pi'ilani Highway extension corridor; and</li> <li>• Provide a site for future public use in anticipation of need.</li> </ul> <p>As discussed in Section 2.2 (Honua'ula Purpose and Need), the objectives of Honua'ula are to:</p> <ul style="list-style-type: none"> <li>• Reflect community values to create an interesting, unique community in context with the Kīhei-Mākena region and the neighboring Wailea Resort;</li> <li>• Emphasize community development and create a complete and vibrant community of with a range of housing types, including single-family, multifamily, and workforce housing, complemented with village mixed uses primarily serving the residents of the community;</li> <li>• Integrate the golf course and recreational amenities with the different uses comprising the community;</li> <li>• Allow walking or biking to be alternatives to driving by integrating bicycle/pedestrian recreation ways throughout the community and locating commercial and retail establishments convenient to residential areas;</li> <li>• Include buffer zones between residential areas and the Pi'ilani Highway extension corridor;</li> <li>• Integrate natural and human-made boundaries and landmarks to craft a sense of place within a defined community;</li> <li>• Incorporate and preserve natural and cultural resources to provide Honua'ula residents with a distinctive home for generations;</li> <li>• Provide homes near regional employment centers, thereby increasing quality of life through decreasing commuting; and</li> </ul>			

KĪHEI-MĀKENA COMMUNITY PLAN (1998)	S	N/ S	N/ A
<ul style="list-style-type: none"> <li>Incorporate sustainability by design.</li> </ul>			
<b>Urban Design Standards:</b>			
<p>(a) <i>Building Form</i></p> <p>1) Establish a maximum of thirty-five (35) feet in building height for new commercial facilities.</p> <p>2) Establish a maximum of forty-five (45) feet in building height for multi-family development.</p> <p>3) Limit resort development throughout the region to thirty-five (35) feet in building height for sites near the shoreline. Building height limits may gradually be increased up to seventy-five (75) feet for inland resort development provided that important mauka/makai vistas are maintained, and impacts to coastal resources are minimized. Resort community planning and design shall integrate recreational amenities with adequate shoreline setback and public shoreline access provisions.</p> <p>4) Limit the height of industrial buildings to thirty-five (35) feet. Within large industrial tracts, separate industrial design guidelines should be formulated to guide development. Such guidelines shall, among other issues, address landscaping and building design to achieve design continuity for the overall industrial development area.</p> <p>5) All new multi-family and commercial facilities should provide a garden setting appropriate to the region. Setback requirements should be sufficient to allow for street and sidewalk climate-adapted landscaped buffers and interior planting areas.</p>	X		
<p>(b) <i>Setbacks</i></p> <p>A Coastal Erosion Rate Analysis shall be developed. Data from the analysis shall be incorporated into planning decisions for shoreline areas, especially with respect to shoreline building setbacks. In the interim period prior to the completion of the analysis, minimum setbacks for multi-family and hotel uses shall be 150 feet from sandy shorelines, and 75 feet from rocky shorelines, or 25% of the average lot depth, whichever is greater.</p>			
<p>(c) <i>Special Design Standards</i></p> <p>1) Establish design standards for new and existing residential, commercial, and hotel developments using the following guidelines:</p> <p style="margin-left: 20px;">a. Establish streetscape standards that address low-cost improvements to landscaping, lighting, signage, and intersections along South Kihei Road, Pi'ilani Highway, and all existing or proposed collector roads.</p> <p style="margin-left: 20px;">b. Establish building design standards which promote island architecture while at the same time providing related visual and physical characteristics for the Kihei region.</p> <p style="margin-left: 20px;">c. Set uniform right-of-way standards for connector roads and South Kihei Road.</p>	X		
<p><b>Discussion:</b> Honua'ula will be in conformance with all provisions of Chapter 19.90A, MCC, which specifies, among other things, design standards within Project District 9.</p>			

### 5.2.3 County of Maui Zoning

On April 8, 2008, following Maui County Council approval, the Mayor signed into law Ordinance No. 3554 "A Bill for an Ordinance to Repeal Ordinance No. 2171 (1992) and to Establish Kihei-Mākena Project District 9 (Wailea 670) Zoning (Conditional Zoning), for

Approximately 670 Acres Situated at Paeahu, Palaua, 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 the following conditions (Exhibit "B" of Ordinance No. 3554):

1. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall, at their own cost and expense, develop, maintain, and operate, or cause to be developed, maintained, and operated, a private water source, storage facilities, and transmission lines for the Wailea 670 (Honua'ula) project in accordance with Department of Water Supply standards and all applicable community plans. Honua'ula Partners, LLC, its successors and permitted assigns, shall comply with all reporting requirements of the State Commission on Water Resource Management.*

*In addition, Honua'ula Partners, LLC, its successors and permitted assigns, shall comply with applicable water ordinances that pertain to the supply and transmission of water from the island of Maui when such ordinances are enacted.*

*At the time the project water system is completed, Honua'ula Partners, LLC, its successors and permitted assigns, shall offer to the County the right to purchase the project water system at the cost of development of such system.*

*The water rates for the residential workforce housing units shall be no higher than the general water consumer rates set by the County in its annual budget, for as long as the units are subject to Chapter 2.96, Maui County Code.*

**Discussion:** As discussed in Section 4.8.1 (Water System), Honua'ula Partners, LLC will comply with this condition by providing a private water source, storage facilities, and transmission lines for Honua'ula in accordance with DWS standards and all applicable community plans. Further discussion is provided in Section 4.8.1 (Water System).

In comments on the Draft EIS some commenters referenced the *The Makawao-Pukalani-Kula Community Plan* and commented that Honua'ula's private water system was not in compliance with this plan. Specifically these comments pertained to Water Objective & Policy # 4 of the *Makawao-Pukalani-Kula Community Plan*, which states:

4. *Restrict the use of any water developed within or imported to the Upcountry region to consumption within the Upcountry region, with exception provided for agricultural use.*

Honua'ula's private water system is not in conflict with this policy. Honua'ula's off-site wells are located in the Kīhei-Mākena Community Plan region in an area north of Maui Meadows. The water from the wells will be transmitted directly to Honua'ula by an underground water line running roughly parallel to the upper boundary of Maui Meadows. Some of the water will be treated by reverse osmosis at a facility within Honua'ula. Some of this treated water will be stored on site and some will be transmitted to an off-site water storage tank located east (mauka) of Honua'ula at the 810 foot elevation. The off-site water storage tank at the 810 elevation is necessary to create water pressure. The off-site wells, transmission line, and storage tank will be used exclusively to provide water to Honua'ula. Water from Honua'ula's off-site wells will not be imported to

the Makawao-Pukalani-Kula Community Plan region for consumption or use, but will be transmitted through the lower elevations of the region for use at Honua'ula. No water source is being developed within the Makawao-Pukalani-Kula Community Plan region and no water is being imported to the Makawao-Pukalani-Kula Community Plan region. Rather, water from Honua'ula's off-site wells is being transmitted through the lower elevations of the Makawao-Pukalani-Kula Community Plan region. This is not in conflict with the Makawao-Pukalani-Kula Community Plan.

Figure 2 shows the location of Honua'ula's off-site water infrastructure and the boundary between the Makawao-Pukalani-Kula Community Plan and the Kihei-Mākena Community Plan regions.

In further compliance with ~~this condition~~ Condition 1, Honua'ula Partners, LLC will also: 1) offer the right to purchase the completed water system to the County; and 2) ensure that water rates for the residential workforce housing units will be no higher than the general water consumer rates set by the County, for as long as the units are subject to Chapter 2.96 of the County Code.

2. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall implement the following traffic improvements:*
  - a. *Upgrade Pi'ilani Highway, from Kilohana Drive to Wailea Ike Drive, to four lanes of traffic. The improvements shall be completed prior to the commencement of any construction on the site, with the exception of grading.*

**Discussion:** As discussed in Section 4.4 (Roadways and Traffic), Honua'ula Partners, LLC will widen Pi'ilani Highway before the commencement of any construction on the Property, with the exception of grading. ~~Planning is already underway for~~ For the widening of Pi'ilani Highway to four lanes, along with required intersection improvements at the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection, the Pi'ilani Highway/Wailea Ike Drive intersection, and the Pi'ilani Highway/Kilohana Drive/Māpu Place intersection. ~~Preliminary~~ design of these improvements has been completed and a draft and final EA ~~is being~~ were prepared. The State DOT ~~is currently reviewing the draft EA before notice of the draft EA is~~ has accepted the final EA and issued a Finding of No Significant Impact, which was published in the OEQC's The Environmental Notice and the public comment period commences on May 8 2012.

- b. *Extend Pi'ilani Highway for two lanes of traffic from Wailea Ike Drive to Kaukahi Street. The improvement shall be constructed at or prior to the completion for 50 percent of the project. Said improvement shall be maintained by Honua'ula Partners, LLC, its successors and permitted assigns.*

**Discussion:** As discussed in Section 4.4 (Roadways and Traffic), at or prior to the completion of 50 percent of Honua'ula, Honua'ula Partners, LLC will extend Pi'ilani Highway south into Honua'ula from Wailea Ike Drive to Kaukahi Street. Initial design plans have been completed and are now under internal review.

- c. *Signalize the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection and provide an exclusive left-turn lane on Okolani Drive prior to occupancy of the first unit in Kihei-Makena Project District 9.*

**Discussion:** As discussed in Section 4.4 (Roadways and Traffic), Honua'ula Partners, LLC will comply with Condition 2c<sup>22</sup> and the signal will be provided as part of the widening of Pi'ilani Highway. As stated above, ~~planning is already underway~~ for the widening of Pi'ilani Highway to four lanes, along with required intersection improvements at the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection, the Pi'ilani Highway/Wailea Ike Drive intersection, and the Pi'ilani Highway/Kilohana Drive/Māpu Place intersection. ~~Preliminary~~ design of these improvements has been completed and a draft and final EA ~~is being~~ were prepared. The State DOT ~~is currently reviewing the draft EA before notice of the draft EA is~~ has accepted the final EA and issued a Finding of No Significant Impact, which was published in the OEQC's The Environmental Notice and the public comment period commences on May 8 2012.

- d. *Modify the Pi'ilani Highway/Wailea Ike Drive intersection into a signalized intersection and provide a free right-turn lane from Pi'ilani Highway to Wailea Ike Drive and a second right-turn lane from Wailea Ike Drive to northbound Pi'ilani Highway prior to occupancy of the first unit in Kihei-Makena Project District 9.*

**Discussion:** As discussed in Section 4.4 (Roadways and Traffic), Honua'ula Partners, LLC will comply with this condition. Initial improvements (lane configurations) will be provided as part of the widening of Pi'ilani Highway and a signal will be provided before occupancy of the first unit in Honua'ula. As stated above, ~~planning is already underway~~ for the widening of Pi'ilani Highway to four lanes, along with required intersection improvements at the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection, the Pi'ilani Highway/Wailea Ike Drive intersection, and the Pi'ilani Highway/Kilohana Drive/Māpu Place intersection. ~~Preliminary~~ design of these improvements has been completed and a draft and final EA ~~is being~~ were prepared. The State DOT ~~is currently reviewing the draft EA before notice of the draft EA is~~ has accepted the final EA and issued a Finding of No Significant Impact, which was published in the OEQC's The Environmental Notice and the public comment period commences on May 8 2012.

- e. *Modify 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 prior to occupancy of the first unit in Kihei-Makena Project District 9.*

**Discussion:** As discussed in Section 4.4 (Roadways and Traffic), Honua'ula Partners, LLC will complete the Wailea Ike Drive and Wailea Alanui Drive intersection improvements

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<sup>22</sup> This condition is also a condition of the Kai Malu project (MF-8). Honua'ula Partners LLC and the Kai Malu project (MF-8) developer, A&B Wailea, Inc., will coordinate the installation of the signal as part of widening Pi'ilani Highway.

before occupancy of the first unit in Honua'ula. Design has been completed, a draft and final EA have been prepared, and the County Department of Public Works has accepted the final EA. A SMA Permit application is also being processed.

- f. *Modify 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 prior to occupancy of the first unit in Kihei-Mākena Project District 9.*

**Discussion:** As discussed in Section 4.4 (Roadways and Traffic), Honua'ula Partners, LLC will comply with this condition and the lane improvements will be provided as part of the widening of Pi'ilani Highway. As stated above, ~~planning is already underway~~ for the widening of Pi'ilani Highway to four lanes, along with required intersection improvements at the Pi'ilani Highway/Okolani Drive/Mikioi Place intersection, the Pi'ilani Highway/Wailea Ike Drive intersection, and the Pi'ilani Highway/Kilohana Drive/Māpu Place intersection. ~~Preliminary~~ design of these improvements has been completed and a draft and final EA is being prepared. The State DOT ~~is currently reviewing the draft EA before notice of the draft EA is~~ has accepted the final EA and issued a Finding of No Significant Impact, which was published in the OEQC's The Environmental Notice and the public comment period commences on May 8 2012.

- g. *Signalize the Wailea Ike Drive/Kālai Wa'a Street intersection in coordination with Wailea Resort and Mākena Resort when warranted.*

**Discussion:** As discussed in Section 4.4 (Roadways and Traffic), Honua'ula Partners, LLC will comply with this condition.

- h. *Signalize the Wailea/Kaukahi Drive/Kaukahi Street intersection in coordination with Wailea Resort and Mākena Resort when warranted.*

**Discussion:** As discussed in Section 4.4 (Roadways and Traffic), Honua'ula Partners, LLC will comply with this condition.

3. *That, as represented, Honua'ula Partners, LLC, its successors and permitted assigns, shall make a contribution to the County for traffic improvements in an amount equal to \$5,000 per unit. The contribution shall be paid to the County prior to issuance of a building permit. Upon adoption of a traffic impact fee ordinance, Honua'ula Partners, LLC, its successors and permitted assigns, shall comply with the ordinance in lieu of this voluntary contribution. Should a traffic impact fee ordinance be adopted prior to the collection of this contribution, the applicable amount shall be the greater of the two. Such contributions or fees shall not be a substitute for any other traffic infrastructure requirements related to the Change in Zoning.*

**Discussion:** As discussed in Section 4.4 (Roadways and Traffic) Honua'ula Partners, LLC will pay a traffic improvement fee of at least \$5,000 per residential unit to the County of Maui before issuance of a residential building permit in compliance with this condition. If

all Honua'ula units are constructed, this fee will total at least \$5.75 million and is in addition to the costs Honua'ula Partners, LLC will incur for the above regional and Honua'ula-related traffic improvements.

4. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall be responsible for all required infrastructural improvements for the project, including water source and system improvements for potable and nonpotable use and fire protection, drainage improvements, traffic-related improvements, wastewater system improvements and utility upgrades, as determined by the appropriate governmental agencies and public utility companies. Except as otherwise provided by more specific conditions of zoning, said improvements shall be constructed and implemented concurrently with the development of each phase of Kīhei-Mākena Project District 9, and shall be completed prior to issuance of any certificate of occupancy of final subdivision approval, unless improvements are bonded by Honua'ula Partners, LLC, its successors and permitted assigns. Honua'ula Partners, LLC shall execute appropriate agreements with governmental agencies regarding participation in improvements of infrastructure and public facilities as determined by the agencies.*

**Discussion:** As discussed in Section 4.8 (Infrastructure and Utilities), Honua'ula Partners, LLC will be responsible for all required infrastructure improvements for Honua'ula, including water source and system improvements for potable and non-potable use and fire protection, drainage improvements, traffic-related improvements, wastewater system improvements, and utility upgrades, as determined by the appropriate governmental agencies and public utility companies. Improvements will be constructed and implemented concurrently with each phase of Honua'ula, and will be completed prior to issuance of any certificate of occupancy of final subdivision approval, unless improvements are bonded. Honua'ula Partners, LLC will execute appropriate agreements with governmental agencies regarding participation in improvements of infrastructure and public facilities as determined by the agencies.

As discussed in Section 4.8.1 (Water System), 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.

As discussed in Section 4.8.2 (Wastewater System), Honua'ula will not rely upon or burden any County wastewater system. Instead, Honua'ula Partners, LLC will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2). Connection to the Mākena WWRF would be in conformance with the option of participating in the operation of a private wastewater treatment facility (Alternative 1), and is the preferred alternative for Honua'ula wastewater treatment.

As discussed in Section 4.8.3 (Drainage System), Honua'ula Partners, LLC will design and implement a drainage system that will include detention basins, drainage pipes, open channels, and roadway culverts. In accordance with the County of Maui's "Rules for the



Design of Storm Drainage Facilities," all drainage improvements will be designed so that there will be no increase in the peak rate of stormwater runoff leaving the Property compared to existing conditions. Drainage from Honua'ula is not expected to have a significant adverse effect on groundwater, downstream properties, or marine waters.

As discussed in Section 4.8.6 (Electrical System), Honua'ula is setting aside land within the Property for the expansion of the MECO substation that will be providing electrical power. Figure 1 shows the location of the MECO substation expansion.

As discussed in Section 4.4 (Roadways and Traffic) and above, Honua'ula will provide a wide-range of traffic-related improvements that will not only address traffic impacts specifically related to the creation of Honua'ula, but will also address traffic impacts that would be necessary because of general regional population growth even if Honua'ula was not built.

5. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall provide workforce housing in accordance with Chapter 2.96, Maui County Code (the "Residential Workforce Housing Policy"); provided that, 250 of the required workforce housing units shall be located at the Kaonoulu Light Industrial Subdivision and completed prior to any market-rate unit, that 125 of those workforce housing units shall be ownership units, and that 125 of those units shall be rental units. In addition, construction of those workforce housing units shall be commenced within two years, provided all necessary permits can be obtained within that timeframe. Honua'ula Partners, LLC, its successors and permitted assigns, shall provide a minimum two-acre park at Kaonoulu Light Industrial Subdivision, which shall be credited toward the requirements of Section 18.16.320, Maui County Code, for that subdivision.*

**Discussion:** As discussed in Section 4.9.3 (Housing), Honua'ula will provide workforce affordable homes in compliance with Chapter 2.96, MCC. In compliance with this condition, Honua'ula will provide 250 affordable homes in the Ka'ono'ulu Light Industrial Subdivision. Implementation of the provision of workforce housing in the Ka'ono'ulu Light Industrial Subdivision has been initiated through subdivision approval for the housing site.

6. *That a Drainage Master Plan and Phasing Plan of improvements shall be submitted for review and approval during Project District Phase II processing. Said plan shall include the recommended drainage improvements as represented in the Preliminary Drainage Report. The County may require periodic updates of the Drainage Master Plan and Phasing Plan.*

**Discussion:** As discussed in Section 4.8.3 (Drainage System), a Preliminary Engineering Report for Honua'ula has been prepared by Wilson Okamoto Corporation. The Report reviews the existing topography and drainage conditions and includes a Drainage Master Plan and Phasing Plan of improvements. Appendix P contains the Preliminary Engineering Report.

7. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall prepare an animal management plan that shall be submitted during Project District Phase II processing and*

*approved by the Department of Land and Natural Resources prior to submittal of Project District Phase III processing. Said plan shall include procedures for the management of animal intrusions including, but not limited to, construction of boundary or perimeter fencing, wildlife control permits, and rodent and feral cat control. Honua'ula Partners, LLC, its successors and permitted assigns, shall implement the approved animal management plan. The Department of Land and Natural Resources may require periodic updates of the plan.*

**Discussion:** As discussed in Section 3.7 (Wildlife Resources), SWCA Environmental Consultants has prepared a wildlife survey and a Conservation and Stewardship Plan for Honua'ula which includes an animal management plan, including recommendations for perimeter fencing and other animal intrusion management measures. Appendix H contains the wildlife survey and Appendix F contains the Conservation and Stewardship Plan.

8. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall inform owners within Kīhei-Mākena Project District 9 that the area is subject to the intrusion of mammals such as axis deer, pigs, rodents, and the impacts and management plan associated with such intrusions.*

**Discussion:** As discussed in Section 3.7 (Wildlife Resources), SWCA Environmental Consultants has prepared a wildlife survey and a Conservation and Stewardship Plan for Honua'ula which includes an animal management plan. In compliance with this condition, Honua'ula will inform owners within Honua'ula that the area is subject to the intrusion of mammals and provide information regarding the animal management plan. Appendix H contains the wildlife survey and Appendix F contains the Conservation and Stewardship Plan.

9. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall prepare an assessment of the owl (Pueo or Hawaiian Short-eared Owl) and the Hawaiian Hoary Bat in coordination with the Department of Land and Natural Resources, and, if appropriate, mitigative measures shall be incorporated into Kīhei-Mākena Project District 9. Said assessment shall be prepared prior to submittal of Project District Phase II processing.*

**Discussion:** As discussed in Section 3.7 (Wildlife Resources) the wildlife survey conducted by SWCA Environmental Consultants includes an assessment of the Hawaiian Short-eared Owl and the Hawaiian Hoary Bat. The assessment was prepared in coordination with DLNR. Appendix H contains the wildlife survey.

10. *That, in lieu of the dedication of a Little League Field and related amenities as originally specified in Ordinance No. 2171 (1992), Exhibit "B," Condition No. 8, and based on current land and construction cost estimates for the Little League Field, not less than \$5,000,000 shall be paid to the County upon Project District Phase II approval for the development of the South Maui Community Park. Said amount shall not be credited against future park assessments.*

**Discussion:** In compliance with this condition, Honua'ula Partners, LLC will contribute not less than \$5,000,000 to the County upon Project District Phase II approval for the development of the South Maui Community Park, as discussed in Section 4.10.5 (Recreational Facilities).

11. *That Honua'ula Partners, LLC is proposing to develop 6 acres of private parks and 84 acres of open space within the development. Said private parks shall be open to the public and privately maintained. Furthermore, said private parks and open space shall not be used to satisfy the park assessment requirements under Section 18.16.320, Maui County Code, or for future credits under said subdivision ordinance. The Director of Parks and Recreation and Honua'ula Partners, LLC agree that the park assessment shall be satisfied with an in-lieu cash contribution for the entire project. The amounts and timing of payment of said in-lieu fees shall be subject to the provisions of Section 18.16.320, Maui County Code.*

**Discussion:** As discussed in Section 4.10.5 (Recreational Facilities), Honua'ula Partners, LLC will develop six acres of private parks and 84 acres of open space within Honua'ula. The private parks will be open to the public and privately maintained. Furthermore, the private parks and open space will not be used to satisfy the park assessment requirements under Section 18.16.320, MCC, or for future credits under the subdivision ordinance. The Director of Parks and Recreation and Honua'ula Partners, LLC agree that the park assessment will be satisfied with an in-lieu cash contribution for the entire project. The amounts and timing of payment of the in-lieu fees shall be subject to the provisions of Section 18.16.320, MCC.

12. *That, as represented by Honua'ula Partners, LLC, the golf course shall be subject to the following conditions:*
  - a. *Honua'ula Partners, LLC, its successors and permitted assigns, shall permit one nonprofit organizations per quarter of the calendar year, other than Maui Junior Golf Association ("Maui Junior Golf"), the use of the golf course and the clubhouse for a fund-raising activity upon terms mutually agreed upon with said nonprofit organization.*

**Discussion:** As discussed in Section 4.10.5 (Recreational Facilities), Honua'ula Partners, LLC will comply with this condition.

- b. *Honua'ula Partners, LLC, its successors and permitted assigns, shall: (1) develop an organized instructional program for junior golfers at its facility from September to January each year; (2) permit Maui Junior Golf the use of the golf course in accordance with Honua'ula Partners, LLC's instructional program; and (3) sponsor one Maui Junior Golf fund-raising tournament per year. The terms of the Junior Golf Program by Honua'ula Partners, LLC shall be as follows:*

*The instructional program will be developed to teach youngsters ages 12 to 18 years of age the fundamentals of golf and how to play the game, while also providing quality instruction/training three days a week from September 1 through*

January 31, with some blackout dates. This program will support the overall efforts of Maui Junior Golf.

Private lessons will also be available at a discounted rate of 50 percent of the regular rate based on two lessons per junior golfer for a maximum of 50 lessons per month from February through August on a space-available basis.

For the annual fund-raising event for the Maui Junior Golf, the rate per player shall be 50 percent of the regular rate with the number of golfers limited to no more than 144 players per event.

**Discussion:** As discussed in Section 4.10.5 (Recreational Facilities), Honua'ula Partners, LLC will develop and support an organized instructional program for Maui junior golfers in compliance with this condition.

- c. *Honua'ula Partners, LLC, its successors and permitted assigns, shall permit the Maui Interscholastic League ("MIL") and the Hawai'i High School Athletic Association ("HHSAA") to each use the golf course once per year for an official MIL golf tournament or an official HHSAA golf tournament if requested by the MIL or the HHSAA, or for regular season play-offs if requested by the MIL.*

**Discussion:** As discussed in Section 4.10.5 (Recreational Facilities), Honua'ula will comply with this condition.

- d. *Honua'ula Partners, LLC, its successors and permitted assigns, shall permit Maui residents to play at the golf course on Tuesday of each week. The charge for Maui residents for green fees, including golf cart rental fees, shall not exceed 40 percent of the average market rate for green fees and golf cart rental fees in South Maui, and shall exclude all membership fees.*

**Discussion:** As discussed in Section 4.10.5 (Recreational Facilities), Honua'ula will comply with this condition.

13. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall prepare a Cultural Resources Preservation Plan ("CRPP"), in consultation with: Na Kupuna O Maui; lineal descendents of the area; other Native Hawaiian groups; the Maui County Cultural Resources Commission; the Maui/Lāna'i Island Burial Council; the Office of Hawaiian Affairs; the State Historic Preservation Division, Department of Land and Natural Resources; the Maui County Council; Na Ala Hele; and all other interested parties. Prior to initiating this consultation process, Honua'ula Partners, LLC, its successors and permitted assigns, shall publish a single public notice in a Maui newspaper and a State-wide newspaper that are published weekly. The CRPP shall consider access to specific sites to be preserved, the manner and method of preservation of sites, the appropriate protocol for visitation to cultural sites, and recognition of public access in accordance with the Constitution of the State of Hawai'i, the Hawai'i Revised Statutes, and other laws, in Kīhei-Mākena Project District 9.*

*Upon completion of the CRPP, Honua'ula Partners, LLC, its successors and permitted assigns, shall submit the plan to the State Historic Preservation Division, Department of Land and Natural Resources, and the Office of Hawaiian Affairs for review and recommendations prior to Project District Phase II approval. Upon receipt of the above agencies' comments and recommendations, the CRPP shall be forwarded to the Maui County Cultural Resources Commission for its review and adoption prior to Project District Phase II approval.*

**Discussion:** As discussed in Section 4.2 (Cultural Resources), Aki Sinoto Consulting, LLC and Hana Pono, LLC prepared a CRPP. The CRPP sets forth (among other things) selection criteria for archaeological sites to be preserved and short- and long-term preservation measures, including buffer zones and interpretative signs, as appropriate for each site and types of native flora to be used for landscaping for buffer zones. The CRPP: 1) 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, the DLNR Nā Ala Hele, SHPD, OHA, and various knowledgeable individuals; 2) ~~will be~~ has been submitted to SHPD and OHA on March 18, 2010 for review and recommendations; and 3) will be provided to the Maui County Cultural Resources Commission for review and adoption after receipt of comments and recommendations from SHPD and OHA. Through this collaborative process specified by the Maui County Council the CRPP will be refined to provide additional information including: 1) the nature of access to religious, ceremonial, and confirmed burial sites; 2) determination of appropriate traditional protocols and practices; ~~and~~ 3) establishment of educational and community stewardship programs; and 4) any other issues SHPD, OHA and the Maui County Cultural Resources Commission would like clarified and addressed. Appendix J contains the CRPP.

*14. That a nonpotable water supply system shall be utilized for all irrigation purposes.*

**Discussion:** In compliance with this condition non-potable water will be used for all irrigation purposes within Honua'ula. Section 4.8.1 (Water System) contains discussion regarding Honua'ula's private water system. Appendix P contains the Preliminary Engineering Report, which contains additional discussion regarding Honua'ula's private water system.

*15. That, during construction, all dust control shall utilize nonpotable water or effluent, which may be obtained from the Kīhei Wastewater Reclamation Facility when available.*

**Discussion:** In compliance with this condition, during construction all dust control will use non-potable water or effluent, which may be obtained from the Kīhei WWRF. In further compliance with this condition, as discussed in Section 4.6 (Air Quality), a dust control plan will be implemented during all construction phases. All construction activities will comply with the provisions of Chapter 11-60.1-33, HAR on fugitive dust.

*16. That Honua'ula Partners, LLC, its successors and permitted assigns, shall provide a Sewage Disposal Analysis that has been reviewed and commented on by the State Department of*

*Health, the State Department of Land and Natural Resources, the County Department of Environmental Management, and the County Department of Water Supply prior to Project District Phase II approval. The Sewage Disposal Analysis, along with reviews and comments, shall be submitted to the Maui County Council for review and the project shall be subject to additional conditions or amendments by the Maui County Council if warranted by the Sewage Disposal Analysis.*

**Discussion:** As discussed in Section 4.8.2 (Wastewater System) Honua'ula will not rely upon or burden any County wastewater system. Instead, Honua'ula Partners, LLC will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2). The Preliminary Engineering Report prepared for Honua'ula (Appendix P) provides preliminary information regarding wastewater. For a more detailed analysis Honua'ula Partners, LLC ~~has~~ engaged Brown and Caldwell Engineers to prepare a ~~Draft~~ Honua'ula Sewage Disposal Analysis. In accordance with this condition, the Analysis ~~will be~~ has been submitted to the State DOH and DLNR and the County DEM and DWS for review and comment before Project District Phase II approval. These agencies have since provided comments and subsequently, The the Analysis, along with reviews and comments, will then be was submitted to the Maui County Council on May 11, 2010 for review. After receiving the Analysis, the Maui County Council accepted the Analysis and did not subject Honua'ula to any additional conditions or amendments. As a result, Condition 16 has been fully satisfied.

*17. That Honua'ula Partners, LLC, its successors and permitted assigns, shall construct, maintain, and/or participate in the operation of a private wastewater treatment facility and system that accommodate the needs of the entire Kihei-Mākena Project District 9. All reclaimed water from the private wastewater treatment facility shall be utilized for irrigation, dust control, or other nonpotable purposes, and none of the reclaimed water shall be placed into injection wells.*

*The sewer rates for the residential workforce housing units shall be no higher than the residential sewer rates set by the County in its annual budget, for as long as the units are subject to Chapter 2.96, Maui County Code.*

**Discussion:** As discussed in Section 4.8.2 (Wastewater System), Honua'ula will not rely upon or burden any public wastewater facilities. In compliance with this condition, Honua'ula Partners, LLC will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2). Connection to the Mākena WWRF, which is approximately one mile south of Honua'ula, would be in conformance with the option of participating in the operation of a private wastewater treatment facility (Alternative 1), and is the preferred alternative for Honua'ula wastewater treatment. After treatment—at either the possible on-site WWRF or the existing Mākena WWRF—R-1 recycled water (reclaimed water) will be used within Honua'ula for golf course irrigation and none of the reclaimed water will be placed into injection wells.

In further compliance with this condition, Honua'ula Partners, LLC will ensure that sewer rates for the residential workforce housing units will be no higher than the residential sewer rates set by the County in its annual budget, for as long as the units are subject to Chapter 2.96, MCC.

*18. That Honua'ula Partners, LLC, its successors and permitted assigns, shall address in their Project District Phase II application the following:*

**Discussion:** Conditions 18a to 18i primarily relate to compliance with DOH's "Twelve Conditions Applicable to all New Golf Course Development" ("12 conditions"). As discussed in Section 3.5.1 (Groundwater), to ensure that Honua'ula's golf course is developed and operated in an environmentally responsible manner and potential impacts are mitigated, Environmental & Turf Services, Inc., prepared a comprehensive Best Management Practices (BMPs) document adhering to the DOH's "Golf Course Best Management Practices" guidelines (DOH 2005). The BMPs also satisfy all previous DOH recommendations regarding golf courses, including, "Guidelines Applicable to Golf Courses in Hawaii" (Version 6, DOH 2002) and "Twelve Conditions Applicable to all New Golf Course Development" ("12 conditions;" Version 4, DOH 1992). Appendix C contains the complete BMP document. Compliance with each specific sub condition of Condition 18 is discussed below.

- a. *Condition 1 of the Department of Health's "Twelve Conditions Applicable To All New Golf Course Development" ("12 Conditions") relating to an approved sampling plan, establishment of the baseline groundwater/vadose zone water quality, and if appropriate, nearshore water quality, has been met to the satisfaction of the Director of Health;*

**Discussion:** As discussed in Section 3.5.1 (Groundwater), Honua'ula Partners, LLC will provide and execute a groundwater monitoring program. As discussed in Section 3.5.2 (Nearshore Water Marine Environment), Honua'ula Partners, LLC has conducted baseline water quality monitoring assessments (for both groundwater and marine waters downstream of Honua'ula). These assessments will continue. In conducting these baseline assessments and in providing and executing a groundwater monitoring program, Honua'ula Partners, LLC, will be in compliance with Condition 1 of DOH's "12 Conditions," which relates to establishing baseline groundwater/vadose zone and nearshore water quality data. The results from the assessments will be provided to DOH. Appendix D contains the most recent assessment.

- b. *Conditions 2 and 3 of the Department of Health's "12 Conditions" relating to groundwater monitoring have been satisfied by the Director of Health;*

**Discussion:** As discussed in Section 3.5.1 (Groundwater), Honua'ula Partners, LLC will provide and execute a groundwater monitoring program. In providing and executing a groundwater monitoring program, Honua'ula Partners, LLC, will be in compliance with Condition 12 of DOH's "12 Conditions" which relates to establishing a groundwater monitoring program. As discussed in Section 3.5.1 (Groundwater), the groundwater

monitoring program includes a contingency plan that would trigger pesticide use restrictions or bans if pesticides are detected at predetermined concentrations. In providing this contingency plan Honua'ula Partners, LLC will be in compliance with Condition 3 of DOH's "12 Conditions" which requires immediate action if data from the monitoring system indicates increased levels of a contaminate that poses, or may pose, a threat to public health and the environment.

- c. *Condition 4 relating to the preliminary proposal of the individual treatment system meets the requirements of the Department of Health, and final design shall be approved at the time of Project District Phase III;*

**Discussion:** As discussed in Section 4.8.2 (Wastewater) and above, Honua'ula Partners, LLC will either participate in the operation of a private WWRF and system that accommodates the needs of Honua'ula (Alternative 1) or provide a WWRF on-site (Alternative 2). The golf course clubhouse and other golf course facilities will be connected to the Honua'ula wastewater system. In connecting the golf course clubhouse and other golf course facilities to the Honua'ula wastewater system, Honua'ula Partners, LLC, will be in compliance Condition 4 of DOH's "12 Conditions" relating to connecting the golf course clubhouse and other golf course facilities to a WWRF.

- d. *Condition 5 of the Department of Health's "12 Conditions" relating to use of effluent has been satisfied;*

**Discussion:** As discussed in Section 4.8.2 (Wastewater) and above, after treatment at either the existing Mākena WWRF or the possible on-site WWRF, R-1 recycled water (reclaimed water) will be used within Honua'ula for golf course irrigation. In using R-1 recycled water (reclaimed water) for golf course irrigation Honua'ula Partners, LLC, will be in compliance Condition 5 of the DOH's "12 Conditions" relating to use of treated wastewater for golf course irrigation.

- e. *Condition 6 of the Department of Health's "12 Conditions" relating to golf carts and storage of petroleum has been addressed and incorporated in the design and layout of the buildings;*

**Discussion:** As discussed in Section 3.5.1 (Groundwater), Honua'ula will include a state-of-the-art golf course maintenance center, which will include above ground fuel storage tanks in compliance with all State of Hawaii requirements. In providing a state-of-the-art golf course maintenance center, Honua'ula Partners, LLC will be in compliance with Condition 6 of DOH's "12 Conditions," which relates to storage of petroleum products for fueling golf carts, maintenance vehicles, and emergency power generators that pose potential risk to groundwater.

- f. *Conditions 7, 8, and 11 of the Department of Health's "12 Conditions" relating to fertilizers, biocides, and pesticides and the Integrated Golf Course Management Plan have been reviewed, and comments from the Department of Agriculture and*



*the Department of Health have been incorporated in the design and layout of the golf courses;*

**Discussion:** As discussed in Section 3.5.1 (Groundwater), Honua'ula will include a state-of-the-art golf course maintenance center, which will include facilities for the safe storage of fertilizers, biocides, and pesticides. A golf course maintenance program will be implemented, which will include an Integrated Pest Management (IPM) approach that avoids conventional spray methods for pest management. In addition, a modern golf course irrigation system will be provided to use non-potable water efficiently. Further, as discussed in Section 4.6 (Air Quality), all construction activities will comply with the provisions of Chapter 11-60.1-33, HAR on fugitive dust. In providing these facilities, programs, and infrastructure, and in complying with State regulations regarding fugitive dust, Honua'ula Partners, LLC be in compliance with:

- Condition 7 of DOH's "12 Conditions" which relates to buildings designed to house fertilizers and biocides;
- Condition 8 of DOH's "12 Conditions" which relates to a golf course maintenance plan and program in regard to: 1) use of fertilizers and biocides; and 2) irrigation; and
- Condition 11 of DOH's "12 Conditions" which relates to: 1) fugitive dust during construction; and 2) application of pesticides and chemicals.

*g. Condition 9 of the Department of Health's '12 Conditions" relating to noise from maintenance facilities has been addressed through the location and design of the maintenance activities and facilities;*

**Discussion:** As discussed in Section 3.5.1 (Groundwater), Honua'ula will include a state-of-the-art golf course maintenance center. As discussed in Section 4.8 (Noise), the golf maintenance center will be located in an area sufficiently distanced from residential uses and will be designed to further lessen noise to surrounding uses. All golf course maintenance will be conducted in a manner so as not to cause a nuisance to residents. In providing a state-of-the-art golf course maintenance center in an appropriate area, Honua'ula Partners, LLC be in compliance with Condition 9 of DOH's "12 Conditions," which relates to minimizing noise from golf course maintenance activities.

*h. Condition 10 of the Department of Health's "12 Conditions" and the County Department of Environmental Management's concerns and recommendations relating to solid waste disposal management activities and facilities are identified and designed;*

**Discussion:** As discussed in Section 4.8.5 (Solid Waste), green waste from the golf course may be processed and reused on-site. Honua'ula will also support the County's recycling, reuse, and composting activities. In implementing green waste and recycling programs, Honua'ula Partners, LLC be in compliance with Condition 10 of DOH's "12 Conditions" concerning solid waste disposal, managing waste so that it does not create a nuisance,

and composting green waste for subsequent use as a soil conditioner or mulching material.

- i. *Condition 12 of the Department of Health's "12 Conditions" relating to soil runoff during construction and concerns of the State Department of Transportation; the County Department of Public Works; the State Department of Health; and the Natural Resources Conservation Service of the United States Department of Agriculture relating to drainage are addressed and incorporated in the design and layout of the plans, and a preliminary erosion control and drainage report is included in the application;*

**Discussion:** As discussed in Section 3.3 (Soils), all grading for Honua'ula will be in compliance with Chapter 20.08, MCC (Soil Erosion and Sedimentation Control) and NPDES Notice of General Permit Coverage for stormwater associated with construction activity will be necessary. In complying with Chapter 20.08, MCC (Soil Erosion and Sedimentation Control) and the provisions of the NPDES permit, Honua'ula Partners, LLC will also be in compliance with Condition 12 of the State DOH's "12 Conditions Applicable to All New Golf Course Development" concerning soil runoff during construction, consultation with the USDA-SCS, and obtaining a NPDES permit.

In further compliance with Condition 18i, concerns of the DOT, DWS, DOH, and the NRCS of the U.S. Department of Agriculture relating to drainage will be addressed and incorporated in grading and construction plans. Appendix P contains the Preliminary Engineering Report, which includes a preliminary drainage plan.

- j. *Confirmation from Maui Electric Company, Ltd. ("MECO") that the proposal to relocate and/or landscape MECO facilities is incorporated in the application and site plan;*

**Discussion:** The current plans for the Property include an area for the expansion of the existing substation (Figure 1). Honua'ula Partners, LLC is not requesting that the existing MECO substation be relocated. MECO is aware that Honua'ula Partners, LLC will provide area for the expansion of the existing substation, but at this time cannot confirm that the expansion area is needed without more detailed information, including projections for electrical demand for other proposed projects in the region. MECO has stated that they continuously attempt to plan for additional substation sites to meet the electrical demand of the community. Honua'ula Partners, LLC's electrical engineer will continue to coordinate with MECO regarding the need for expanding the substation and Honua'ula Partners, LLC will continue to include an area for the expansion of the existing substation on Honua'ula plans.

Honua'ula Partners, LLC's electrical engineer has provided available information regarding Honua'ula to MECO for their review and planning purposes. MECO has stated that additional review is required during the design development stage of Honua'ula to determine if expansion of the existing substation will be necessary. MECO has also stated that although the current capacity of the MECO electrical system to serve Honua'ula may

be limited, with continuously evolving demands for MECO's service, along with MECO's on-going efforts to upgrade and maintain their system to serve the new and existing loads, capacity may be in place and adequate to serve Honua'ula by the time Honua'ula is under construction. MECO will continue to review its electrical system and requirements as Honua'ula progresses into the design development stage so that MECO will be able to evaluate: 1) the size of actual electrical loads that MECO is required to serve; 2) the dates when these loads need to be energized by MECO; and 3) the state of the MECO electrical system at the time when these loads are expected to be connected.

In anticipation of the need, Honua'ula Partners, LLC will continue to include an area for the expansion of the existing substation on Honua'ula plans. Should MECO not require additional area, the existing substation would not be expanded. Since MECO cannot make a determination until Honua'ula is within the design development stage, details on the requirements for serving Honua'ula are not available at this time. At MECO's request, landscaping plans will be submitted to MECO during the design development stage of Honua'ula for their review and approval. MECO's concerns regarding landscaping around their facilities pertain to potential operational, maintenance, and safety issues.

- k. Roadway improvements to the satisfaction of the State Department of Transportation and the County Department of Public Works and proposed agreements are incorporated in the application and site plan and finalized as part of Project District Phase II approval.*

**Discussion:** ~~Honua'ula Partners, LLC has requested verification from the State DOT and County Department of Public Works that the proposed roadway improvements meet with their satisfaction. Honua'ula Partners, LLC will provide verification when received from State DOT and County Department of Public Works.~~

Honua'ula Partners, LLC has engaged in extensive consultation and correspondence with the DOT and DPW regarding roadway improvements that Honua'ula Partners, LLC are required to implement. These includes the regional traffic improvements noted above under the heading "Regional Traffic Improvements" and the Honua'ula-related traffic improvements noted above under the heading "Honua'ula-Related Traffic Improvements." These improvements are all provided in compliance with County of Maui Ordinance No. 3554 Condition 2, which includes multiple sub-conditions as noted above. The consultation involved ensuring that the design of the proposed improvements is to the satisfaction and agreement of: 1) DOT regarding State Highway improvements; and 2) DPW regarding County roadway improvements.

In correspondence from DOT dated March 24, 2010, DOT stated:

*The improvements to be performed by Honua'ula Partners LLC as stated in Condition 2 are consistent with the improvements identified in the Traffic Impact Assessment Report (TIAR)*

dated 29, 2009<sup>23</sup>. These improvements are understood to be considered the 'fair share' for highway related improvements of the affected area.

In their March 24, 2010 letter DOT also specifically addressed extending Piilani Highway into Honua'ula from Wailea Ike Drive to Kaukahi Street (Condition 2b), a portion of which will be on State-owned ROW, by specifying their design requirements for the extension. In so specifying it is implicit that DOT is in agreement with extending Piilani Highway over the State-owned ROW. Regarding the widening of Piilani Highway to four lanes from Kilohana Drive to Wailea Ike Drive (Condition 2a), in further correspondence from DOT dated August 23, 2010, DOT concurred with the design of the widening provided by Honua'ula Partners, LLC.

In correspondence from DPW dated February 24, 2010 DPW stated: "We confirm that Honua'ula Partners, LLC is in compliance with and has initiated implementation of Condition Nos. 2e, g and h as defined in the conditions of zoning for the Honua'ula project." Conditions 2e, 2g, and 2h pertain to improvements to County roadways.

The correspondence between Honua'ula Partners, LLC and DOT and DPW indicates the satisfaction of DOT and DPW with the improvements that Honua'ula Partners, LLC will provide and constitutes these agencies' agreement with the improvements as designed thus far. Further satisfaction and agreement with the proposed improvements is evidenced by the environment assessments (EAs) for the widening of Pi'ilani Highway and the Wailea Ike Drive/Wailea Alanui Drive intersection improvements. Specifically the Final EA for the widening of Pi'ilani Highway (Appendix R) contains design details and—as the accepting authority for the EA—DOT has reviewed the draft and final EA, accepted the final EA, and issued a Finding of No Significant Impact. Similarly, the Wailea Ike Drive and Wailea Alanui Drive Intersection Improvements Final EA (Appendix S) includes design details and DPW—as the accepting authority for the EA—has reviewed the draft and final EA, accepted the final EA, and issued a Finding of No Significant Impact.

In summary, the consultation and subsequent written correspondence between Honua'ula Partners, LLC and DOT and DPW demonstrates the efforts of all involved to work cooperatively to implement the required roadway improvements. This is further evidenced by DOT's and DPW's review and acceptance of the EAs covering the respective improvements these agencies are responsible for overseeing. These agencies review of, and satisfaction with, the improvements required of, and proposed by, Honua'ula Partners LLC constitutes their agreement with the improvements and the use of the State and County ROWs necessary to implement the improvements. Collectively, DOT's and DPW's

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<sup>23</sup> The TIAR dated October 29, 2009, pertains to the widening of Piilani Highway from Kilohana Drive to Wailea Ike Drive, including improvements at the intersections of: 1) Pi'ilani Highway/Okolani Drive/Mikioi Place; and 2) Pi'ilani Highway/Kilohana Drive/Mapu Place. The TIAR contained in the Draft EIS and this Final EIS is dated March 2, 2010, and identifies the same recommended improvements to these intersections.

satisfaction with, and agreement of, the improvements constitutes Honua'ula Partners, LLC's compliance with Condition 18k.

Appendix L includes the above referenced correspondence between Honua'ula Partners, LLC and DOT and DPW. Appendix R contains the Pi'ilani Highway Widening Project Final EA. Appendix S contains the Wailea Ike Drive and Wailea Alanui Drive Intersection Improvements Final EA.

*19. That Honua'ula Partners, LLC, its successors and permitted assigns, shall execute appropriate agreements with the State of Hawai'i and County of Maui agencies regarding participation in improvements of infrastructure and public facilities where such improvements are reasonably related to Honua'ula Partners, LLC's project.*

**Discussion:** As discussed in Section 4.8 (Infrastructure and Utilities), Honua'ula will be responsible for all required infrastructure improvements as determined by the appropriate governmental agencies and public utility companies and will execute appropriate agreements to this effect. Honua'ula Partners, LLC has requested both State and County agencies to verify Honua'ula Partners, LLC's compliance with this condition and specific improvement requirements conditioned by those agencies.

*20. That marine monitoring programs shall be conducted which include monitoring and assessment of coastal water resources (groundwater and surface water) that receive surface water or groundwater discharges from the hydrologic unit where the project is located. Monitoring programs shall include both water quality and ecological monitoring.*

*Water Quality Monitoring shall provide water quality data adequate to assess compliance with applicable State water quality standards at Hawai'i Administrative Rules Chapter 11-54. Assessment procedures shall be in accordance with the current Hawai'i Department of Health ("HIDOH") methodology for Clean Water Act Section 305(b) water quality assessment, including use of approved analytical methods and quality control/quality assurance measures. The water quality data shall be submitted annually to HIDOH for use in the State's Integrated Report of Assessed Waters prepared under Clean Water Act Sections 303(d) and 305(b). If this report lists the receiving waters as impaired and requiring a Total Maximum Daily Load ("TMDL") study, then the monitoring program shall be amended to evaluate land-based pollutants, including: (1) monitoring of surface water and groundwater quality for the pollutants identifies as the source of the impairment; and (2) providing estimates of total mass discharge of those pollutants on a daily and annual basis from all sources, including infiltration, injection, and runoff. The results of the land-based pollution water quality monitoring and loading estimate shall be submitted to the HIDOH Environmental Planning Office, TMDL Program.*

*The ecological monitoring shall include ecological assessment in accordance with the Coral Reef Assessment and Monitoring Program protocols used by the Department of Land and Natural Resources. The initial assessment shall use the full protocol. Subsequent annual assessments can use the Rapid Assessment Techniques. Results shall be reported annually to the Aquatic Resources Division, Department of Land and Natural Resources.*

**Discussion:** As discussed in Section 3.5.2 (Nearshore Marine Environment), MRC conducted nearshore water quality monitoring assessments in 2005, 2006, 2008, ~~and 2009, 2010, and 2011~~ to provide pre-Honua'ula baseline data and an assessment of existing conditions of coastal water resources (groundwater and surface water) that receive surface or groundwater discharges from the hydrological unit where Honua'ula is located. Honua'ula nearshore water quality monitoring assessments will continue during construction and after Honua'ula is built. Information and conclusions from the ~~most recent assessment~~ 2010 (MRC 2010a) and 2011 (MRC 2011) reports, as well as other relevant information, are summarized in Section 3.5.2 (Nearshore Marine Environment). Appendix D contains the complete 2010 assessment report included in the Draft EIS (MRC 2010a) and the most recent assessment report (MRC 2011). In addition:

- Current and future nearshore water quality monitoring assessments provide, and will continue to provide, water quality data necessary to assess compliance with Section 11-54-06, HAR (Open Coastal Waters of the DOH Water Quality Standards);
- Current and future Honua'ula nearshore water quality monitoring assessments were done, and will continue to be done, in accordance with the current (and as may be amended) DOH methodology for Clean Water Act Section 305(b) water quality assessment, including the use of approved analytical methods and quality control/quality assurance measures.
- After construction commences water quality data will be submitted annually to DOH for use in future State "Integrated Report of Assessed Waters prepared under Clean Water Act Sections 303(d) and 305(b)" (Intergrated Reports)<sup>24</sup> (which is the same as "the State's Integrated Report of Assessed Waters prepared under Clean Water Act Sections 303(d) and 305(b)" as stated in Condition 20).

In further compliance with County of Maui Ordinance No. 3554 Condition 20, it is noted that the 2006 Integrated Report (DOH 2008) lists two areas of nearshore receiving waters downstream from Honua'ula as "impaired," meaning State ocean water quality standards for specific criteria were not attained based on data collected in 2006 or before. The Clean Water Act requires that TMDLs be established for specific criteria that do not meet the standards; however, DOH, the State agency responsible for developing TMDLs, has not developed any TMDL criteria for any marine areas off the coast of Maui (DOH 2010). Honua'ula is not yet built, and thus is not currently contributing to any downstream water quality impacts. Comparison of data from the 2006 Integrated Report and the current Honua'ula nearshore water quality monitoring study (MRC ~~2010a~~ 2011) shows that water quality results can vary over time, as the current study results indicated a lesser degree of

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<sup>24</sup> The actual name of the most recent report is: *2006 State of Hawaii Water Quality Monitoring and Assessment Report: Integrated Report to the U.S. Environmental Protection Agency and the U.S. Congress Pursuant to Sections §303(D) and §305(B), Clean Water Act (P.L. 97-117)*. The report was prepared by the Hawaii State Department of Health and is dated January 11, 2008. The DOH refers to this report as the "Integrated Report."

impairment than the 2006 Integrated Report (see Section 3.5.2 (Nearshore Marine Environment for additional information). At the time the Draft EIS was prepared (March 2010) DOH anticipates publishing an update of the 2006 Integrated Report in 2010 however, as of May 2012 an updated report was not published. ~~and, in~~ In light of the recent test results from the Honua'ula study, it is possible that ~~the 2010~~ a future update will find a lesser degree of impairment than the 2006 Integrated Report. If the State's Integrated Report lists the receiving waters downstream from Honua'ula as "impaired" after construction of Honua'ula commences, and if by that time, DOH has developed TMDL criteria for receiving waters downstream from Honua'ula, then the Honua'ula nearshore water quality monitoring program will be amended to evaluate land-based pollutants, including: 1) monitoring of surface water and groundwater quality for the pollutants indentified as the source of impairment; and 2) providing estimates of total mass discharge of those pollutants on a daily and annual basis from all sources, including infiltration, injection, and runoff. The results of the land-based pollution water quality monitoring and loading estimates will be submitted to DOH Environmental Planning Office, TMDL Program.

As further discussed in Section 3.5.2 (Nearshore Marine Environment), MRC conducted a ~~preliminary~~ an assessment of the marine community structure of the nearshore waters downstream from the Property (i.e. ecological monitoring) in accordance with the Coral Reef Assessment and Monitoring Program protocols used by DLNR (MRC 2010b). Information and conclusions from the marine community structure assessment report are summarized below. Appendix D contains the complete report. In addition, Marine community structure assessment surveys (i.e. ecological monitoring) will be done annually and the annual results will be reported to the Aquatic Resources Division, DLNR.

21. *That all exterior lighting shall be shielded from adjacent residential properties and near shore waters. Lighting requirements in force at the time of building permit application shall be applied.*

**Discussion:** All Honua'ula outdoor lighting will be in compliance with Chapter 20.35 (Outdoor Lighting), MCC.

22. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall pay the Department of Education \$3,000 per dwelling unit upon issuance of each building permit to be used, to the extent possible, for schools serving the Kīhei-Mākena Community Plan area; provided that, should the State pass legislation imposing school impact fees that apply to Kīhei-Mākena Project District 9, Honua'ula Partners, LLC, its successors and permitted assigns, shall from that point forward comply with the State requirements, or contribute \$3,000 per dwelling unit, whichever is greater.*

**Discussion:** As discussed in Section 4.10.1 (Schools), Honua'ula Partners, LLC will comply with this condition. In 2007, the State Legislature passed a law establishing school impact fees (see HRS Section 302A-1601 et. seq). In November 2010, the Hawai'i Board of Education designated Central Maui, including Kīhei-Mākena Project District 9, as a school impact fee district. Honua'ula Partners, LLC will comply with all applicable laws regarding

school impact fees. Currently the Central Maui school impact fee established by DOE is \$5,560 per single-family unit and \$2,451 per multi-family unit. Therefore, in compliance with Condition 22, Honua'ula Partner's, LLC will pay a school impact fee of \$5,560 per single-family unit and \$3,000 per multi-family unit.

*23. That Honua'ula Partners, LLC, its successors and permitted assigns, shall fund and construct adequate civil defense measures as determined by the State and County of Maui civil defense agencies.*

**Discussion:** As discussed in Section 3.4 (Natural Hazards), Honua'ula will comply with this condition.

*24. That Honua'ula Partners, LLC, its successors and permitted assigns, shall provide to the County two acres of land with direct access to Pi'ilani Highway extension for the development of fire control facilities within the village mixed-use sub-district at the time 50 percent of the total unit/lot count has received either a certificate of occupancy or final subdivision approval. The acreage provided shall have roadway and full utility services provided to the parcel.*

*That Honua'ula Partners, LLC, its successors and permitted assigns, shall contribute \$550,000 to the County for the development of a police station in South Maui, to be paid at the time a contract is entered into for the construction of that police station.*

**Discussion:** As discussed in Section 4.10.3 (Fire), Honua'ula will comply with this condition. See Figure 1 for the location of the land to be provided to the County with direct access to the Pi'ilani Highway extension for the development of fire control facilities.

*25. That no transient vacation rentals or time shares shall be allowed within Kihei-Mākena Project District 9; and further, no special use permit or conditional permit for such accommodations shall be accepted by the Department of Planning.*

**Discussion:** As discussed in Section 4.9.3 (Housing), Honua'ula will comply this condition.

*26. That Honua'ula Partners, LLC, its successors and permitted assigns, shall provide a preservation/mitigation plan pursuant to Chapter 6E, Hawai'i Revised Statutes, that has been approved by the State Historic Preservation Division, Department of Land and Natural Resources, and the Office of Hawaiian Affairs prior to Project District Phase II approval.*

**Discussion:** As discussed in Section 4.1 (Archaeological and Historic Resources), Aki Sinoto Consulting, LLC and Hana Pono, LLC prepared a CRPP which also serves as the archaeological preservation/mitigation plan pursuant to Chapter 6E, HRS. The CRPP sets 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, and the types of native plants to be used for landscaping



buffer zones. The CRPP ~~will be~~ was provided to SHPD, DLNR and OHA on March 18, 2010 for approval prior to Project District Phase II approval. In accordance with SHPD requirements, Honua'ula Partners, LLC, will also provide a data recovery plan to SHPD for review and approval. Appendix J contains the CRPP.

27. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall provide the report "Remnant Wiliwili Forest Habitat at Wailea 670, Maui, Hawaii by Lee Altenberg, Ph.D.," along with a preservation/mitigation plan, to the State Department of Land and Natural Resources, the United States Fish and Wildlife Service, and the United States Corps of Engineers for review and recommendations prior to Project District Phase II approval. The Maui Planning Commission shall consider adoption of the plan prior to Project District Phase II approval.*

**Discussion:** Honua'ula Partners, LLC will comply with ~~this condition~~ Condition 27. As discussed in Section 3.6 (Botanical Resources), SWCA Environmental Consultants (SWCA) prepared the *Honua'ula Conservation and Stewardship Plan* (2010b) to ensure the long-term conservation and stewardship of native plants within Honua'ula. The plan incorporates findings, conclusions, and recommendations from previous botanical surveys, wildlife surveys, and biological assessments of the Property and recommends proactive stewardship actions to manage the Native Plant Preservation Area and the Native Plant Conservation Areas (see discussion below and in Section 3.6 (Botanical Resources)). The *Honua'ula Conservation and Stewardship Plan*, along with the report titled: *"Remnant Wiliwili Forest Habitat at Wailea 670, Maui, Hawaii by Lee Altenberg, Ph.D.,"* ~~will be~~ was provided to DLNR, the USFWS, and the U.S. Corps of Engineers for review and recommendations on March 22, 2010, which is before Project District Phase II approval.

*Such plan shall include a minimum preservation standard as follows: That Honua'ula Partners, LLC, its successors and permitted assigns, shall establish in perpetuity a Conservation Easement (the "Easement"), entitled "Native Plant Preservation Area," for the conservation of native Hawaiian plants and significant cultural sites in Kihei-Mākena Project District 9 as shown on the attached map. The Easement shall comprise the portion of the property south of latitude 20°40'15.00"N, excluding any portions that the State Department of Land and Natural Resources, the United States Fish and Wildlife Service, and the United States Corps of Engineers find do not merit preservation, but shall not be less than 18 acres and shall not exceed 130 acres.*

**Discussion:** In their letter addressed to William Spence, Director of the County of Maui Planning Department dated February 15, 2012, the DLNR stated:

*With regard to Condition 27, we note that the ordinance refers to "preservation". Statutory provisions for the preservation of natural resources are provided in Chapter 195, Hawaii Revised Statutes, through the establishment of the Natural Area reserve System. At this time, the Subject Area is not designated a Natural Area Reserve. Chapter 195 provides a process by which a natural Area reserve may be established.*

DLNR also stated: "Mitigation for a project as part of an HPC [Habitat Conservation Plan] may, in principle, be conducted off site if all other requirements are met and if the HCP is approved."

In their letter commenting on the Honua'ula Draft Environmental Impact Statement (EIS) dated July 2, 2010, the USFWS stated: "...we recommend that the conservation easement or Native Plant Preservation Area include a contiguous area of roughly 130 acres (56 hectares) which would encompass the majority of the mixed use remnant kiawe-wiliwili shrubland." USFWS also stated that the Conservation & Stewardship plan (see Appendix F):

*...has identified numerous proposed mitigation measures and an interest in cooperating with funding off-site conservation projects to offset the loss of habitat within the proposed project footprint. Your Final EIS should also include a description of these off-site conservation projects. In order to fully address this aspect of the project in your Final EIS, we suggest that a 130-acre (56 hectare) Native Plant Preservation Area, located within the southern portion of the property, be incorporated into the preferred alternative. Alternatively, your discussion of the project alternatives (Section 6.0) in your Final EIS should thoroughly address any reasons conservation of the entire southern area was not included selected [sic] as the preferred alternative.*

Based on the presence of the non-native tree tobacco (*Nicotiana glauca*) and native host plants for the endangered Blackburn's sphinx moth, the USFWS also expressed concern that "habitat loss within the project site could adversely impact Blackburn's sphinx moth populations within this region of Maui."

In their letter dated May 10, 2010 the United States Army Corps of Engineers stated:

*The Corps Regulatory Program does not have the legal authority or expertise to comment or make recommendations as to the appropriateness of areas of a parcel for preservation or for use as mitigation, for a particular project, for Maui Planning Commission use.*

Since June of 2010 Honua'ula Partners, LLC has met with DLNR and USFWS on many occasions to reach agreement regarding satisfaction of Condition 27. As a result of these meetings, Honua'ula Partners, LLC proposes both on- and off-site measures to protect and enhance native plants and habitat for the Blackburn's sphinx moth (*Manduca blackburni*) as discussed below.

As discussed in Section 3.6 (Botanical Resources), to protect and conserve an area that contains the highest density of representative native plant species within Honua'ula, Honua'ula Partners, LLC will dedicate in perpetuity a conservation easement titled "Native Plant Preservation Area." As shown on Figure 1 and Figure 12, the proposed Native Plant Preservation Area encompasses a contiguous ~~22-~~ 40-acre area within the portion of the Property south of latitude 20°40'15.00"N. The area of the Native Plant Preservation Area

will be subject to concurrence by the DLNR, USFWS, and the U.S. Corps of Engineers and will be dedicated to the conservation of native Hawaiian plants and significant cultural sites (see Section 4.1 (Archaeological and Historic Resources) and Section 4.2 (Cultural Resources) for information on archaeological and cultural resources).

In addition to the Native Plant Preservation Area, Native Plant Conservation Areas will be located throughout the Property including adjacent to both the golf course and the Native Plant Preservation Area. The areas will include:

- All the existing natural gulches throughout the Property (28 acres);
- Ungraded conservation areas (eight acres) in which existing native plants will be protected and that will be managed as natural areas; and
- Areas containing naturalized landscape in which existing native vegetation will be conserved or enhanced through propagation of native species from seeds collected on the Property.

Honua'ula's Native Plant Preservation Area, combined with ~~other~~ the Native Plant Conservation Areas within Honua'ula (Figure 12 ~~and Table 2~~), will provide a total of approximately ~~443~~ 76 acres on-site for the protection, enhancement, and propagation of native plants of the mixed *kiawe-wiliwili* shrubland associations in southeastern Maui. These areas will: 1) provide protection for native plants; 2) ensure the long-term genetic viability and survival of the native dry shrubland species; and 3) enhance long-term population growth.

For off-site mitigation, Honua'ula Partners, LLC will:

1. Acquire a perpetual conservation easement of approximately 224-acres on a currently unprotected portion of property owned by Ulupalakua Ranch adjacent to the eastern boundary of the State of Hawaii Kanaio Natural Area Reserve; and
2. Fund and implement the continuation and expansion of restoration efforts within the Auwahi Forest Restoration Project area, just north of the Kanaio Natural Area Reserve, include fencing of approximately 130 acres, ungulate removal, and plant restoration activities.

See Figure 12a for the proposed locations of the off-site mitigation areas. The on- and off-site mitigation measures and areas are subject to the approval of the Habitat Conservation Plan by USFWS and DLNR.

The proposed on- and off-site measures to protect native plants and Blackburn's sphinx moth habitat proposed by Honua'ula Partners, LLC provide a net conservation benefit (as required under Chapter 195D, HRS) through:

- The protection and propagation of additional native host plants for both larval and adult Blackburn's sphinx moth (including the native host species 'aiea (*Nothocestrum spp.*) and halapepe (*Pleomele spp.*)); and

- Creation and protection of a higher number species of native host plants than currently exists on the Property.

Together the on- and off-site mitigation areas provide approximately 394 acres of native dry shrublands for the perpetual protection and propagation of native dryland plants, including wiliwili. Through the perpetual protection and enhancement of these areas, a stable core habitat area will be secured for the moth, providing net benefit to this covered species, as well as a large number of additional native dryland species.

See Section 3.6 (Botanical Resources) and Section 3.7 (Wildlife Resources) for a more complete description of on- and off-site measures to protect native plants and Blackburn's sphinx moth habitat proposed by Honua'ula Partners, LLC.

In response to USFWS' comment that "...discussion of the project alternatives (Section 6.0) in your Final EIS should thoroughly address any reasons conservation of the entire southern area was not included selected [sic] as the preferred alternative," Chapter 6 (Alternatives) has been revised to include an alternative discussing a 130-acre Native Plant Preservation Area and reasons why this alternative is not feasible. In summary, a Native Plant Preservation Area of 130 acres would result in significant changes to the Conceptual Master Plan, resulting in conflicts with several provisions of Chapter 19.90A, Maui County Code (MCC). A Native Plant Preservation Area of 130 acres would necessitate shifting a significant number of single-family and multi-family homes to the northern section of the Property, thereby increasing density in this area. It would also significantly change the golf course layout or possibly make a golf course altogether infeasible. Simply reducing the number of homes or not providing a golf course could make Honua'ula economically unfeasible in light of the significant on and off-site improvements required as conditions of County of Maui Ordinance No. 3554. Reducing the number of homes and/or not providing a golf course would also dramatically decrease the economic benefits of Honua'ula, such as property tax revenues to the County, total gross tax revenues to the State; and impact fees paid to the County and State by Honua'ula Partners LLC.

*The scope of the Easement shall be set forth in an agreement between Honua'ula Partners, LLC and the County that shall include:*

- a. A commitment from Honua'ula Partners, LLC, its successors and permitted assigns, to protect and preserve the Easement for the protection of native Hawaiian plants and significant cultural sites worthy of preservation, restoration, and interpretation for public education and enrichment consistent with a Conservation Plan for the Easement developed by Honua'ula Partners, LLC and approved by the State Department of Land and Natural Resources, the United States Geological Survey, and the United States Fish and Wildlife Service; and with a Cultural Resource Preservation Plan, which includes the management and maintenance of the Easement, developed by Honua'ula Partners, LLC and approved by the State Department of Land and Natural Resources (collectively, the "Conservation/Preservation Plans").*

**Discussion:** As discussed in Section 3.6 (Botanical Resources), Honua'ula Partners, LLC will comply with this condition and is preparing a draft agreement setting forth the scope of the Easement (i.e., the Native Plant Preservation Area).

- b. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall agree to confine use of the Easement to activities consistent with the purpose and intent of the Easement.*

**Discussion:** As discussed in Section 3.6 (Botanical Resources), Honua'ula Partners, LLC agrees to confine use of the Easement to activities consistent with the purpose and intent of the Easement (i.e., the Native Plant Preservation Area).

- c. *That Honua'ula Partners, LLC, its successors and permitted assigns, shall be prohibited from development in the Easement other than erecting fences, enhancing trails, and constructing structures for the maintenance needed for the area, in accordance with the Conservation/Preservation Plans.*

**Discussion:** As discussed in Section 3.6 (Botanical Resources), Honua'ula Partners, LLC will comply with this condition and will prohibit development in the Easement (i.e., the Native Plant Preservation Area) other than erecting fences, enhancing trails, and constructing structures for the maintenance needed for the area, in accordance with the *Honua'ula Conservation and Stewardship Plan* (2010b).

- d. *That title to the Easement shall be held by Honua'ula Partners, LLC, its successors and permitted assigns, or conveyed to a land trust that holds other conservation easements. Access to the Easement shall be permitted pursuant to an established schedule specified in the Conservation/Preservation Plans to organizations on Maui dedicated to the preservation of native plants, to help restore and perpetuate native species and to engage in needed research activities. These organizations may enter the Easement at reasonable times for cultural and education purposes only.*

**Discussion:** As discussed in Section 3.6 (Botanical Resources), Honua'ula Partners, LLC will comply with this condition and agrees that access to the Easement (i.e., the Native Plant Preservation Area) shall be permitted pursuant to an established schedule specified in the *Honua'ula Conservation and Stewardship Plan* (2010b) to organizations on Maui dedicated to the preservation of native plants, to help restore and perpetuate native species and to engage in needed research activities. These organizations may enter the Easement at reasonable times for cultural and education purposes only.

- e. *Honua'ula Partners, LLC, its successors and permitted assigns, shall be allowed to receive all tax benefits allowable under tax laws applicable to the Easement at the time that said Easement is established in Kīhei-Mākena Project District 9, which will be evidenced by the recordation of the Easement in the Bureau of Conveyances, State of Hawai'i.*

**Discussion:** Honua'ula Partners, LLC will comply with this condition.

28. That, prior to the commencement of any construction activity, Honua'ula Partners, LLC, its successors and permitted assigns, shall develop and submit a Transportation Management Plan ("TMP"), to be reviewed and approved by the State Department of Transportation, the County Department of Public Works, and the County Department of Transportation. The purpose of the TMP shall be to reduce traffic generated by construction activity related to the Kaonoulu Light Industrial Subdivision and Kīhei-Mākena Project District 9, including traffic generated by the improvements to Pi'ilani Highway between Kilohana Drive and Wailea Ike Drive. The TMP shall provide for programs such as park and ride, shuttles, and/or restrictions on worker access to ongoing construction activity during peak hour traffic. Upon approval, project contractors shall implement the TMP during construction activities. Honua'ula Partners, LLC, its successors and permitted assigns, shall submit an annual report to the State Department of Transportation, the County Department of Public Works, the County Department of Transportation, and the Maui County Council to document the success of the TMP in meeting its benchmarks of reducing traffic during project construction.

*That as part of the Project District Phase II application, Honua'ula Partners, LLC, its successors and permitted assigns, shall submit a TMP to reduce the dependency on individual vehicular transportation modes. The TMP shall be reviewed and approved by the State Department of Transportation, the County Department of Public Works, and the County Department of Transportation prior to Project District Phase II approval.*

**Discussion:** As discussed in Section 4.4 (Roadways and Traffic), Austin, Tsutsumi & Associates have prepared TMPs for construction and post-construction operations for Honua'ula and the Pi'ilani Highway widening. The TMPs propose transportation management strategies to reduce: 1) construction-related traffic during the construction of Honua'ula and the widening of Pi'ilani Highway; and 2) dependency on individual vehicles by Honua'ula residents, employees, and visitors after construction. Among other things, the TMPs support the establishment of centrally-located park-and-ride facilities and the establishment of a transportation coordinator position to implement and facilitate effective traffic management strategies. Appendix M contains the full TMPs.

~~The TMPs have been submitted to the State DOT, the County Department of Public Works, and the County Department of Transportation for review and approval. In a letter dated December 18, 2009 the County Department of Public Works have all reviewed and approved the TMPs for Honua'ula construction and post-construction operations. This The approval letters are is included in Appendix M.~~

In compliance with this condition, annual reports will be submitted to the specified State and County agencies and to the Maui County Council.

29. That Honua'ula Partners, LLC, its successors and permitted assigns, shall provide annual compliance reports to the Department of Planning and the Maui County Council on the status of the project and progress in complying with the conditions imposed, commencing within one year of the effective date of the ordinance.

**Discussion:** In compliance with this condition, Honua'ula Partners, LLC has provided, and will continue to provide, annual compliance reports to the Department of Planning and the Maui County Council.

*30. All energy systems for all residential units shall be designed and constructed to meet all applicable ENERGY STAR requirements established by the Climate Protection Division of the United States Environmental Protection Agency in effect at the time of construction. For purposed of this condition, energy systems shall include all hot water systems, roof and attic areas, outside walls, windows, air cooling systems, and heating systems.*

*All residential units shall be equipped with a primary hot water system at least as energy efficient as a conventional solar panel hot water system, sized to meet at least 80 percent of the hot water demand for the respective units.*

*All air cooling systems and all heating systems for laundry facilities, swimming pools, and spa areas shall make maximum use of energy-efficient construction and technology.*

**Discussion:** As discussed in Section 2.5 (Environmentally-Responsible Planning and Design) and Section 4.8.5 (Electrical System), Honua'ula will include energy-efficient design and energy conservation measures, such as energy systems that meet all applicable ENERGY STAR requirements established by the EPA in effect at the time of construction. Energy systems include all hot water systems, roof and attic areas, outside walls, windows, air cooling systems, and heating systems.

In addition, Honua'ula Partners, LLC will: 1) equip all residential units (single-family and multi-family) with a primary hot water system at least as energy efficient as a conventional solar panel hot water system, sized to meet at least 80 percent of the hot water demand for the unit; and 2) ensure that all air cooling systems and all heating systems for laundry facilities, swimming pools, and spa areas will make maximum use of energy-efficient construction and technology.

#### **5.2.4 Special Management Area**

The Honua'ula site is not located within the SMA (Figure 7).

**5.3 APPROVALS AND PERMITS**

A listing of required permits and approvals required for Honua'ula is presented below:

**Table 76. 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.
Incidental Take Permit/Incidental Take License	USFWS/ State DLNR	Application to be submitted to USFWS/DLNR