

## 5. RELATIONSHIP TO LAND USE PLANS, POLICIES, AND CONTROLS

This section discusses the relationship of the Proposed Action to State and County land use plans, policies, and controls. Some of the land use plans, policies, and guidelines are in tabular form, and are addressed with text and/or the following letter code:

S = Supportive, NS = Not Supportive, N/A = Not Applicable

### 5.1 State Land Use Plans and Policies

#### 5.1.1 Hawai'i State Plan

The Hawai'i State Plan, Chapter 226, HRS, as amended, provides goals, objectives, policies, and priorities for the State. The purpose of the Hawai'i State Plan is to set forth a plan that shall serve as a guide for the future long-range development of the State; identify the goals, objectives, policies, and priorities for the State; provide a basis for determining priorities and allocating limited resources, such as public funds, services, human resources, land, energy, water, and other resources; improve coordination of federal, state, and county plans, policies, programs, projects, and regulatory activities; and to establish a system for plan formulation and program coordination to provide for an integration of all major state, and county activities. The State Plan is divided into three sections. Part 1 is Overall Theme, Goals, Objectives and Policies. Part 2 is Planning Coordination and Implementation. Part 3 is Priority Guidelines. The Proposed Action's consistency with applicable goals, objectives and policies of Part 1 is discussed in Table 5-1, and an assessment of conformance with Part 3 is discussed in Table 5-2. Part 2 of the State Plan, which primarily covers internal government affairs, is not addressed.

Table 5-1: The Hawai'i State Plan Part I	S	NS	N/A
<b>§226-4 State goals.</b> In order to ensure, for present and future generations, those elements of choice and mobility that ensure 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:			
(1) A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawai'i's present and future generations.	<b>X</b>		
(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.	<b>X</b>		
(3) Physical, social, and economic well-being, for individuals and families in Hawai'i, that nourishes a sense of community responsibility, of caring, and of participation in community life.	<b>X</b>		
<b>Discussion:</b> The Proposed Action will support the State of Hawai'i economy by providing an opportunity to markedly strengthen Hawai'i's agricultural sector with a viable diversified agricultural operation that provides significant employment and revenue. It also will allow for the continued conveyance of water to the MDWS to support Upcountry Maui residents, businesses and farms, as well as the Nāhiku community, by providing domestic and agriculture water to meet the needs of present usage, although current latent demand and any future growth will require alternative sources and infrastructures. Having the Central Maui farmlands in productive diversified agriculture should enhance the desired physical environment by providing a wide, contiguous area of green open space.			
<b>§226-5 Objective and policies for population.</b>			
(a) 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.			

<b>Table 5-1: The Hawai'i State Plan Part I</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
To achieve the population objective, it shall be the policy of this State to:				
(1)	Manage population growth statewide in a manner that provides increased opportunities for Hawai'i's people to pursue their physical, social, and economic aspirations while recognizing the unique needs of each county.	X		
(2)	Encourage an increase in economic activities and employment opportunities on the Neighbor Islands consistent with community needs and desires.	X		
(3)	Promote increased opportunities for Hawai'i's people to pursue their socio-economic aspirations throughout the islands.	X		
(4)	Encourage research activities and public awareness programs to foster an understanding of Hawai'i's limited capacity to accommodate population needs and to address concerns resulting from an increase in Hawai'i's population.			X
(5)	Encourage federal actions that will promote a more balanced distribution of immigrants among the states, provided that such actions do not prevent the reunion of immediate family members.			X
(6)	Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state's population.			X
(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.	X		
<p><b>Discussion:</b> The Proposed Action will support the objectives and policies of the State for population.</p> <p>The Water Lease will allow for the transition of approximately 30,000 acres of former sugar cane land in Central Maui to diversified agriculture. The proposed diversified agriculture operation will contribute toward achieving the State's goal of increasing food self-sufficiency to reduce dependence on oversea sources. Moreover, putting the Central Maui fields back into operation will increase economic activities and employment opportunities for the population by creating more jobs on the island of Maui. Overall, having the Central Maui lands remain in agriculture will help maintain the rural socio-economic lifestyle on Maui, enjoyed by so many.</p> <p>The EMI Aqueduct System is a resource that provides water to communities in East Maui as well as Upcountry Maui. It delivers water to the MDWS, which in turn provides water for domestic and agricultural needs in Upcountry Maui, including KAP and the planned 262-acre KAP expansion. The Upcountry Maui Water System is the second largest on the island and the County anticipates the population dependent on the water system will grow to approximately 43,675 by 2030. Issuing the Water Lease will ensure the County has a reliable water source to provide for Upcountry Maui and to adequately plan for population growth as there are insufficient alternative water sources and infrastructure to meet present and future demands (Draft Maui Island Water Use and Development Plan, March 2019).</p> <p>The EMI Aqueduct System conveys water directly to the Nāhiku community via the EMI Aqueduct System's West Makapipi Tunnel 2, Well No. 4806-07. According to the Draft Maui Island Water Use and Development Plan (March 2019), the water conveyed from the EMI Aqueduct System serves about 43 water meters currently, and there is sufficient source to accept new water meter service applications to meet future demands of the community.</p>				
<b>§226-6 Objectives and policies for the economy--in general.</b>				
(a) Planning for the State's economy in general shall be directed toward achievement of the following objectives:				
(1) Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawai'i's people.				
(2) A steady 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.				
(b) To achieve the general economic objectives, it shall be the policy of this State to:				

<b>Table 5-1: The Hawai'i State Plan Part I</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
(1) Promote and encourage entrepreneurship within Hawai'i by residents and nonresidents of the State.	X		
(2) Expand Hawai'i'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.			X
(3) Promote Hawai'i as an attractive market for environmentally and socially sound investment activities that benefit Hawai'i's people.	X		
(4) Transform and maintain Hawai'i as a place that welcomes and facilitates innovative activity that may lead to commercial opportunities.	X		
(5) Promote innovative activity that may pose initial risks, but ultimately contribute to the economy of Hawaii.	X		
(6) Seek broader outlets for new or expanded Hawai'i business investments.	X		
(7) Expand existing markets and penetrate new markets for Hawai'i's products and services.	X		
(8) Assure that the basic economic needs of Hawai'i's people are maintained in the event of disruptions in overseas transportation.	X		
(9) Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.			X
(10) Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawai'i's small scale producers, manufacturers, and distributors.	X		
(11) Encourage labor-intensive activities that are economically satisfying and which offer opportunities for upward mobility.	X		
(12) Encourage innovative activities that may not be labor-intensive, but may otherwise contribute to the economy of Hawaii.	X		
(13) Foster greater cooperation and coordination between the public and private sectors in developing Hawai'i's employment and economic growth opportunities.	X		
(14) Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.	X		
(15) Maintain acceptable working conditions and standards for Hawai'i's workers.	X		
(16) Provide equal employment opportunities for all segments of Hawai'i's population through affirmative action and non-discrimination measures.			X
(17) Stimulate the development and expansion of economic activities capitalizing on defense, dual-use, and science and technology assets, particularly on the neighbor islands where employment opportunities may be limited.	X		
(18) Encourage businesses that have favorable financial multiplier effects within Hawai'i's economy, particularly with respect to emerging industries in science and technology.	X		
(19) Promote and protect intangible resources in Hawai'i, such as scenic beauty and the aloha spirit, which are vital to a healthy economy.	X		
(20) 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.	X		

<b>Table 5-1: The Hawai'i State Plan Part I</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
(21) Foster a business climate in Hawai'i- 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.			<b>X</b>
<p><b>Discussion:</b> The Proposed Action will support the objectives and policies of the State for the economy – in general.</p> <p>The Proposed Action will allow for the continued conveyance of water to supply the agricultural fields in Central Maui to support a new diversified agriculture farming model. Currently, the fields are mostly fallow and not being utilized to their full potential. Reopening the land for farming would provide employment opportunities and expand the agriculture sector of Maui's economy. Irrigating the fields in Central Maui, a region with very little rainfall, would also restore scenic greenery to the region as the land will be in cultivation rather than fallow.</p> <p>Moreover, Mahi Pono's diversified agriculture operation will aid in achieving the State's goal of doubling local food production by the year 2020. In the event of a major catastrophe, limiting overseas supplies, this diversified agriculture initiative could help supply the State with significant amounts of food. Mahi Pono will export product that exceeds the Hawai'i market.</p> <p>In the process of doing so, Mahi Pono's operations can offer opportunities for numerous secondary economic benefits—offering entrepreneurship opportunities for value-added agricultural products whether in retail or food establishments, welcoming innovative methods and approaches for the cultivation of agricultural products, expanding markets for Hawai'i-grown products, providing construction activity for needed facilities, setting the foundation for agricultural cooperatives for farmers, providing jobs directly and indirectly for all segments of Hawai'i's population, especially on a neighbor island where employment opportunities can be limited.</p> <p>Mahi Pono intends to offer approximately 800 acres of various sized community farm blocks in Central Maui to local farmers. Farmers also would have access to Mahi Pono's equipment, management, budgeting and marketing services, thus supporting entrepreneurship by residents and assisting small scale producers, manufacturers, and distributors. Mahi Pono also intends to lease some of its property to other agricultural organizations.</p> <p>The EMI Aqueduct System conveys water to the MDWS, which in turn provides water for domestic and agricultural needs in Upcountry Maui, including KAP and the planned 262-acre KAP expansion. The Proposed Action will ensure the County has a reliable water source to provide for Upcountry Maui and to adequately plan, as well as make sound investments, for growth as there are insufficient alternative water sources and infrastructure to meet present and future demands currently.</p> <p>The EMI Aqueduct System also conveys water directly to the Nāhiku community. The Water Lease will allow for the continued operation of the EMI Aqueduct System, which in turn will ensure that Nāhiku has a reliable source of potable water for domestic needs. This will allow the County to adequately plan, as well as make sound investments, for growth.</p>			
<p><b>§226-7 Objectives and policies for the economy--agriculture.</b></p> <p>(a) Planning for the State's economy with regard to agriculture shall be directed towards achievement of the following objectives:</p> <ul style="list-style-type: none"> <li>(1) Viability of Hawaii's sugar and pineapple industries.</li> <li>(2) Growth and development of diversified agriculture throughout the State.</li> <li>(3) An agriculture industry that continues to constitute a dynamic and essential component of Hawaii's strategic, economic, and social well-being</li> </ul> <p>To achieve the agriculture objectives, it shall be the policy of this State to:</p>			
(1) Establish a clear direction for Hawaii's agriculture through stakeholder commitment and advocacy.	<b>X</b>		
(2) Encourage agriculture by making the best use of natural resources.	<b>X</b>		
(3) Provide the governor and the legislature with information and options needed for prudent decision-making for the development of agriculture.	<b>X</b>		
(4) Establish strong relationships between the agricultural and visitor industries for mutual marketing benefits.	<b>X</b>		

<b>Table 5-1: The Hawai'i State Plan Part I</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
(5) Foster increased public awareness and understanding of the contributions and benefits of agriculture as a major sector of Hawai'i's economy.	X		
(6) Seek the enactment and retention of federal and state legislation that benefits Hawai'i's agricultural industries.			X
(7) Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawai'i's food producers and consumers in the State, nation, and world.	X		
(8) Support research and development activities that strengthen economic productivity in agriculture, stimulate greater efficiency, and enhance the development of new products and agricultural by-products.	X		
(9) Enhance agricultural growth by providing public incentives and encouraging private initiatives.			X
(10) Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.	X		
(11) Increase the attractiveness and opportunities for an agricultural education and livelihood.	X		
(12) In addition to the State's priority on food, expand Hawai'i'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.	X		
(13) Promote economically competitive activities that increase Hawai'i's agricultural self-sufficiency, including the increased purchase and use of Hawaii-grown food and food products by residents, businesses, and governmental bodies as defined under section 103D-104.	X		
(14) Promote and assist in the establishment of sound financial programs for diversified agriculture			X
(15) Institute and support programs and activities to assist the entry of displaced agricultural workers into alternative agricultural or other employment.			X
(16) Facilitate the transition of agricultural lands in economically non-feasible agricultural production to economically viable agricultural uses.	X		
(17) Perpetuate, promote, and increase use of traditional Hawaiian farming systems, such as the use of loko i'a, māla, and irrigated lo'i, and growth of traditional Hawaiian crops, such as kalo, 'uala, and 'ulu.	X		
(18) Increase and develop small-scale farms.	X		

**Discussion:** The Proposed Action will support the objectives and policies of the State for the economy – agriculture.

The Proposed Action will enable for the continued conveyance of water to support conversion of currently fallow lands to diversified agriculture. Mahi Pono plans to convert the agricultural lands in Central Maui generally to community farms, orchards (citrus, mac nuts, and beverage crops), tropical fruits, row and annual crops, energy crops, irrigated and nonirrigated pasture, and green energy crops. Re-establishing these 30,000 acres of the land in farming would provide employment opportunities and significantly expand the agriculture sector of Maui's economy, as well as for the State of Hawai'i. Currently the agricultural land is mostly fallow with initial start-up diversified agricultural activity. Should the Water Lease not be issued, the ongoing agricultural activities and planned cultivation of the entire Central Valley may be unfeasible. Issuance of the Water Lease would facilitate the transition of the agricultural fields in Central Maui to a productive and viable diversified agricultural operation.

Moreover, the diversified agriculture operation will aid in achieving the State's goal of doubling local food production by 2020. In the event of a major catastrophe limiting overseas food supplies, this diversified agriculture initiative could supply the State with significant amounts of food.

Mahi Pono intends to offer approximately 800 acres of various sized community farm blocks in Central Maui to local farmers. Farmers also would have access to Mahi Pono's equipment, management, budgeting and marketing services, thus supporting entrepreneurship by residents and assisting small scale producers, manufacturers, and

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<p>distributors. Mahi Pono also intends to lease some of its property to other agricultural organizations and provide plots for research and offer an internship program for high school and college students. The EMI Aqueduct System conveys water to the MDWS, which in turn provides water for domestic and agricultural needs in Upcountry Maui, including KAP and the planned 262-acre KAP expansion.</p> <p>Presently, the MDWS serves the KAP with non-potable water from diversions of the same streams that serve the Kamole-Weir Water Treatment Plant through the Wailoa Ditch. KAP currently consists of 31 farm lots, ranging in size from 7 to 29 acres, for a total of approximately 445 acres, supporting 26 farmers, and is planned to expand by 262 acres. Issuance of the Water Lease would ensure that KAP, and the planned expansion, have a reliable source of water to meet its water demands.</p>				
<b>§226-8 Objective and policies for the economy--visitor industry.</b>				
<p>(a) 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 Hawai'i's economy.</p> <p>(b) To achieve the visitor industry objective, it shall be the policy of this State to:</p>				
(1) Support and assist in the promotion of Hawai'i's visitor attractions and facilities.				<b>X</b>
(2) Ensure that visitor industry activities are in keeping with the social, economic, and physical needs and aspirations of Hawai'i's people.				<b>X</b>
(3) Improve the quality of existing visitor destination areas by utilizing Hawaii's strengths in science and technology.				<b>X</b>
(4) Encourage cooperation between the public and private sectors in developing and maintaining well-designed, adequately serviced visitor industry and related developments which are sensitive to neighboring communities and activities.				<b>X</b>
(5) Develop the industry in a manner that will continue to provide new job opportunities and steady employment for Hawai'i's people.				<b>X</b>
(6) Provide opportunities for Hawai'i's people to obtain job training and education that will allow for upward mobility within the visitor industry.				<b>X</b>
(7) Foster a recognition of the contribution of the visitor industry to Hawai'i's economy and the need to perpetuate the aloha spirit.				<b>X</b>
(8) Foster an understanding by visitors of the aloha spirit and of the unique and sensitive character of Hawai'i's cultures and values.				<b>X</b>
<b>Discussion:</b> The Proposed Action does not include facilities or improvements that would directly affect the visitor industry of this area of Hawai'i. However, Maui's green Central Valley and rural ambiance have often been noted as assets for attracting visitors to Maui.				
<b>§226 9 Objective and policies for the economy--federal expenditures.</b>				
<p>(a) 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 Hawai'i's economy.</p> <p>(b) To achieve the federal expenditures objective, it shall be the policy of this State to:</p>				
(1) Encourage the sustained flow of federal expenditures in Hawai'i that generates long-term government civilian employment.				<b>X</b>
(2) Promote Hawaii's supportive role in national defense, in a manner consistent with Hawaii's social, environmental, and cultural goals by building upon dual-use and defense applications to develop thriving ocean engineering, aerospace research and development, and related dual-use technology sectors in Hawaii's economy.				<b>X</b>

<b>Table 5-1: The Hawai'i State Plan Part I</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
(3)	Promote the development of federally supported activities in Hawai'i that respect statewide economic concerns, are sensitive to community needs, and minimize adverse impacts on Hawai'i's environment.			<b>X</b>
(4)	Increase opportunities for entry and advancement of Hawai'i's people into federal government service.			<b>X</b>
(5)	Promote federal use of local commodities, services, and facilities available in Hawai'i.			<b>X</b>
(6)	Strengthen federal-state-county communication and coordination in all federal activities that affect Hawai'i.			<b>X</b>
(7)	Pursue the return of federally controlled lands in Hawai'i 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.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not include federal expenditures to provide for a water conveyance system.				
<b>§226-10 Objective and policies for the economy--potential growth and innovative activities.</b>				
(a) Planning for the State's economy with regard to potential growth and innovative activities shall be directed towards achievement of the objective of development and expansion of potential growth and innovative activities that serve to increase and diversify Hawai'i's economic base.				
(b) To achieve the potential growth activity objective, it shall be the policy of this State to:				
(1)	Facilitate investment and employment growth in economic activities that have the potential to expand and diversify Hawaii's economy, including but not limited to diversified agriculture, aquaculture, renewable energy development, creative media, health care, and science and technology-based sectors.	<b>X</b>		
(2)	Facilitate investment in innovative activity that may pose risks or be less labor-intensive than other traditional business activity, but if successful, will generate revenue in Hawai'i through the export of services or products or substitution of imported services or products.			<b>X</b>
(3)	Encourage entrepreneurship in innovative activity by academic researchers and instructors who may not have the background, skill, or initial inclination to commercially exploit their discoveries or achievements.	<b>X</b>		
(4)	Recognize that innovative activity is not exclusively dependent upon individuals with advanced formal education, but that many self-taught, motivated individuals are able, willing, sufficiently knowledgeable, and equipped with the attitude necessary to undertake innovative activity.	<b>X</b>		
(5)	Increase the opportunities for investors in innovative activity and talent engaged in innovative activity to personally meet and interact at cultural, art, entertainment, culinary, athletic, or visitor-oriented events without a business focus.			<b>X</b>
(6)	Expand Hawai'i's capacity to attract and service international programs and activities that generate employment for Hawai'i's people.			<b>X</b>
(7)	Enhance and promote Hawai'i's role as a center for international relations, trade, finance, services, technology, education, culture, and the arts.			<b>X</b>
(8)	Accelerate research and development of new energy-related industries based on wind, solar, ocean, and underground resources and solid waste.			<b>X</b>
(9)	Promote Hawai'i's geographic, environmental, social, and technological advantages to attract new economic activities into the State.	<b>X</b>		



<b>Table 5-1: The Hawai'i State Plan Part I</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
(10) Provide public incentives and encourage private initiative to attract new industries that best support Hawai'i's social, economic, physical, and environmental objectives.			<b>X</b>
(11) Increase research and the development of ocean related economic activities such as mining, food production, and scientific research.			<b>X</b>
(12) Develop, promote, and support research and educational and training programs that will enhance Hawai'i's ability to attract and develop economic activities of benefit to Hawai'i.			<b>X</b>
(13) Foster a broader public recognition and understanding of the potential benefits of new, growth oriented industry in Hawai'i.			<b>X</b>
(14) 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.			<b>X</b>
(15) Increase research and development of businesses and services in the telecommunications and information industries.			<b>X</b>
(16) Foster the research and development of nonfossil fuel and energy efficient modes of transportation			<b>X</b>
(17) Recognize and promote health care and health care information technology as growth industries.			<b>X</b>
<p><b>Discussion:</b> The Proposed Action will support the objectives and policies of the State for the economy – potential growth and innovative activities.</p> <p>The issuance of the Water Lease under the Proposed Action will allow for the continued conveyance of water to the agricultural fields in Central Maui to support Mahi Pono's proposed diversified agriculture operation. Approximately 23,000 acres of the agricultural land in Central Maui are designated as IALs to the State, of which the majority is classified as "Prime Agricultural Land" by the ALISH rating system. However, currently the majority of the agricultural land in Central Maui is fallow. The Proposed Action would allow for the land to be put back into cultivation.</p> <p>A viable agricultural operation of the scale and diversity as proposed by Mahi Pono will provide numerous opportunities for innovative approaches in both the cultivation of the agricultural products and value-added activities. Mahi Pono also intends to provide plots for research and offer an internship program for high school and college students thus encouraging entrepreneurship in innovative activity. Additionally, Mahi Pono is committing land to the production of solar energy for the public utility system.</p>			
<p><b>§226-10.5 Objectives and policies for the economy--information industry.</b></p> <p>(a) Planning for the State's economy with regard to telecommunications and information technology shall be directed toward recognizing that broadband and wireless communication capability and infrastructure are foundations for an innovative economy and positioning Hawai'i as a leader in broadband and wireless communications and applications in the Pacific Region.</p> <p>(b) To achieve the information industry objective, it shall be the policy of this State to:</p>			
(1) Promote efforts to attain the highest speeds of electronic and wireless communication within Hawai'i and between Hawai'i and the world, and make high speed communication available to all residents and businesses in Hawaii			<b>X</b>
(2) Encourage the continued development and expansion of the telecommunications infrastructure serving Hawai'i to accommodate future growth and innovation in Hawaii's economy.			<b>X</b>
(3) Facilitate the development of new or innovative business and service ventures in the information industry which will provide employment opportunities for the people of Hawaii.			<b>X</b>
(4) Encourage mainland- and foreign-based companies of all sizes, whether information technology-focused or not, to allow their principals, employees, or			<b>X</b>



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contractors to live in and work from Hawaii, using technology to communicate with their headquarters, offices, or customers located out-of-state.				
(5)	Encourage greater cooperation between the public and private sectors in developing and maintaining a well-designed information industry.			<b>X</b>
(6)	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.			<b>X</b>
(7)	Provide opportunities for Hawaii's people to obtain job training and education that will allow for upward mobility within the information industry.			<b>X</b>
(8)	Foster a recognition of the contribution of the information industry to Hawaii's economy.			<b>X</b>
(9)	Assist in the promotion of Hawai'i as a broker, creator, and processor of information in the Pacific.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect the telecommunications and information technology industries.				
<b>§226-11 Objectives and policies for the physical environment--land-based, shoreline, and marine resources.</b>				
(a) The land-based, shoreline, and marine resources objectives are:				
(1) Prudent use of Hawai'i's land-based, shoreline, and marine resources.				
(2) Effective protection of Hawai'i's unique and fragile environmental resources.				
(b) To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of this State to:				
(1)	Exercise an overall conservation ethic in the use of Hawai'i's natural resources.	<b>X</b>		
(2)	Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.	<b>X</b>		
(3)	Take into account the physical attributes of areas when planning and designing activities and facilities.	<b>X</b>		
(4)	Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.	<b>X</b>		
(5)	Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.	<b>X</b>		
(6)	Encourage the protection of rare or endangered plant and animal species and habitats native to Hawai'i.	<b>X</b>		
(7)	Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.			<b>X</b>
(8)	Pursue compatible relationships among activities, facilities, and natural resources.	<b>X</b>		
(9)	Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.			<b>X</b>
<b>Discussion:</b> The Proposed Action will support the objective and policies for the physical environment – land-based, shoreline, and marine resources.				
The CWRM D&O was purposefully designed to increase the practical knowledge of stream flows and native habitat restoration. The D&O establishes a quantity of water that must remain in each stream. Each stream that was part of the East Maui IIFS petition was evaluated individually for their potential for instream and non-instream use. Instream uses include the maintenance of habitat and ecosystems, recreational opportunities, aesthetic values, navigation, instream power generation, maintenance of water quality, among others. The CWRM D&O ensures a balance of instream and non-instream use of the surface water resources in East Maui. Should the Water Lease be issued, the Proposed Action will be required to be in compliance with the CWRM D&O. The Proposed Action is not contrary to				

Table 5-1: The Hawai'i State Plan Part I	S	NS	N/A
<p>the CWRM D&amp;O, will exercise a conservation ethic in use of the State's natural resources, and will ensure compatibility between land-based activities and natural resources and ecological systems.</p> <p>An objective of the Proposed Action is to maintain and continue the operation of the EMI Aqueduct System. The EMI staff will be trained by qualified individuals on appropriate conduct and measures to take within the License Area during future maintenance work. This will encourage the protection of the rare and endangered plant and animal species and habitats native to Hawai'i that have been identified in the region. The EMI Aqueduct System will be maintained in a way that is compatible with the existing environment and natural resources in the region.</p> <p>Moreover, the EMI Aqueduct System in Central Maui has historically attributed to approximately 22.7% of system losses on the Central Maui side of the EMI Aqueduct System. This loss provides a significant amount of groundwater recharge to the Central Maui aquifers.</p> <p>Mahi Pono's irrigation engineering team is also designing a high-efficiency irrigation system. The new irrigation system will reduce water usage by: (1) using automatic, real-time irrigation sensors to deliver precise amounts of water efficiently; (2) recycle and re-use all water used in Mahi Pono's processing plants; and (3) integrate various live technology feeds to constantly monitor plant, soil, and tree health. Reducing water usage through effective irrigation ensures conservation of Hawai'i's natural resources.</p>			
<p><b>§226-12 Objective and policies for the physical environment--scenic, natural beauty, and historic resources.</b></p>			
<p>(a) Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawai'i's scenic assets, natural beauty, and multi-cultural/historical resources</p> <p>(b) To achieve the scenic, natural beauty, and historic resources objective, it shall be the policy of this State to:</p>			
<p>(1) Promote the preservation and restoration of significant natural and historic resources.</p>	X		
<p>(2) Provide incentives to maintain and enhance historic, cultural, and scenic amenities.</p>	X		
<p>(3) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.</p>	X		
<p>(4) Protect those special areas, structures, and elements that are an integral and functional part of Hawai'i's ethnic and cultural heritage.</p>	X		
<p>(5) Encourage the design of developments and activities that complement the natural beauty of the islands.</p>			X
<p><b>Discussion:</b> The Proposed Action will support the objectives and policies for the physical environment – scenic, natural beauty, and historic resources.</p>			
<p>The EMI Aqueduct System has been in existence for over a century, and is eligible to be placed on the NRHP under National Register Criterion C, as an extensive engineering design that exemplifies the characteristics, technology, and pattern of features common to irrigation ditch systems in Hawai'i. The Proposed Action will allow for the continued maintenance of the EMI Aqueduct System.</p>			
<p>The issuance of the Water Lease will allow for the continued conveyance of water to the agricultural fields in Central Maui. Irrigating the fields in Central Maui, a region with very little natural rainfall, would also promote the scenic beauty of the region and preserve existing vistas, as the land will be in cultivated green space rather than remaining fallow or being developed.</p>			
<p>Moreover, the CWRM D&amp;O ordered that certain streams, designated as “kalo and community streams”, will be fully restored, protecting those special areas that depend upon these streams. These streams support communities that depend upon kalo cultivation, an element of Hawai'i's cultural heritage. Other streams in the East Maui region that were subject to the IIFS will have less water diverted, than what was historically diverted, enhancing and promoting the scenic beauty in the vicinity of those streams and restoring natural habitats. Should the Water Lease be issued, the Proposed Action will be required to be in compliance with the CWRM D&amp;O. The Proposed Action will not be</p>			

<b>Table 5-1: The Hawai'i State Plan Part I</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
contrary to the CWRM D&O, and is aligned with the State's objective and policies for the physical environment – scenic, natural beauty, and historic resources.				
<b>§226-13 Objectives and policies for the physical environment--land, air, and water quality.</b>				
(a) 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 Hawai'i's land, air, and water resources.				
(2) Greater public awareness and appreciation of Hawai'i's environmental resources.				
(b) To achieve the land, air, and water quality objectives, it shall be the policy of this State to:				
(1) Foster educational activities that promote a better understanding of Hawai'i's limited environmental resources.				<b>X</b>
(2) Promote the proper management of Hawai'i's land and water resources.	<b>X</b>			
(3) Promote effective measures to achieve desired quality in Hawai'i's surface, ground, and coastal waters.	<b>X</b>			
(4) Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawai'i's people.	<b>X</b>			
(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.				<b>X</b>
(6) Encourage design and construction practices that enhance the physical qualities of Hawai'i's communities.				<b>X</b>
(7) Encourage urban developments in close proximity to existing services and facilities.	<b>X</b>			
(8) Foster recognition of the importance and value of the land, air, and water resources to Hawai'i's people, their cultures and visitors.	<b>X</b>			
<b>Discussion:</b> The Proposed Action will support the objectives and policies for the physical environment – land, air, and water quality.				
<p>The water source for the EMI Aqueduct System comes from East Maui streams. 25 streams or tributaries that are diverted by the EMI Aqueduct System in the License Area were subject to the CWRM D&amp;O. The CWRM D&amp;O established the IIFS in an attempt to properly manage the surface water for habitat restoration, instream uses, offstream uses, scenic value, and recreational opportunities. Should the Water Lease be issued under the Proposed Action, surface water diversions will be required to be in compliance with the CWRM D&amp;O.</p> <p>The issuance of the Water Lease will allow for the continued conveyance of water from the EMI Aqueduct System to the agricultural fields in Central Maui. This will allow Mahi Pono to transition the agricultural fields in Central Maui to a diversified agriculture farming model. Without the issuance of the Water Lease, the agriculture fields in Central Maui will presumably remain in a fallow, uncultivated state until a sufficient amount of water is available. If the Central Maui lands are left in an uncultivated state for a prolonged period of time, it will increase wind-blown erosion adversely impacting the air quality of the surrounding area (CWRM, at iv, 2018) and reduce recharge of the Central Maui aquifers underlying the agricultural fields.</p> <p>The issuance of the Water Lease will allow for the continued conveyance of water from the EMI Aqueduct System to the MDWS, which in turn provides water to Upcountry Maui and the Nāhiku community. The County anticipates the Upcountry Maui population, which is dependent on the Upcountry Water System, will grow to approximately 43,675 by 2030. Issuing the Water Lease will ensure the County has a reliable water source to provide for Upcountry Maui and to adequately plan for population growth as there are a lack of alternative water sources and infrastructure to meet present and future demands. This will encourage future urban developments in Upcountry Maui to accommodate growth in proximity to the existing water services and facilities with a reliable source of water.</p> <p>Additionally, Mahi Pono's irrigation engineering team is designing a high-efficiency irrigation system. The new irrigation system will reduce water usage by: (1) using automatic, real-time irrigation sensors to deliver precise</p>				

Table 5-1: The Hawai'i State Plan Part I		S	NS	N/A
<p>amounts of water efficiently; (2) recycle and re-use all water used in Mahi Pono's processing plants; and (3) integrate various live technology feeds to constantly monitor plant, soil, and tree health thus promoting the proper management of Hawai'i's land and water resources.</p> <p>A stream and ocean water chemistry assessment was conducted by Sea Engineering, Inc. (SE) and Marine Research Consultants, Inc. (MRC) in 2018 (Appendix B). In general, no significant impacts on coastal water in the region are anticipated. The study concluded that the effects of stream water on marine waters is minor in these habitats owing to the naturally occurring rapid and intense mixing.</p>				
<b>§226-14 Objective and policies for facility systems--in general.</b>				
<p>(a) 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.</p> <p>(b) To achieve the general facility systems objective, it shall be the policy of this State to :</p>				
(1) Accommodate the needs of Hawai'i's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.				X
(2) Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.				X
(3) Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.	X			
(4) Pursue alternative methods of financing programs and projects and cost-saving techniques in the planning, construction, and maintenance of facility systems.				X
<p><b>Discussion:</b> The Proposed Action will support the objectives and policies for facility systems – in general.</p> <p>The issuance of the Water Lease] will allow for the continued conveyance of water from the EMI Aqueduct System to the MDWS, which in turn provides water to Upcountry Maui, including KAP and the planned 262-acre KAP expansion, as well as the Nāhiku community. The Upcountry Water System relies on 80-90% of its water from three surface water sources. One of the three surface water sources is delivered by the EMI Aqueduct System through the Wailoa Ditch, which is treated at the Kamole-Weir Water Treatment Plant. The average daily use by the MDWS from the EMI Aqueduct System is 7.1 mgd, which accounts for a major portion of the water supplied to the Upcountry Water System.</p> <p>The Nāhiku community draws between 20,000 to 45,000 gallons of water daily directly from the EMI Aqueduct System from the Ko'olau Ditch through a development tunnel.</p> <p>Without the issuance of the Water Lease, the EMI Aqueduct System may be left in an inoperable state, leaving Upcountry Maui and the Nāhiku community without a reliable source of domestic and agricultural water. The costs to develop alternative sources of water would result in higher rates for all the MDWS customers, as the MDWS' rates are island-wide and do not distinguish by geographical area or water system.</p>				
<b>§226-15 Objectives and policies for facility systems--solid and liquid wastes.</b>				
<p>(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:</p> <p>(1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.</p> <p>(2) Provision of adequate sewerage facilities of physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.</p> <p>(c) To achieve solid and liquid waste objectives, it shall be the policy of this State to:</p>				
(1) Encourage the adequate development of sewerage facilities that complement planned growth.				X

<b>Table 5-1: The Hawai'i State Plan Part I</b>		<b>S</b>	<b>NS</b>	<b>N/A</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 disposals of solid and liquid wastes.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not involve facility systems related to solid and liquid wastes				
<b>§226-16 Objective and policies for facility systems--water.</b>				
(a) 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) To achieve the facility systems water objective, it shall be the policy of the State to:				
(1)	Coordinate development of land use activities with existing and potential water supply.	<b>X</b>		
(2)	Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.			<b>X</b>
(3)	Reclaim and encourage the productive use of runoff water and waste water discharges.			<b>X</b>
(4)	Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.	<b>X</b>		
(5)	Support water supply services to areas experiencing critical water problems.	<b>X</b>		
(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.			<b>X</b>
<b>Discussion:</b> The Proposed Action will support the objectives and policies for facility systems – water.				
<p>The issuance of the Water Lease will allow for the continued conveyance of water from the EMI Aqueduct System to the MDWS, which in turn provides water to Upcountry Maui, including KAP and the planned 262-acre KAP expansion, as well as the Nāhiku community.</p> <p>The Upcountry Water System relies on 80-90% of its water from three surface water treatment plants, which makes the system extremely vulnerable to droughts and presents a challenge to the MDWS. For decades, the Upcountry region has experienced voluntary and mandatory water use restrictions imposed on residential and agricultural users during droughts, primarily during dry season, often negatively impacting the productivity of the farmers. One of the three surface water sources is delivered by the EMI Aqueduct System through the Wailoa Ditch, which is treated at the Kamole-Weir Water Treatment Plant. The average daily use by the MDWS from the EMI Aqueduct System is 7.1 mgd, which accounts for a major portion of the water supplied to the Upcountry Water System.</p> <p>The Nāhiku community receives water directly from the EMI Aqueduct System via a development tunnel in the Ko'olau Ditch. The tunnel draws 20,000 to 45,000 gallons per day, dependent on weather, directly from the EMI Aqueduct System. The water serves about approximately 43 water meters located along Nāhiku Road. One meter is classified as an agricultural use while all the others are classified as single-family use.</p> <p>Without the issuance of the Water Lease, the EMI Aqueduct System may be left in an inoperable state, leaving Upcountry Maui, and the Nāhiku community without a reliable source of water.</p> <p>Mahi Pono's irrigation engineering team is designing a high-efficiency irrigation system. The new irrigation system will reduce water usage by: (1) using automatic, real-time irrigation sensors to deliver precise amounts of water efficiently; (2) recycle and re-use all water used in Mahi Pono's processing plants; and (3) integrate various live technology feeds to constantly monitor plant, soil, and tree health thus assisting in improving, efficiency and capabilities of water systems for agricultural use.</p>				

<b>Table 5-1: The Hawai'i State Plan Part I</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<b>§226-17 Objectives and policies for facility systems--transportation.</b>				
(a) Planning for the State's facility systems with regard to transportation shall be directed towards the achievement of the following objectives:				
(1) An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe, and convenient movement of people and goods.				
(2) A statewide transportation system consistent with planned growth objectives throughout the State				
(b) To achieve the transportation objectives, it shall be the policy of this State to:				
(1)	Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter.			<b>X</b>
(2)	Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives.			<b>X</b>
(3)	Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties.			<b>X</b>
(4)	Provide for improved accessibility to shipping, docking, and storage facilities.			<b>X</b>
(5)	Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs.			<b>X</b>
(6)	Encourage transportation systems that serve to accommodate present and future development needs of communities.			<b>X</b>
(7)	Encourage a variety of carriers to offer increased opportunities and advantages to inter-island movement of people and goods.			<b>X</b>
(8)	Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs.			<b>X</b>
(9)	Encourage the development of transportation, systems and programs which would assist statewide economic growth and diversification.			<b>X</b>
(10)	Encourage the design and development of transportation systems sensitive to the needs of affected communities and the quality of Hawai'i's natural environment.			<b>X</b>
(11)	Encourage safe and convenient uses of low-cost, energy-efficient, non-polluting means of transportation.			<b>X</b>
(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.			<b>X</b>
(13)	Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not involve facility systems related to transportation.				
<b>§226-18 Objectives and policies for facility systems—energy.</b>				
(a) 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) Dependable, efficient, and economical statewide energy and telecommunication systems capable of supporting the needs of the people.				
(2) Increased energy self-sufficiency through the reduction and ultimate elimination of Hawaii's dependence on imported fuels for electrical generation and ground transportation;				
(3) Greater diversification of energy generation in the face of threats to Hawaii's energy supplies and systems;				

Table 5-1: The Hawai'i State Plan Part I	S	NS	N/A
(4) Reduction, avoidance, or sequestration of greenhouse gas emissions from energy supply and use; and (5) Utility models that make the social and financial interests of Hawaii's utility customers a priority. (b) To achieve the energy objectives, it shall be the policy of this State to ensure the provision of adequate, reasonably priced, and dependable energy services to accommodate demand (c) To further achieve the energy objectives, it shall be the policy of this State to:			
(1) Support research and development as well as promote the use of renewable energy sources.			X
(2) Ensure a sufficient supply of energy to enable power systems to support the demands of growth.			X
(3) 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.	X		
(4) Promote all cost-effective conservation of power and fuel supplies through measures, including: (A) Development of cost-effective demand-side management programs; (B) Education; (C) Adoption of energy-efficient practices and technologies; and (D) Increasing energy efficiency and decreasing energy use in public infrastructure.	X		
(5) Ensure, to the extent that new supply-side resources are needed, that the development or expansion of energy systems uses the least-cost energy supply option and maximizes efficient technologies.			X
(6) Support research, development, demonstration, and use of energy efficiency, load management, and other demand-side management programs, practices, and technologies.			X
(7) Promote alternate fuels and transportation energy efficiency.			X
(8) Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications.	X		
(9) Support actions that reduce, avoid, or sequester Hawaii's greenhouse gas emissions through agriculture and forestry initiatives.	X		
(10) Provide priority handling and processing for all state and county permits required for renewable energy projects.			X
(11) Ensure that liquefied natural gas is used only as a cost-effective transitional, limited-term replacement of petroleum for electricity generation and does not impede the development and use of other cost-effective renewable energy sources.			X
(12) Promote the development of indigenous geothermal energy resources that are located on public trust land as an affordable and reliable source of firm power for Hawaii.			X
<p><b>Discussion:</b> The Proposed Action will support the objectives and policies for facility systems related to energy.</p> <p>The EMI Aqueduct System operates completely by gravity and requires no power or fuel source. At the same time, it is also capable of generating clean power by dropping water from one ditch, through a hydropower generating plant, and into a lower ditch, thus simultaneously transporting water for use and generating electricity. Mahi Pono intends to use power from two hydro-electric facilities to provide power to pumps and wells, and other infrastructure.</p> <p>Without the Proposed Action, the EMI Aqueduct System may not be able to serve the needs of Upcountry Maui, and a replacement source of water will be necessary to make up the deficit, likely one that consumes more energy (such as groundwater wells, which require pumping). Additionally, water would not be available to irrigate the Central Maui</p>			



<b>Table 5-1: The Hawai'i State Plan Part I</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<p>fields to any significant degree, resulting in significantly less agriculture than is currently planned and a reduced ability to sequester greenhouse gases on Maui through agriculture.</p> <p>Additionally, Mahi Pono is committing land to the production of solar energy for the public utility system. Mahi Pono intends to use power from two hydro-electric facilities to provide power to pumps and wells, and other infrastructure.</p>				
<p><b>§226-18.5 Objectives and policies for facility systems--telecommunications.</b></p> <p>(a) 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.</p> <p>(b) To achieve the telecommunications objective, it shall be the policy of this State to ensure the provision of adequate, reasonably priced, and dependable telecommunications services to accommodate demand.</p> <p>(c) To further achieve the telecommunications objective, it shall be the policy of this State to:</p>				
(1) Facilitate research and development of telecommunication systems and resources.				<b>X</b>
(2) Encourage public and private sector efforts to develop means for adequate, ongoing telecommunication planning.				<b>X</b>
(3) Promote efficient management and use of existing telecommunication systems and services.				<b>X</b>
(4) Facilitate the development of education and training of telecommunication personnel.				<b>X</b>
<p><b>Discussion:</b> The Proposed Action will not involve facility systems related to telecommunications.</p>				
<p><b>§226-19 Objectives and policies for socio-cultural advancement--housing.</b></p> <p>(a) Planning for the State's socio-cultural advancement with regard to housing shall be directed toward the achievement of the following objectives:</p> <p>(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 rental and for sale affordable housing is made available to extremely low-, very low-, lower-, moderate-, and above moderate-income segments of Hawaii's population.</p> <p>(2) The orderly development of residential areas sensitive to community needs and other land uses.</p> <p>(3) The development and provision of affordable rental housing by the State to meet the housing needs of Hawaii's people.</p> <p>(b) To achieve the housing objectives, it shall be the policy of this State to:</p>				
(1) Effectively accommodate the housing needs of Hawai'i's people.				<b>X</b>
(2) Stimulate and promote feasible approaches that increase affordable rental and for sale housing choices for extremely low-, very low-, lower-, moderate-, and above moderate-income households.				<b>X</b>
(3) Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.				<b>X</b>
(4) Promote appropriate improvement, rehabilitation, and maintenance of existing housing units and residential areas.				<b>X</b>
(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.				<b>X</b>

<b>Table 5-1: The Hawai'i State Plan Part I</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
(6)	Facilitate the use of available vacant, developable, and underutilized urban lands for housing.			<b>X</b>
(7)	Foster a variety of lifestyles traditional to Hawai'i through the design and maintenance of neighborhoods that reflect the cultures and values of the community.			<b>X</b>
(8)	Promote research and development of methods to reduce the cost of housing construction in Hawai'i.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect the objectives and policies for socio-cultural advancement related to housing.				
<b>§226-20 Objectives and policies for socio-cultural advancement--health.</b>				
(a) Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:				
(1) Fulfillment of basic individual health needs of the general public.				
(2) Maintenance of sanitary and environmentally healthful conditions in Hawai'i's communities.				
(3) Elimination of health disparities by identifying and addressing social determinants of health.				
(b) To achieve the health objectives, it shall be the policy of this State to:				
(1)	Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse.			<b>X</b>
(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.			<b>X</b>
(3)	Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.			<b>X</b>
(4)	Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.			<b>X</b>
(5)	Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.			<b>X</b>
(6)	Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring, and enforcement			<b>X</b>
(7)	Prioritize programs, services, interventions, and activities that address identified social determinants of health to improve native Hawaiian health and well-being consistent with the United States Congress' declaration of policy as codified in title 42 United States Code section 11702, and to reduce health disparities of disproportionately affected demographics, including native Hawaiians, other Pacific Islanders, and Filipinos. The prioritization of affected demographic groups other than native Hawaiians may be reviewed every ten years and revised based on the best available epidemiological and public health data.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect the objectives and policies for socio-cultural advancement related to health.				
<b>§226-21 Objective and policies for socio-cultural advancement--education.</b>				
(a) 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.				
(b) To achieve the education objective, it shall be the policy of this State to:				

<b>Table 5-1: The Hawai'i State Plan Part I</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
(1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.	X		
(2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.			X
(3) Provide appropriate educational opportunities for groups with special needs.			X
(4) Promote educational programs which enhance understanding of Hawaii's cultural heritage.			X
(5) Provide higher educational opportunities that enable Hawaii's people to adapt to changing employment demands.			X
(6) 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.	X		
(7) Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.			X
(8) Emphasize quality educational programs in Hawaii's institutions to promote academic excellence.			X
(9) Support research programs and activities that enhance the education programs of the State.			X
<b>Discussion:</b> The Proposed Action supports the objective of and policies for socio-cultural advancement related to education. Among other things, Mahi Pono intends to provide agricultural plots for research and offer an internship program for high school and college students.			
<b>§226-22 Objective and policies for socio-cultural advancement--social services.</b>			
(a) 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.			
(b) To achieve the social services objective, it shall be the policy of this State to:			
(1) 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.			X
(2) 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.			X
(3) Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawaii's communities			X
(4) Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.			X
(5) Support public and private efforts to prevent domestic abuse and child molestation, and assist victims of abuse and neglect.			X
(6) Promote programs which assist people in need of family planning services to enable them to meet their needs.			X
<b>Discussion:</b> The Proposed Action will not affect the objectives and policies for socio-cultural advancement related to social services.			
<b>§226-23 Objective and policies for socio-cultural advancement--leisure.</b>			

<b>Table 5-1: The Hawai'i State Plan Part I</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
(a) 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. (b) To achieve the leisure objective, it shall be the policy of this State to:				
(1)	Foster and preserve Hawai'i's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.			<b>X</b>
(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.			<b>X</b>
(3)	Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.			<b>X</b>
(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			<b>X</b>
(5)	Ensure opportunities for everyone to use and enjoy Hawai'i's recreational resources.	<b>X</b>		
(6)	Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs			<b>X</b>
(7)	Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawai'i's people.			<b>X</b>
(8)	Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.			<b>X</b>
(9)	Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawai'i's population to participate in the creative arts.			<b>X</b>
(10)	Assure adequate access to significant natural and cultural resources in public ownership.	<b>X</b>		
<p><b>Discussion:</b> The Proposed Action will support the objectives and policies for socio-cultural advancement related to leisure.</p> <p>The Ko'olau Forest Reserve Hunting Unit encompasses portions of the License Area. The Hunting Unit is administered the DLNR, Division of Forestry and Wildlife. To hunt within the License Area, hunters must obtain a license from the DLNR and an EMI Permit/Waiver. Hunting grounds are limited to one hunting party per hunting area, as regulated by the DLNR. Hunters enter the hunting unit every Saturday and Sunday, as well as holidays observed by EMI. Prior to entering, hunting parties must sign in their license number they obtained from the DLNR, and log in any game that are taken. Access to the hunting grounds is managed by EMI through eight existing EMI access roads. Hunting is permitted year round. Hunting parties may enter the License Areas by vehicular access, however, must traverse by foot in most areas.</p> <p>Hiking is also a permitted recreational use within the License Area, and is limited to hiking clubs. Access to the License Area lands for hiking is acquired through a Hiking Waiver from EMI. Only two hiking clubs currently enter the License Area lands approximately four to six times a year; the Sierra Club Maui Group and Mauna Ala Hiking Club. They enter on foot, and are guided by a club hiking expert with a manageable number of people</p> <p>Other recreational uses are not permitted on the License Area lands for safety reasons.</p> <p>The Proposed Action would allow EMI staff to continue to manage appropriate access into the License Area so that the public may continue to use and enjoy the License Area's recreational and natural resources.</p>				
<p><b>§226-24 Objective and policies for socio-cultural advancement--individual rights and personal well-being.</b></p> <p>(a) 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.</p>				

<b>Table 5-1: The Hawai'i State Plan Part I</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
(b) To achieve the individual rights and personal wellbeing objective, it shall be the policy of this State to:				
(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.			<b>X</b>
(2)	Uphold and protect the national and state constitutional rights of every individual.			<b>X</b>
(3)	Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.			<b>X</b>
(4)	Ensure equal opportunities for individual participation in society.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect the objectives and policies for socio-cultural advancement related to individual rights and personal well-being.				
<b>§226-25 Objective and policies for socio-cultural advancement--culture.</b>				
(a) Planning for the State's socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawai'i's people.				
(b) To achieve the culture objective, it shall be the policy of this State to:				
(1)	Foster increased knowledge and understanding of Hawai'i's ethnic and cultural heritages and the history of Hawai'i.			<b>X</b>
(2)	Support activities and conditions that promote cultural values, customs, and arts that enrich the life styles of Hawai'i's people and which are sensitive and responsive to family and community needs.	<b>X</b>		
(3)	Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community life styles in Hawai'i.			<b>X</b>
(4)	Encourage the essence of the aloha spirit in people's daily-activities to promote harmonious relationships among Hawai'i's people and visitors.			<b>X</b>
<b>Discussion:</b> The Proposed Action will support the objectives and policies for socio-cultural advancement related to culture.				
A recent action taken by the CWRM ordered full restoration for 10 streams. These streams are categorized as "Kalo and Community Streams" and were restored due to the streams historically supporting and currently supporting communities for taro cultivation. The Proposed Action will be in compliance with the CWRM D&O.				
Earthplan prepared a report to assess the social impacts of the Proposed Action (See Appendix G). The report found that the modification or removal of several diversion structures to complete the restoration of diverted streams designated for full flow as part of the CWRM D&O would have positive social value for East Maui. Stream restoration would address physical mitigation and support cultural and food gathering practices by increasing kalo production. The Proposed Action will be in compliance with the CWRM D&O.				
<b>§226-26 Objectives and policies for socio-cultural advancement--public safety.</b>				
(a) Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:				
(1) Assurance of public safety and adequate protection of life and property for all people.				
(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.				
(3) Promotion of a sense of community responsibility for the welfare and safety of Hawai'i's				
(b) To achieve the public safety programs objectives, it shall be the policy of this State to:				

<b>Table 5-1: The Hawai'i State Plan Part I</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
(1) Ensure that public safety programs are effective and responsive to community needs.	X		
(2) Encourage increased community awareness and participation in public safety programs.			X
<b>(c) To achieve the public safety programs objectives, it shall be the policy of this State to:</b>			
(1) Support criminal justice programs aimed at preventing and curtailing criminal activities.			X
(2) Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.			X
(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.			X
<b>(d) To further achieve public safety objectives related to emergency management, it shall be the policy of this State to:</b>			
(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.	X		
(2) Enhance the coordination between emergency management programs throughout the State.			X
<p><b>Discussion:</b> The Proposed Action will support the objectives and policies for socio-cultural advancement – public safety.</p> <p>On the agricultural fields in Central Maui, there are a number of reservoirs, in which a portion of the water conveyed from the EMI Aqueduct System is stored in. A&amp;B had a working relationship with the Maui County Fire Department and in times of need the Maui County Fire Department can draw water from the storage to fight fires.</p> <p>The long-term average daily use by the MDWS from the EMI Aqueduct System has been 7.1 mgd (CWRM, FOF 551, 2018), which accounts for a major portion of the water supplied to the Upcountry Water System. Nāhiku draws up 20,000 – 45,000 gallons of water daily directly from the EMI Aqueduct System from the Ko'olau Ditch through a development tunnel. Should fires ever breakout in these areas, the water conveyed from the EMI Aqueduct System can be tapped into to fight the fires.</p>			
<b>§226-27 Objectives and policies for socio-cultural advancement--government.</b>			
<p>(a) Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:</p> <p>(1) Efficient, effective, and responsive government services at all levels in the State.</p> <p>(2) Fiscal integrity, responsibility and efficiency in the state government and county governments.</p> <p>(b) To achieve the government objectives, it shall be the policy of this State to:</p>			
(1) Provide for necessary public goods and services not assumed by the private sector.			X
(2) Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.			X
(3) Minimize the size of government to that necessary to be effective.			X
(4) Stimulate the responsibility in citizens to productively participate in government for a better Hawai'i.			X
(5) Assure that government attitudes, actions, and services are sensitive to community needs and concerns.			X
(6) Provide for a balanced fiscal budget.			X

<b>Table 5-1: The Hawai'i State Plan Part I</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
(7)	Improve the fiscal budgeting and management system of the State.			<b>X</b>
(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.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect the objectives and policies for socio-cultural advancement related to government.				

### **PART III. PRIORITY GUIDELINES**

Part III of the Hawai'i State Plan establishes the overall priority guidelines to address areas of statewide concern. Under HRS § 226-102, "The State shall strive to improve the quality of life for Hawaii's present and future population through the pursuit of desirable courses of action in seven major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, quality education, principles of sustainability, and climate change adaptation."

<b>Table 5-2: The Hawai'i State Plan Part III</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<b>§226-103 Economic priority guidelines.</b>				
(a)	Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawai'i's people and achieve a stable and diversified economy:			
(1)	Seek a variety of means to increase the availability of investment capital for new and expanding enterprises.			<b>X</b>
(2)	Encourage the expansion of technological research to assist industry development and support the development and commercialization of technological advancements.			<b>X</b>
(3)	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.			<b>X</b>
(4)	Seek to ensure that state business tax and labor laws and administrative policies are equitable, rational, and predictable.			<b>X</b>
(5)	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.			<b>X</b>
(6)	Encourage the formation of cooperatives and other favorable marketing or distribution arrangements at the regional or local level to assist Hawai'i's small-scale producers, manufacturers, and distributors.	<b>X</b>		
(7)	Continue to seek legislation to protect Hawai'i from transportation interruptions between Hawai'i and the continental United States.			<b>X</b>
(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: <ul style="list-style-type: none"> <li>(a) An industry that can take advantage of Hawai'i's unique location and available physical and human resources.</li> <li>(b) A clean industry that would have minimal adverse effects on Hawai'i's environment.</li> <li>(c) An industry that is willing to hire and train Hawai'i's people to meet the industry's labor needs.</li> <li>(d) An industry that would provide reasonable income and steady employment.</li> </ul>	<b>X</b>		



<b>Table 5-2: The Hawai'i State Plan Part III</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
(9)	Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawai'i business.	<b>X</b>		
(10)	Enhance the quality of Hawai'i's labor force and develop and maintain career opportunities for Hawai'i's people through the following actions: <ul style="list-style-type: none"> <li>(a) Expand vocational training in diversified agriculture, aquaculture, and other areas where growth is desired and feasible.</li> <li>(b) Encourage more effective career counseling and guidance in high schools and post-secondary institutions to inform students of present and future career opportunities.</li> <li>(c) Allocate educational resources to career areas where high employment is expected and where growth of new industries is desired.</li> <li>(d) Promote career opportunities in all industries for Hawai'i's people by encouraging firms doing business in the State to hire residents.</li> <li>(e) Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on-the-job training opportunities.</li> <li>(f) Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.</li> </ul>	<b>X</b>		
<b>(b) Priority guidelines to promote the economic health and quality of the visitor industry:</b>				
(1)	Promote visitor satisfaction by fostering an environment which enhances the Aloha Spirit and minimizes inconveniences to Hawai'i'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 provides 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 Hawai'i's significant natural, scenic, historic, and cultural resources.			<b>X</b>
(5)	Develop and maintain career opportunities in the visitor industry for Hawai'i's people, with emphasis on managerial positions.			<b>X</b>
(6)	Support and coordinate tourism promotion abroad to enhance Hawai'i'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>
<b>(c) Priority guidelines to promote the continued viability of the sugar and pineapple industries:</b>				
(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 Hawai'i.			<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>		

<b>Table 5-2: The Hawai'i State Plan Part III</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
(5)	Encourage and assist with the development of a waterborne and airborne freight and cargo system capable of meeting the needs of Hawai'i's agricultural community			<b>X</b>
(6)	Seek favorable freight rates for Hawai'i'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>
<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 non-potable 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, with an emphasis on broadband and wireless infrastructure and capability that will serve as the foundation of and catalyst for overall economic growth and diversification 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, teleconferencing, a twenty-four-hour international stock exchange, international banking, and a Pacific Rim management center.			<b>X</b>
(3)	Encourage the development of small businesses in the information field such as software development; the development of new information systems, peripherals, and applications; data conversion and data entry services; and home or cottage services such as computer programming, secretarial, and accounting services.			<b>X</b>
(4)	Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.			<b>X</b>
(5)	Encourage research activities, including legal research in the information and telecommunications fields.			<b>X</b>
(6)	Support promotional activities to market Hawaii's information industry services.			<b>X</b>
(7)	Encourage the location or co-location of telecommunication or wireless information relay facilities in the community, including public areas, where scientific evidence indicates that the public health, safety, and welfare would not be adversely affected.			<b>X</b>
<b>Discussion:</b> The Proposed Action supports the Economic Priority Guidelines. The Proposed Action will enable for the continued conveyance of water to support conversion of currently fallow lands to diversified agriculture. Mahi Pono plans to convert the agricultural lands in Central Maui generally to community farms, orchards (citrus, mac nuts, and beverage crops), tropical fruits, row and annual crops, energy crops, irrigated and nonirrigated pasture, and green energy crops. Re-establishing these 30,000 acres of the land in				

Table 5-2: The Hawai'i State Plan Part III	S	NS	N/A
<p>farming would provide employment opportunities and significantly expand the agriculture sector of Maui's economy, as well as for the State of Hawai'i. Currently the agricultural land is mostly fallow with initial start-up diversified agricultural activity. Should the Water Lease not be issued, the ongoing agricultural activities and planned cultivation of the entire Central Valley may be unfeasible. Issuance of the Water Lease would facilitate the transition of the agricultural fields in Central Maui to a productive and viable diversified agricultural operation.</p> <p>Moreover, the diversified agriculture operation will aid in achieving the State's goal of doubling local food production. In the event of a major catastrophe, limiting overseas supplies, this diversified agriculture initiative, because of its ultimate goal, could help supply the State with significant amounts of food.</p> <p>Mahi Pono intends to offer approximately 800 acres of various sized community farm blocks in Central Maui to local farmers. Farmers also would have access to Mahi Pono's equipment, management, budgeting and marketing services, thus supporting entrepreneurship by residents and assisting small scale producers, manufacturers, and distributors. Mahi Pono also intends to lease some of its property to other agricultural organizations and provide plots for research and offer an internship program for high school and college students.</p> <p>Local farmers have expressed interest in planting kalo on a community farming block, and Mahi Pono has had discussions with various people regarding utilizing certain Native Hawaiian farming practices. Mahi Pono has learned and intends to employ the practice of planting ulu trees to use as shade for cattle, and is open to other practices, although Mahi Pono itself does not intend to grow kalo.</p> <p>Mahi Pono's irrigation engineering team is also designing a high-efficiency irrigation system. The new irrigation system will reduce water usage by: (1) using automatic, real-time irrigation sensors to deliver precise amounts of water efficiently; (2) recycle and re-use all water used in Mahi Pono's processing plants; and (3) integrate various live technology feeds to constantly monitor plant, soil, and tree health. Reducing water usage through effective irrigation assures the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.</p> <p>Mahi Pono intends to use power from two hydro-electric facilities to provide power to pumps and wells, and other infrastructure. Additionally, Mahi Pono is committing land to the production of solar energy for the public utility system.</p> <p>The EMI Aqueduct System conveys water to the MDWS, which in turn provides water for domestic and agricultural needs in Upcountry Maui, including KAP and the planned 262-acre KAP expansion.</p> <p>Presently, the MDWS serves the KAP with non-potable water from diversion of the same streams that serve the Kamole-Weir Water Treatment Plant through the Wailoa Ditch. KAP currently consists of 31 farm lots, ranging in size from 7 to 29 acres, for a total of approximately 445 acres, supporting 26 farmers, and is planned to expand by 262 acres. Issuance of the Water Lease would ensure that KAP, and the planned expansion, have a reliable source of water to meet its water demands.</p>			
<b>§226-104 Population growth and land resources priority guidelines.</b>			
(a) Priority guidelines to effect desired statewide growth and distribution:			
(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 Hawai'i's people.	X		
(2) Manage a growth rate for Hawai'i's economy that will parallel future employment needs for Hawai'i's people.	X		
(3) Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.			X
(4) Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.			X
(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.			X
(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.	X		

<b>Table 5-2: The Hawai'i State Plan Part III</b>		<b>S</b>	<b>NS</b>	<b>N/A</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 non-essential 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 non-contiguous 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 Kaka'ako 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 Hawai'i to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.	<b>X</b>		
(11)	Identify all areas where priority should be given to preserving rural character and lifestyle.	<b>X</b>		
(12)	Utilize Hawai'i's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.	<b>X</b>		
(13)	Protect and enhance Hawai'i's shoreline, open spaces, and scenic resources.	<b>X</b>		
<p><b>Discussion:</b> The Proposed Action supports the Population Growth and Land Resources Priority Guidelines.</p> <p>The Water Lease will allow for the transition of approximately 30,000 acres of former sugar cane land in Central Maui to diversified agriculture. The proposed diversified agriculture operation will contribute toward achieving the State's goal of increasing food self-sufficiency to reduce dependence on oversea sources. Moreover, putting the Central Maui fields back into operation will increase economic activities and employment opportunities for the population by creating more jobs on the island of Maui.</p> <p>Irrigating the fields in Central Maui, a region with very little natural rainfall, would maintain existing open space and preserve existing vistas, as the land will be in cultivated green space rather than remaining fallow or being developed. Overall, having the Central Maui lands remain in agriculture will help maintain the rural socio-economic lifestyle on Maui, enjoyed by so many.</p> <p>The EMI Aqueduct System is a resource that provides water to communities in East Maui as well as Upcountry Maui. It delivers water to the MDWS, which in turn provides water for domestic and agricultural needs in Upcountry Maui, including KAP and the planned 262-acre KAP expansion. The Upcountry Maui Water System is the second largest on the island and the County anticipates the population dependent on the water system will grow to approximately 43,675 by 2030. The Proposed Action will ensure the County has a reliable water source to provide for Upcountry Maui and to adequately plan for population growth as there are insufficient alternative water sources and</p>				

<b>Table 5-2: The Hawai'i State Plan Part III</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<p>infrastructure to meet present and future demands (Draft Maui Island Water Use and Development Plan, March 2019).</p> <p>The EMI Aqueduct System conveys water directly to the Nāhiku community via the EMI Aqueduct System's West Makapipi Tunnel 2, Well No. 4806-07. According to the Draft Maui Island Water Use and Development Plan (March 2019), the water conveyed from the EMI Aqueduct System serves about 43 water meters currently, and there is sufficient source to accept new water meter service applications to meet future demands of the community.</p> <p>The Proposed Action and the issuance of a Water Lease will also include a requirement that a Watershed Management Plan be developed and implemented for East Maui. In addition, EMI was a founding member of the EMWP and continues to be an active member.</p>				
<b>§226-105 Crime and criminal justice</b>				
Priority guidelines in the area of crime and criminal justice:				
(1) Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.				<b>X</b>
(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.				<b>X</b>
(3) Support community and neighborhood program initiatives that enable residents to assist law enforcement agencies in preventing criminal activities.				<b>X</b>
(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.				<b>X</b>
(5) Provide a range of appropriate sanctions for juvenile offenders, including community-based programs and other alternative sanctions.				<b>X</b>
(6) Increase public and private efforts to assist witnesses and victims of crimes and to minimize the costs of victimization.				<b>X</b>
<b>Discussion:</b> The priority guidelines related to crime and criminal justice are not applicable to the Proposed Action.				
<b>§226-106 Affordable housing</b>				
Priority guidelines for the provision of affordable housing:				
(1) Seek to use marginal or non-essential agricultural land and public land to meet housing needs of low and moderate-income and gap-group households.				<b>X</b>
(2) Encourage the use of alternative construction and development methods as a means of reducing production costs.				<b>X</b>
(3) Improve information and analysis relative to land availability and suitability for housing.				<b>X</b>
(4) Create incentives for development which would increase home ownership and rental opportunities for Hawai'i's low and moderate-income households, gap-group households, and residents with special needs.				<b>X</b>
(5) Encourage continued support for government or private housing programs that provide low interest mortgages to Hawai'i's people for the purchase of initial owner-occupied housing.				<b>X</b>
(6) Encourage public and private sector cooperation in the development of rental housing alternatives.				<b>X</b>
(7) Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations.				<b>X</b>
(8) Give higher priority to the provision of quality housing that is affordable for Hawai'i's residents and less priority to development of housing intended primarily for individuals outside of Hawai'i.				<b>X</b>
<b>Discussion:</b> The priority guidelines related to the provision of affordable housing are not applicable to the Proposed Action.				

Table 5-2: The Hawai'i State Plan Part III		S	NS	N/A
<b>§226-107 Quality education.</b>				
Priority guidelines to promote quality education:				
(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: (A) The electronic exchange of information; (B) Statewide electronic mail; and (C) Access to the Internet. Encourage programs that increase the public's awareness and understanding of the impact of information technologies on our lives.				X
(6) Pursue the establishment of Hawai'i's public and private universities and colleges as research and training centers of the Pacific.				X
(7) Develop resources and programs for early childhood education.				X
(8) Explore alternatives for funding and delivery of educational services to improve the overall quality of education.				X
(9) Strengthen and expand educational programs and services for students with special needs.				X
<b>Discussion:</b> The priority guidelines related to promoting quality education are generally not applicable to the Proposed Action. However, Mahi Pono intends to provide agricultural plots for research and offer an internship program for high school and college students.				
<b>§226-108 Sustainability.</b>				
Priority guidelines and principals to promote sustainability:				
(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 ahupua'a system.				X
(7) Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawai'i.	X			
<b>Discussion:</b> The Proposed Action supports the Priority Guidelines and principles supporting sustainability. Diversified agriculture creates varied farming landscapes, increases opportunities for local products, and provides possibilities for a variety of scales, from small family ranches and farms to corporate agricultural operations. The Proposed Action would also support food self-sufficiency for the island community by ensuring a reliable and accessible food supply, thereby creating viable diversified agriculture and agricultural products that cater to local markets and eateries and support local farmers and ranchers.				



Table 5-2: The Hawai'i State Plan Part III		S	NS	N/A
<p>Moreover, in reference to setting the IIFS, the CWRM stated:</p> <p><i>"The Commission first evaluated each stream individually, looking at their flow characteristics, instream uses, habitat restoration potential for fish and other stream animals, recreation opportunities, and scenic values. We then looked at all of the affect streams in an integrated manner with consideration for the overall ecological ramifications of our decision. We used those factors to align instream flow standards with our public trust responsibilities."</i></p> <p>The CWRM then considered offstream uses and weighed the importance of those uses against instream uses. In addition to the recognized public trust use for drinking water, the CWRM acknowledged the importance of diversified agriculture in Central Maui for both food sustainability and for ecological reasons.</p> <p>The Proposed Action will be in compliance with the CWRM D&amp;O.</p>				
<p><b>§226-109 Climate change adaption.</b></p> <p>Priority guidelines for climate change adaption:</p>				
(1) Ensure that Hawaii's people are educated, informed, and aware of the impacts climate change may have on their communities.				X
(2) Encourage community stewardship groups and local stakeholders to participate in planning and implementation of climate change policies.				X
(3) Invest in continued monitoring and research of Hawaii's climate and the impacts of climate change on the State.				X
(4) Consider native Hawaiian traditional knowledge and practices in planning for the impacts of climate change.				X
(5) Encourage the preservation and restoration of natural landscape features, such as coral reefs, beaches and dunes, forests, streams, floodplains, and wetlands that have the inherent capacity to avoid, minimize, or mitigate the impacts of climate change.				X
(6) Explore adaptation strategies that moderate harm or exploit beneficial opportunities in response to actual or expected climate change impacts to the natural and built environments.				X
(7) Promote sector resilience in areas such as water, roads, airports, and public health, by encouraging the identification of climate change threats, assessment of potential consequences, and evaluation of adaptation options.				X
(8) Foster cross-jurisdictional collaboration between county, state, and federal agencies and partnerships between government and private entities and other nongovernmental entities, including nonprofit entities.				X
(9) Use management and implementation approaches that encourage the continual collection, evaluation, and integration of new information and strategies into new and existing practices, policies, and plans.				X
(10) Encourage planning and management of the natural and built environments that effectively integrate climate change policy.				X
<p><b>Discussion:</b> The Priority Guidelines related to climate change adaptation are not applicable to the Proposed Action.</p> <p>In general, the Proposed Action will maintain existing conditions, in compliance with the CWRM D&amp;O and any reservations in favor of the DHHL. No significant impacts on climate in the region are anticipated. Moreover, the exact nature of how the climate will change and impacts from any changes is unknown. New information will continually need to be incorporated within future assessments to identify where efforts should be focused when developing adaption strategies to climatic changes.</p>				



### 5.1.2 State Functional Plans

The Hawai'i State Plan directs appropriate State agencies to prepare Functional Plans which address statewide needs, problems, and issues, and recommend policies and actions to mitigate those problems. The Functional Plans are prepared to further define and implement statewide goals, objectives, policies, and priority guidelines contained in the Hawai'i State Plan. Thirteen Functional Plans were prepared to implement the State Plan provisions in the areas of agriculture, conservation lands, education, employment, energy, health, higher education, historic preservation, housing, human services, recreation, tourism, and transportation.

Table 5-3: Hawai'i State Functional Plans		S	NS	N/A
1	<b>Agricultural State Functional Plan (1991)</b>			
<b>Purpose:</b> Continued viability of agriculture throughout the State		X		
<p><b>Discussion:</b> The Proposed Action will support the Agriculture State Functional Plan.</p> <p>The Proposed Action will allow for the development of the agricultural fields in Central Maui into a diversified agricultural operation with irrigated and unirrigated cattle pasture and a broad range of food and non-food crops for local consumption and export, including orchard crops (citrus, macadamia nuts, beverage crops, etc.), tropical fruits, row crops, annual crops, energy crops, and grass-fed cattle. At full production, 30,000 acres of Central Maui fields will be in productive diversified agriculture, resulting in significant volumes of food products that will be marketed both locally and out-of-state, putting more Hawaii-branded agricultural products on the market, and expanding agricultural industries in Hawaii.</p> <p>In addition, Mahi Pono plans to lease some of its land to other farmers at favorable terms, including relatively low rents for long-term periods.</p>				
2	<b>Conservation Lands State Functional Plan (1991)</b>			
<b>Purpose:</b> Addresses issues of population and economic growth and its strain on current natural resources; broadening public use of natural resources while protecting lands and shorelines from overuse; additionally, promotes the aquaculture industry		X		
<p><b>Discussion:</b> The Proposed Action will affect the Conservation Lands State Functional Plan.</p> <p>The Proposed Action encompasses three different regions that may potentially be impacted on the island of Maui: East Maui, Central Maui, and Upcountry Maui. The License Area (East Maui) is entirely in the Conservation State Land Use District. Conservation District lands contain important natural resources essential to the preservation of the State's fragile natural ecosystems and the sustainability of the State's water supply. Thus, the intent is to conserve, protect, and preserve these lands through appropriate management and use to promote their long-term sustainability and the public health, safety and welfare.</p> <p>The Proposed Action is consistent with the intent and uses allowed in the Conservation District as set forth by the State Land Use Law, Chapter 205, HRS.</p>				
3	<b>Education State Functional Plan (1989)</b>			
<b>Purpose:</b> Improvements to Hawai'i's educational curriculum, quality of educational staff, and access to adequate facilities				X
<b>Discussion:</b> The Education State Functional Plan is not applicable to the Proposed Action.				
4	<b>Employment State Functional Plan (1990)</b>			

Table 5-3: Hawai'i State Functional Plans		S	NS	N/A
<b>Purpose:</b> Improve the qualifications, productivity, and effectiveness of the State's workforce through better education and training of workers as well as efficient planning of economic development, employment opportunities, and training activities		X		
<b>Discussion:</b> The Proposed Action will support the Employment State Functional Plan.  The issuance of the Water Lease will allow for the conversion of the agricultural fields in Central Maui to a diversified agricultural operation. Reopening up the agricultural fields for cultivation would increase employment directly and indirectly for the island of Maui and the State. It is projected that approximately 790 jobs would be created from the implementation of the Proposed Action at full operation, and the period preceding full operation is expected to generate some 326 direct and indirect jobs. Actual employment would vary over time.				
5	<b>Energy State Functional Plan (1991)</b>			
<b>Purpose:</b> Lessen the reliance on petroleum and other fossil fuels in favor of alternative sources of energy so as to keep up with the State's increasing energy demands while also becoming a more sustainable island state; achieving dependable, efficient, and economical statewide energy systems		X		
<b>Discussion:</b> The Proposed Action will support the Energy State Functional Plan.  As part of the Proposed Action, about 250 acres will be used for green energy, which would be sufficient space for a 37.5 mW solar farm with storage batteries. Additionally the Proposed Action will include the production of energy crops and would allow for the continued operation of two hydroelectric generation facilities. Therefore the proposed solar farm and energy crops and hydroelectric facilities will help to reduce the State's reliance on fossil fuels.				
6	<b>Health State Functional Plan</b>			
<b>Purpose:</b> Improve the health care system by providing for those who do not have access to private health care providers; increasing preventative health measures; addressing 'quality of care' elements in private and public sectors to cut increasing costs				X
<b>Discussion:</b> The Health State Functional Plan is not applicable to the Proposed Action.				
7	<b>Higher Education Functional Plan (1984)</b>			
<b>Purpose:</b> Prepare Hawai'i's citizens for the demands of an increasingly complex world through providing technical and intellectual tools				X
<b>Discussion:</b> The Higher Education Functional Plan is not applicable to the Proposed Action.				
8	<b>Historic Preservation State Functional Plan (1991)</b>			
<b>Purpose:</b> Preservation of historic properties, records, artifacts and oral histories; provide public with information/education on the ethnic and cultural heritages and history of Hawai'i				X
<b>Discussion:</b> The Proposed Action will support the Historic Preservation State Functional Plan.  No significant impacts to historic resources are anticipated for the Proposed Action. The agricultural fields are heavily disturbed from over 100 years of sugarcane operations. The Proposed Action will not include partial or total destruction or alteration of historic properties, detrimental alteration of the surrounding environment, detrimental visual, spatial, noise or atmospheric impingement, increasing access with chance of resulting damage, nor neglect resulting in deterioration or destruction. The Proposed Action does not include ground disturbance within the License Area. In connection with this EIS, a Cultural Impact Assessment and Archaeological Literature Review and Field Inspection Report were prepared by Cultural Surveys Hawai'i, and a Historic Structure Assessment was prepared by Mason Architect, Inc. to assess the historic significance of the EMI Aqueduct System. As such, the Proposed Action, through this EIS process, is consistent with the Historic Preservation State Functional Plan.				
9	<b>Housing State Functional Plan (1989)</b>			

<b>Table 5-3: Hawai'i State Functional Plans</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<b>Purpose:</b> Provide affordable rental and for-sale housing; increase homeownership and amount of rental housing units; acquiring public and privately-owned lands for future residential development; maintain a statewide housing data system				<b>X</b>
<b>Discussion:</b> The Housing State Functional Plan is not applicable to the Proposed Action.				
10	<b>Human Services State Functional Plan (1991)</b>			
<b>Purpose:</b> Refining support systems for families and individuals by improving elderly care, increasing preventative measures to combat child/spousal abuse and neglect; providing means for 'self-sufficiency'				<b>X</b>
<b>Discussion:</b> The Human Services State Functional Plan is not applicable to the Proposed Action.				
11	<b>Recreation State Functional Plan (1991)</b>			
<b>Purpose:</b> Manage the use of recreational resources via addressing issues: (1) ocean and shoreline recreation, (2) mauka, urban, and other recreation, (3) public access to shoreline and upland recreation areas, (4) resource conservation and management, (5) management of recreation programs/facilities/areas, and (6) wetlands protection and management		<b>X</b>		
<b>Discussion:</b> The Proposed Action will not significantly affect the Recreation State Functional Plan.				
<p>In general, the permitted recreational activities (hunting and hiking) in the License Area are not dependent upon the volume of water flowing in the East Maui streams. Nevertheless, with an increase in base streamflow, the subjective experience of individuals participating in hunting or hiking could be enhanced by the aesthetic of increased stream flows. In the lower reaches of streams below the License Area, streams with higher base flow would enhance recreational sightseeing, swimming and fishing/gathering activities. Increased streamflow could also impact the physical safety of those entering streams as well as their health if it increases their exposure to waterborne pathogens.</p> <p>The waysides and parks along Hāna Highway in East Maui will benefit aesthetically as increased streamflow have been ordered by the CWRM D&amp;O, as discussed previously, and may also result in an increase of recreational use of the streams such as swimming or fishing.</p> <p>The Ko'olau Forest Reserve Hunting Unit encompasses portions of the License Area. The Hunting Unit is administered the DLNR, Division of Forestry and Wildlife. To hunt within the License Area, hunters must obtain a license from the DLNR and an EMI Permit/Waiver. Hunting grounds are limited to one hunting party per hunting area, as regulated by the DLNR. Hunters enter the hunting unit every Saturday and Sunday, as well as holidays observed by EMI. Prior to entering, hunting parties must sign in their license number they obtained from the DLNR, and log in any game that are taken. Access to the hunting grounds is managed by EMI through eight existing EMI access roads. Hunting is permitted year round. While hunting parties may enter the License Areas by vehicular access, most areas area must then be traversed by foot.</p> <p>Hiking is also a permitted recreational use within the License Area, and is limited to hiking clubs. Access to the License Area lands for hiking is acquired through a Hiking Waiver from EMI. Only two hiking clubs currently enter the License Area lands approximately four to six times a year; the Sierra Club Maui Group and Mauna Ala Hiking Club. They enter on foot, and are guided by a club hiking expert with a manageable number of people. Other recreational uses are not permitted on the License Area lands for safety reasons.</p> <p>Issuance of the Water Lease under the Proposed Action would allow EMI staff to continue to manage appropriate access into the License Area so that the public may continue to use and enjoy the License Area's recreational and natural resources.</p>				
12	<b>Tourism State Functional Plan (1991)</b>			
<b>Purpose:</b> Balance tourism/economic growth with environmental and community concerns; development that is cognizant of the limited land and water resources of the islands; maintaining friendly relations between tourists and community members; development of a				<b>X</b>

Table 5-3: Hawai'i State Functional Plans		S	NS	N/A
productive workforce and enhancement of career and employment opportunities in the visitor industry				
<b>Discussion:</b> The Tourism State Functional Plan is not applicable to the Proposed Action.				
13	<b>Transportation State Functional Plan (1991)</b>			
<b>Purpose:</b> Development of a safer, more efficient transportation system that also is consistent with planned physical and economic growth of the state; construction of facility and infrastructure improvements; develop a transportation system balanced with new alternatives; pursue land use initiatives which help reduce travel demand				X
<b>Discussion:</b> The Transportation State Functional Plan is not applicable to the Proposed Action.				

**5.1.3 State Land Use District**

The State Land Use Law, Chapter 205, HRS, establishes an overall framework of land use management whereby all lands in the State of Hawai'i are classified into one of four land use districts: Urban District, Agricultural District, Conservation District, and Rural District. The State Land Use Commission (LUC) is responsible for preserving and protecting Hawaii's lands and encouraging those uses to which lands are best suited.

**Discussion:**

The Proposed Action encompasses three different regions that may potentially be impacted on the island of Maui: East Maui, Central Maui, and Upcountry Maui.

The License Area is entirely in the Conservation State Land Use District (See Figure 5-1). Conservation District lands contain important natural resources essential to the preservation of the State's fragile natural ecosystems and the sustainability of the State's water supply. Therefore, the intent is to conserve, protect, and preserve these lands through appropriate management and use to promote their long-term sustainability and the public health, safety and welfare. Conservation Districts include areas necessary for protecting watersheds and water sources; preserving scenic and historic areas; providing park lands, wilderness, and beach reserves; conserving indigenous or endemic plants, fish, and wildlife, including those which are threatened or endangered; preventing floods and soil erosion; forestry; open space areas whose existing openness, natural condition, or present state of use, if retained, would enhance the present or potential value of abutting or surrounding communities, or would maintain or enhance the conservation of natural or scenic resources; areas of value for recreational purposes; other related activities; and other permitted uses not detrimental to a multiple use conservation concept, and also include areas for geothermal resources exploration and geothermal resources development. Land use regulations in the Conservation District are administered by the BLNR under Hawai'i Administrative Rules. No use except a nonconforming use shall be made within the Conservation District unless the use is in accordance with the HARs.

The majority of the approximately 30,000-acre Central Maui agricultural fields are in the Agricultural State Land Use District (See Figure 5-2). Some portions of the agricultural fields in Central Maui are also in the Urban State Land Use District. However, those portions in the Urban State Land Use District will be used for agricultural purposes and are associated with the Proposed Action. One objective of the Proposed Action is for the continued conveyance of water to the agricultural fields in Central Maui. Permissible uses in the Agricultural District are set forth in Chapter 205 and include, among other uses, activities or uses as characterized by the cultivation of crops, crops for bioenergy, orchards, forage, the raising of livestock, forestry and

farming activities or uses related to animal husbandry, game and fish propagation, and some renewable energy options.

The EMI Aqueduct System also delivers water to Upcountry Maui to meet domestic and agricultural demands. Upcountry Maui includes lands within all four State Land Use District, with the majority being within the Agricultural District (See Figure 5-3). The Urban District generally includes lands characterized by “city-like” concentrations of people, structures, streets, urban level of services and other related land uses, and also includes vacant areas foreseeable urban growth. Jurisdiction for this District lies primarily with the counties. The Rural District is composed primarily of small farms intermixed with low-density residential lots with a minimum size of one-half acre. Jurisdiction over Rural Districts is shared by the LUC and county governments.

The Proposed Action is consistent with the intent and uses allowed in the four State Land Use Districts as set forth by the State Land Use Law, Chapter 205, HRS.

#### **5.1.4 Important Agricultural Lands**

Under Article XI, Section 3, of the Constitution of Hawai‘i, the State is required to conserve and protect agricultural lands, promote diversified agriculture, increase agricultural self-sufficiency and assure the availability of agriculturally suitable lands. HRS Chapter, 205, sections 205-41 through 205-52, provides for the designation of Important Agricultural Lands (IAL). As stated in HRS Chapter 205: “The objective for the identification of important agricultural lands is to identify and plan for the maintenance of a strategic agricultural land resource base that can support a diversity

of agricultural activities and opportunities that expand agricultural income and job opportunities and increase agricultural self-sufficiency for current and future generations.” IAL designation facilitates the long-term dedication of lands for future agricultural use so long as there is a sufficient supply of water to allow for profitable farming.

IAL is defined as lands that: “(1) Are capable of producing sustained high agricultural yields when treated and managed according to accepted farming methods and technology; (2) Contribute to the State’s economic base and produce agricultural commodities for export or local consumption; or (3) Are needed to promote the expansion of agricultural activities and income for the future, even if currently not in production.” The IAL designation provides the farmer access to incentives that promote profitable agricultural operations. Incentives include the approval to construct on-site farm dwellings and employee housing, income tax credits for agricultural costs, financing opportunities, loan guarantees, and expedited State-level permitting for agricultural processing facilities. Approximately 23,000 of the 30,000 acres of agricultural fields in Central Maui are designated as IAL (See Figure 5-4).

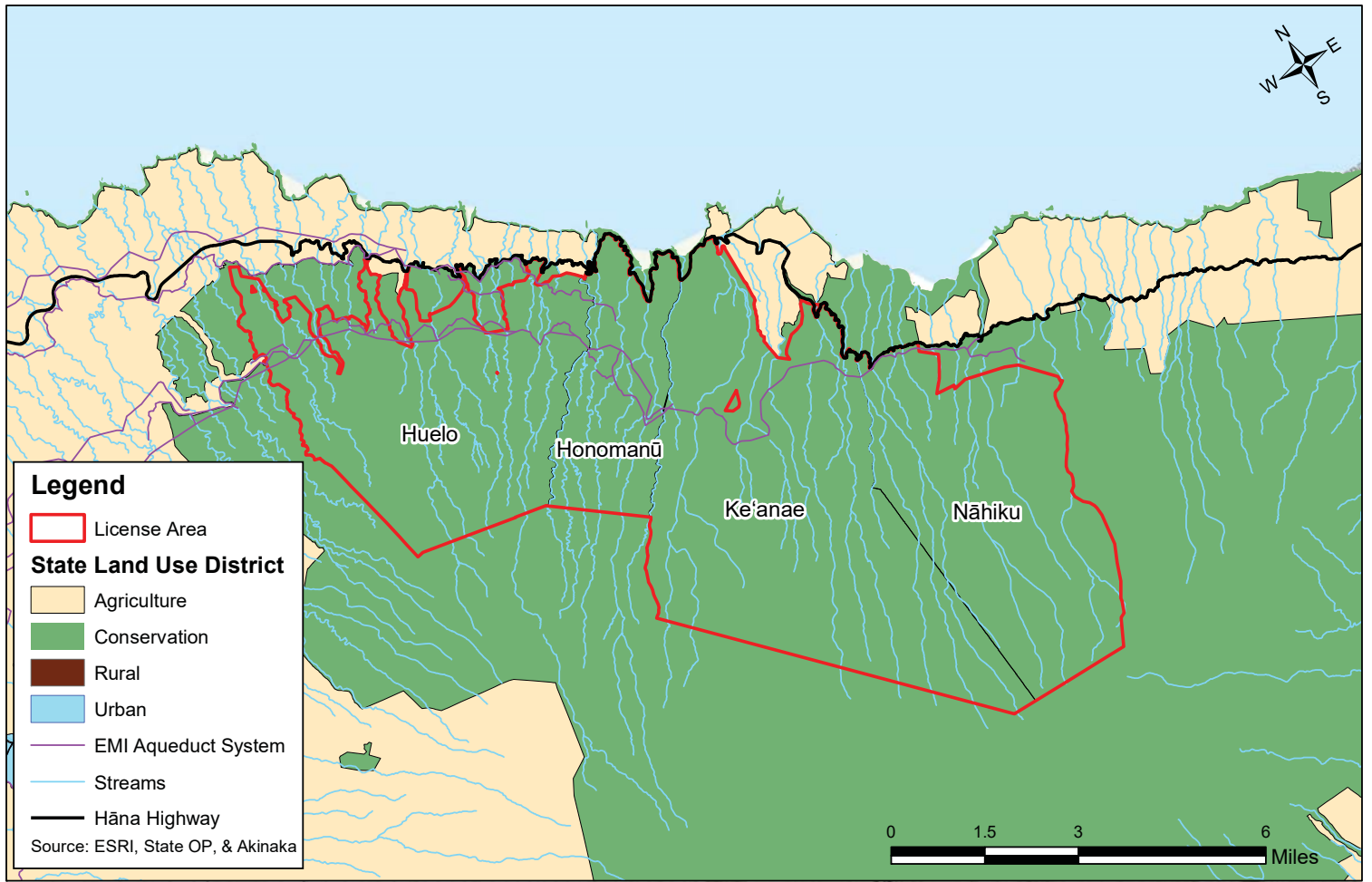


FIGURE 5-1

East Maui State Land Use District Map

*PROPOSED LEASE (WATER LEASE) FOR THE NĀHIKU, KE'ANAE, HONOMANŪ, AND HUELO LICENSE AREAS*



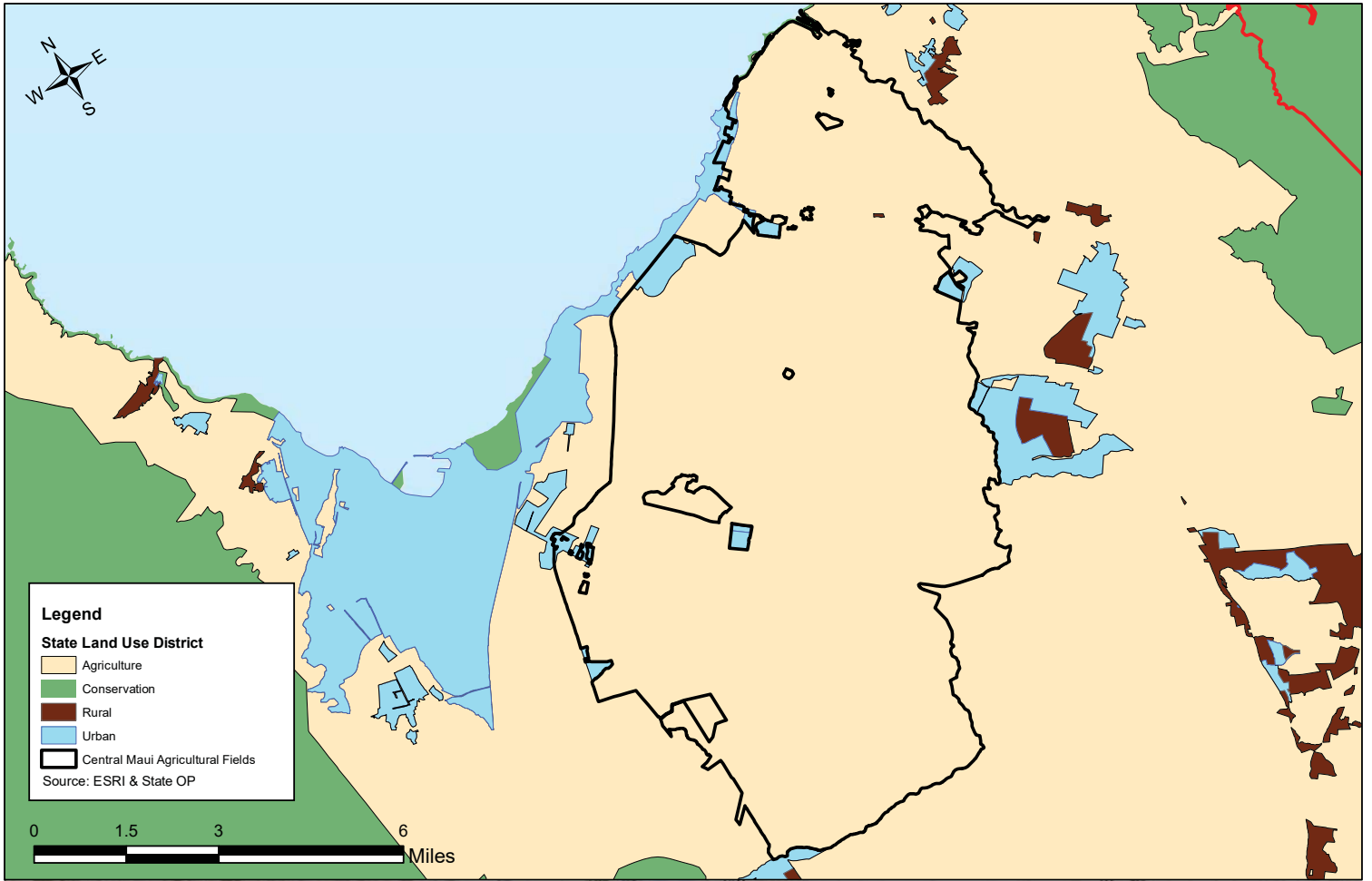


FIGURE 5-2

Central Maui State Land Use District Map

*PROPOSED LEASE (WATER LEASE) FOR THE NĀHIKU, KE'ANAE, HONOMANŪ, AND HUELO LICENSE AREAS*







FIGURE 5-3

Upcountry Maui State Land Use District Map

PROPOSED LEASE (WATER LEASE) FOR THE NĀHIKU, KE'ANAE, HONOMANŪ, AND HUELO LICENSE AREAS



of agricultural activities and opportunities that expand agricultural income and job opportunities and increase agricultural self-sufficiency for current and future generations.” IAL designation facilitates the long-term dedication of lands for future agricultural use so long as there is a sufficient supply of water to allow for profitable farming.

IAL is defined as lands that: “(1) Are capable of producing sustained high agricultural yields when treated and managed according to accepted farming methods and technology; (2) Contribute to the State’s economic base and produce agricultural commodities for export or local consumption; or (3) Are needed to promote the expansion of agricultural activities and income for the future, even if currently not in production.” The IAL designation provides the farmer access to incentives that promote profitable agricultural operations. Incentives include the approval to construct on-site farm dwellings and employee housing, income tax credits for agricultural costs, financing opportunities, loan guarantees, and expedited State-level permitting for agricultural processing facilities. Approximately 23,000 of the 30,000 acres of agricultural fields in Central Maui are designated as IAL (See Figure 5-4).

Table 5-4: Important Agricultural Lands		S	NS	N/A
<b>§205-43 Important Agricultural Lands; Policies</b>				
(1) Promote the retention of important agricultural lands in blocks of contiguous, intact, and functional land units large enough to allow flexibility in agricultural production and management;		X		
(2) Discourage the fragmentation of important agricultural lands and the conversion of these lands to nonagricultural uses;		X		
(3) Direct nonagricultural uses and activities from important agricultural lands to other areas and ensure that uses on important lands are actually agricultural uses;		X		
(4) Limit physical improvements on important agricultural lands to maintain affordability of these lands for agricultural purposes		X		
(5) Provide a basic level of infrastructure and services on important agricultural lands limited to the minimum necessary to support agricultural uses and activities;		X		
(6) Facilitate the long-term dedication of important agricultural lands for future agricultural use through the use of incentives;		X		
(7) Facilitate the access of farmers to important agricultural lands for long-term viable agricultural use; and		X		
(8) Promote the maintenance of essential agricultural infrastructure systems, including irrigation systems		X		
<p><b>Discussion:</b> The Proposed Action will ensure the long-term availability and use of the agricultural fields in Central Maui of which approximately 23,000 of the 30,000 acres of agricultural lands in Central Maui are designated as IAL.</p> <p>The Proposed Action will enable for the continued conveyance of water to support conversion of currently fallow lands to diversified agriculture. Mahi Pono plans to convert the agricultural lands in Central Maui generally to community farms, orchards (citrus, mac nuts, and beverage crops), tropical fruits, row and annual crops, energy crops, irrigated and nonirrigated pasture, and green energy crops. Re-establishing these 30,000 acres of the land in farming would provide employment opportunities and significantly expand the agriculture sector of Maui’s economy, as well as for the State of Hawai’i. Currently the agricultural land is mostly fallow with initial start-up diversified agricultural activity. Should the Water Lease not be issued, the ongoing agricultural activities and planned cultivation of the entire Central Valley may be unfeasible. Issuance of the Water Lease would facilitate the transition of the agricultural fields in Central Maui to a productive and viable diversified agricultural operation.</p>				

Table 5-4: Important Agricultural Lands	S	NS	N/A
<p>Additionally, Mahi Pono intends to offer approximately 800 acres of various sized community farm blocks in Central Maui to local farmers. Farmers also would have access to Mahi Pono's equipment, management, budgeting and marketing services.</p> <p>Moreover, the agricultural fields in Central Maui are supplied surface water through the EMI Aqueduct System. The Proposed Action will ensure the continued use and maintenance of this system.</p>			

### 5.1.5 Hawai'i Forest Reserves

Much of the License Area is within the Ko'olau Forest Reserve. Hawai'i's Forest Reserve system was established in 1903. Act 44 was "an Act to provide for the encouragement and protection of agriculture, horticulture and forestry." The Forest Reserve Act authorized the governor to place vast amounts of public land, plus private lands temporarily surrendered by their owners, into forest reserves for the primary purpose of protecting water supplies and preventing erosion. Ralph Sheldon Hosmer was appointed to administer the program in 1904. By 1914 he had succeeded in putting 798,214 acres (68% of which belonged to the Territory) into 37 forest reserves. He believed that forest reserves were useful for two primary purposes: water production for the Territory's agricultural industries, and timber production to meet the growing demand for wood products. The forest reserve system, he said, should not lead to "the locking up from economic use of a certain forest area." Even in critical watersheds the harvesting of old trees "is a positive advantage, in that it gives the young trees a chance to grow, while at the same time producing a profit from the forests (Frame and Horwitz, 1965). In its current form, HRS § 183-11 provides:

The governor may, with the approval of the department of land and natural resources, after a hearing or hearings as hereinafter provided, from time to time set apart any government land or lands, whether under lease or not, as forest reserves. On lands under lease the reserve shall not take effect until the expiration of the existing lease, or in any way affect the rights acquired under the lease. Any land or lands while so set apart shall not be leased or sold by the government or used in any way for any purposes inconsistent with this chapter. The governor may from time to time, with the approval of the department, after a hearing or hearings as hereinafter provided, revoke, modify, or suspend any and all the orders and proclamations or any part thereof, which set apart the lands.

The Hawai'i Administrative Rules governing Hawai'i Forest Reserves are found in Title 13, chapter 104. HAR Title 13 chapter 104 provides regulations for the administration of forest reserves in general. It contains various restrictions on activities within a forest reserve. Building fires on the ground or in any structure is prohibited, as is the use of fireworks. Hunting, fishing, trapping or disturbing any fish, animal, or bird is prohibited, except as allowed by DLNR's hunting or fishing rules. Swimming, driving, and cats, dogs, and other animals are allowed but subject to limitations. No person can remain in the same forest reserve for more than 7 continuous days. Particular rules regarding prohibitions and access permits are discussed below.

Table 5-5: Hawai'i Forest Reserves	S	NS	N/A

<b>Table 5-5: Hawai'i Forest Reserves</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<b>HAR §13-104-4. The following activities are prohibited within a forest reserve:</b>				
(1) To remove, injure, or kill any form of plant or animal life, either in whole or in part, except as authorized by the Board or authorized representative or as provided by rules of the Board;	<b>X</b>			
(2) To remove, damage, or disturb any natural feature or resource (e.g. natural stream beds) except as authorized by the board or its authorized representative;	<b>X</b>			
(3) To remove, damage, or disturb any historic or prehistoric remains;	<b>X</b>			
(4) To remove, damage, or disturb any notice, marker, or structure;	<b>X</b>			
(5) To enter, occupy, or use any building, structure, facility, motorized vehicle, machine, equipment, or tool within or on forest reserve except as authorized by the board or its representative;	<b>X</b>			
(6) To engage in any construction or improvement except as authorized by the board.	<b>X</b>			
(7) To sell, peddle, solicit, or offer for sale any merchandise or service except with written authorization from the board.				<b>X</b>
(8) To distribute or post handbills, circulars, or other notices.				<b>X</b>
(9) To introduce any plant or animal except as approved by the Board.				<b>X</b>
(10) To enter or remain within forest reserves when under the influence of alcohol, narcotics, or drugs, to a degree that may endanger oneself or endanger or cause annoyance to other persons or property. The use or possession of narcotics, drugs or alcohol within forest reserves is prohibited.				<b>X</b>
<b>Discussion:</b> The Proposed Action is consistent with the limitations under HAR § 13-104-4. The Water Lease proposes a continuation of water collection and distribution that started in the 1870s. However, the Proposed Action involves a significant reduction in the amount of water that can be diverted from the License Area due to the IFS requirements set forth under the CWRM D&O. Any modifications to the EMI Aqueduct System required under the CWRM D&O will be done in compliance with applicable rules of the BLNR. The issuance of the Water Lease itself does not propose any additional changes to the EMI Aqueduct System or the use of the License Area.				
<b>HAR § 13-104-5. The following activities are prohibited within a forest reserve:</b>				
(1) To drain, dump, or leave any litter, animal waste or remains, or any other material which pollutes or is likely to cause pollution in the forest reserve including streams and other water sources;	<b>X</b>			
(2) To deposit any body waste in areas without comfort stations without digging a hole and covering all signs of the waste;	<b>X</b>			
(3) To deposit any body waste within 150 feet of a spring, stream, lake, or reservoir;	<b>X</b>			
(4) To leave or abandon a vehicle or any other large refuse such as refrigerators or stoves, household garbage or trash or other forms of waste or debris.				<b>X</b>
<b>Discussion:</b> The Proposed Action is supportive of the regulations governing the use of forest reserves. No new actions that would generate litter or human waste are proposed in connection with the Water Lease. Maintaining the streams and water sources within the License Area is vital to the objectives of the Proposed Action, such as the ability to continue to deliver water to domestic and agricultural users in Upcountry Maui, Nahiku, and Central Maui.				
HAR Title 13 Chapter 104 also provides a permitting scheme for access to forest reserves. Access permits shall be obtained from the district offices of the Division of Forestry and Wildlife during regular working hours. Persons applying for an access permit must provide their names and addresses and produce satisfactory identification.	<b>X</b>			
<b>Discussion:</b> To hunt within the Hunting Units of the Ko'olau Forest Reserve hunters must obtain a license from the DLNR and an EMI Permit/Waiver. Hunting grounds are limited to one hunting party per hunting area, as				

<b>Table 5-5: Hawai'i Forest Reserves</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
regulated by the DLNR. Hunters enter the hunting unit every Saturday and Sunday, as well as holidays observed by EMI. Prior to entering, hunting parties must sign in with the license number obtained from the DLNR, and upon exiting must log in any game that are taken. Access to the hunting grounds is managed by EMI through eight existing EMI access roads. Hunting is permitted year round. Hunting parties may enter the License Area by vehicular access, however, must traverse by foot in most areas.				
HAR § 13-104-23: Permits for access to or entry into forest reserves may be required by the board or its authorized representative for the following purpose:				
(1) To comply with the requirements of private landowners or lessees who permit access to forest reserves through their land;	<b>X</b>			
(2) To control the number of people using a forest reserve or an area within a forest reserve in order to minimize the impact upon environmentally sensitive area;	<b>X</b>			
(3) To control the types of uses of a forest reserve or an area within a forest reserve in order to minimize the dangers of incompatible uses in the same area (e.g. horseback riding and motorcycle riding);	<b>X</b>			
(4) To control periods of use of a forest reserve, especially during periods when fire danger levels are high.	<b>X</b>			
(5) To collect plants or animals for scientific purposes.				<b>X</b>
<b>Discussion:</b> The Proposed Action is consistent with the regulations governing access to or entry into forest reserves.				

### 5.1.6 Hawai'i Natural Area Reserves

The Hanawā Natural Area Reserve (NAR) consists of approximately 7,500 acres. Large portions of the Hanawā NAR are within the Nāhiku portion of the License Area. However, no portion of the EMI Aqueduct System is within the Hanawā NAR. The NAR system is established under HRS Chapter 195. The purpose of the establishment of the NAR system is set forth in HRS § 195-1 as follows:

The legislature finds and declares that (1) the State of Hawai'i possesses unique natural resources, such as geological and volcanological features and distinctive marine and terrestrial plants and animals, many of which occur nowhere else in the world, that are highly vulnerable to loss by the growth of population and technology; (2) these unique natural assets should be protected and preserved, both for the enjoyment of future generations, and to provide base lines against which changes which are being made in the environments of Hawai'i can be measured; (3) in order to accomplish these purposes the present system of preserves, sanctuaries and refuges must be strengthened, and additional areas of land and shoreline suitable for preservation should be set aside and administered solely and specifically for the aforesaid purposes; and (4) that a statewide natural area reserves system should be established to preserve in perpetuity specific land and water areas which support communities, as relatively unmodified as possible, of the natural flora and fauna, as well as geological sites, of Hawai'i.

The Hawai'i Administrative Rules regulating activities within the NAR system are found in Title 13, chapter 209. Applicable rules regarding prohibited activities within the NAR include the following:

<b>Table 5-6: Hawai'i Natural Area Reserves</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<b>HAR § 13-209-4. The following activities are prohibited within a natural area reserve:</b>				

<b>Table 5-6: Hawai'i Natural Area Reserves</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
(1) To remove, injure, or kill any form of plant or animal life, except game mammals and birds hunted according to department rules;			<b>X</b>
(2) To introduce any form of plant or animal life, except dogs when permitted by hunting rules of the department and service animals accompanying their handlers;			<b>X</b>
(3) To remove, damage, or disturb any geological or paleontological features or substances;			<b>X</b>
(4) To remove, damage, or disturb any historic or prehistoric remains;			<b>X</b>
(5) To remove, damage, or disturb any notice, marker, or structure;			<b>X</b>
(6) To engage in any construction or improvement;			<b>X</b>
(7) To engage in any camping activity or to establish a temporary or permanent residence;			<b>X</b>
(8) To start or maintain a fire;			<b>X</b>
(9) To litter, or to deposit refuse or any other substance;			<b>X</b>
(10) To operate any motorized or unmotorized land vehicle or air conveyance of any shape or form in any area, including roads or trails, not designated for its use;			<b>X</b>
(11) To operate any motorized water vehicle of any shape or form in freshwater environments, including bogs, ponds, and streams, or marine waters, except as otherwise provided in the boating rules of the department;			<b>X</b>
(12) To enter into, place any vessel or material in or on, or otherwise disturb a lake or pond;			<b>X</b>
(13) To engage in commercial activities of any kind in a natural area reserve without a written special-use permit from the board or its authorized representative;			<b>X</b>
(14) To have or possess the following tools, equipment, or implements: fishing gear or devices within Ahihi-Kinau natural area reserve, including but not limited to any hook-and-line, rod, reel, spear, trap, net, crowbar, or other device that may be used for the taking, injuring, or killing of marine life; cutting or harvesting tools or gear, including but not limited to chainsaws, axes, loppers, any mechanized or manual sawtooth tool, seed pickers, or machete, that may be used for the taking, injuring, or killing of plant life; and hunting gear or tools that may be used for the taking, injuring, or killing of wildlife, except as permitted by the hunting rules of the department;			<b>X</b>
(15) To hike, conduct nature study, or conduct any activity with a group larger than ten in size;			<b>X</b>
(16) To be present in an area closed pursuant to section 13-209-4.5 or after visiting hours established pursuant to section 13-209-4.6;			<b>X</b>
(17) To anchor any motorized or nonmotorized water vehicle of any shape or form in the marine waters of Ahihi-Kinau natural area reserve;			<b>X</b>

Table 5-6: Hawai'i Natural Area Reserves	S	NS	N/A
(18) To enter into any cave, as defined in <a href="#">section 6D-1, Hawaii Revised Statutes</a> , or any portion thereof;			X
(19) To conduct any other activity inconsistent with the purpose and intent of the natural area reserves system;			X
(20) To use or possess narcotics or drugs except as provided by Federal or State laws. No person shall enter or remain within the premises when under the influence of alcohol or illegal narcotics or drugs;			X
(21) To use or possess alcohol, except with the written permission of the board or its authorized representative.			X
<b>Discussion:</b> Although a portion of the water Collection Area and License Area is within the Hanawi NAR, the EMI Aqueduct System is not within the NAR. Maintaining the NAR in a relatively unmodified state is consistent with the area being a source of water distributed for domestic and agricultural purposes through the EMI Aqueduct System. The Proposed Action (issuance of a Water Lease) does not involve any prohibited activities under Title 13, Chapter 200.			

**5.1.7 Hawai'i Coastal Zone Management Program**

The National Coastal Zone Management (CZM) Program was created through passage of the Coastal Zone Management Act of 1972. The U.S. Congress enacted the CZM Act to assist states in better managing coastal and estuarine environments. The Act provides grants to states that develop and implement federally-approved CZM plans. The goal of the CZM Act is to “preserve, protect, develop, and where possible, to restore or enhance the resources of the nation’s coastal zone.” Hawai'i’s CZM Act, adopted as Chapter 205A, HRS, provides a basis for protecting, restoring and responsibly developing coastal communities and resources. In Hawaii, the "coastal zone management area" means all lands of the State and the area extending seaward from the shoreline to the limit of the State's police power and management authority, including the territorial sea.

The Proposed Action's conformance with the ten objectives and numerous policies of the State of Hawai'i CZMP is set forth in Table 5-7 below. The Proposed Action does not include the use of any land that is within the Special Management Area designated by the County of Maui in East Maui (See Figure 5-5). However, portions of the Central Maui agricultural fields in Pā'ia are situated within the Special Management Area (See Figure 5-6). Should the Water Lease be issued in accordance with the Proposed Action, surface water will become available for the various domestic and agricultural uses. This would, in turn, lead to anticipated secondary effects including construction activities such as for building facilities in support of diversified agriculture in Central Maui. Such activities would be subject to various permits and approvals, depending on its location, proposed use and type of construction activity involved, but such permits and approvals are not required for the issuance of the Water Lease, including a Special Management Area Permit.



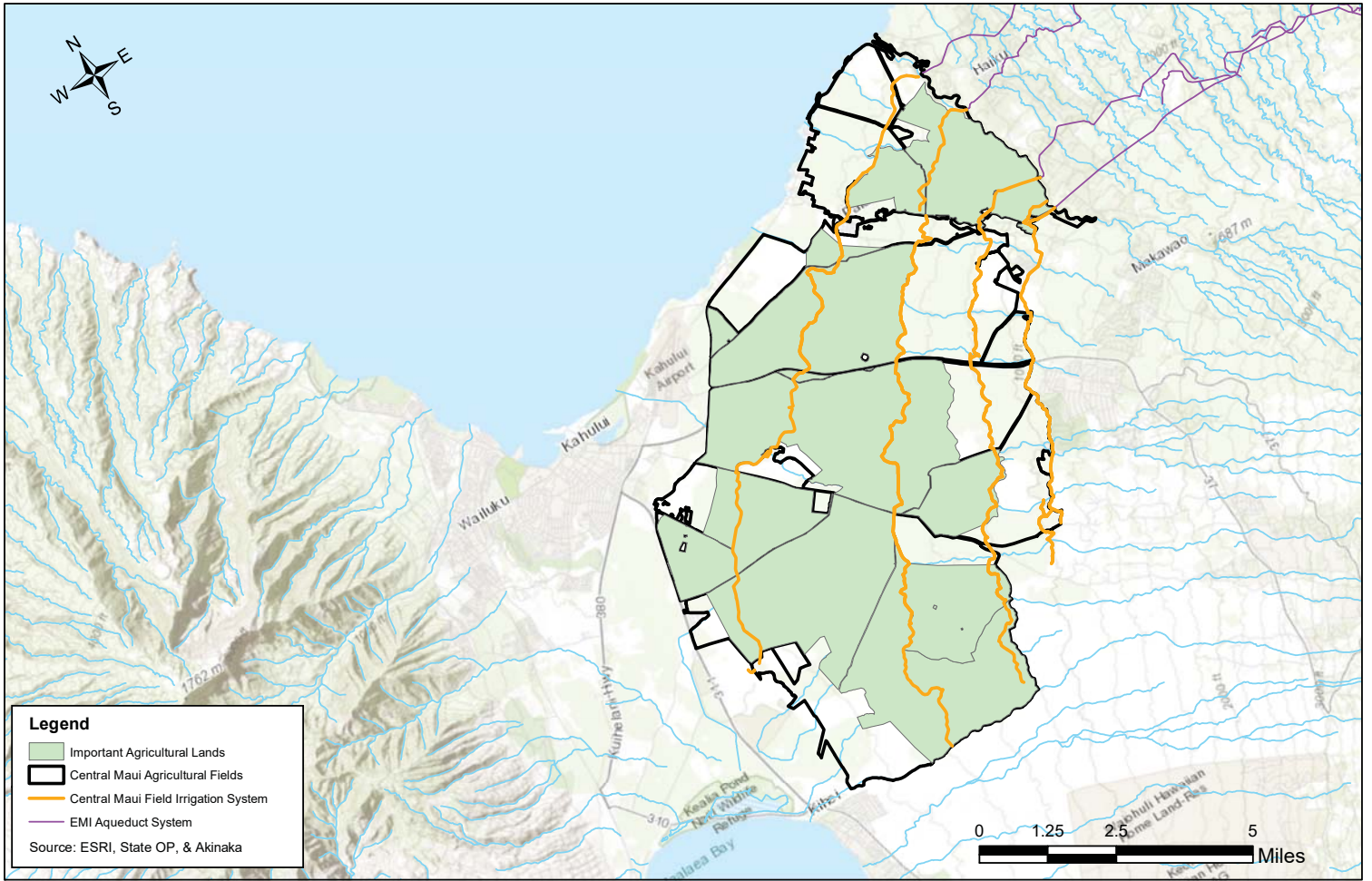


FIGURE 5-4

Important Agricultural Lands Map

PROPOSED LEASE (WATER LEASE) FOR THE NĀHIKU, KE'ANAE, HONOMANŪ, AND HUELO LICENSE AREAS



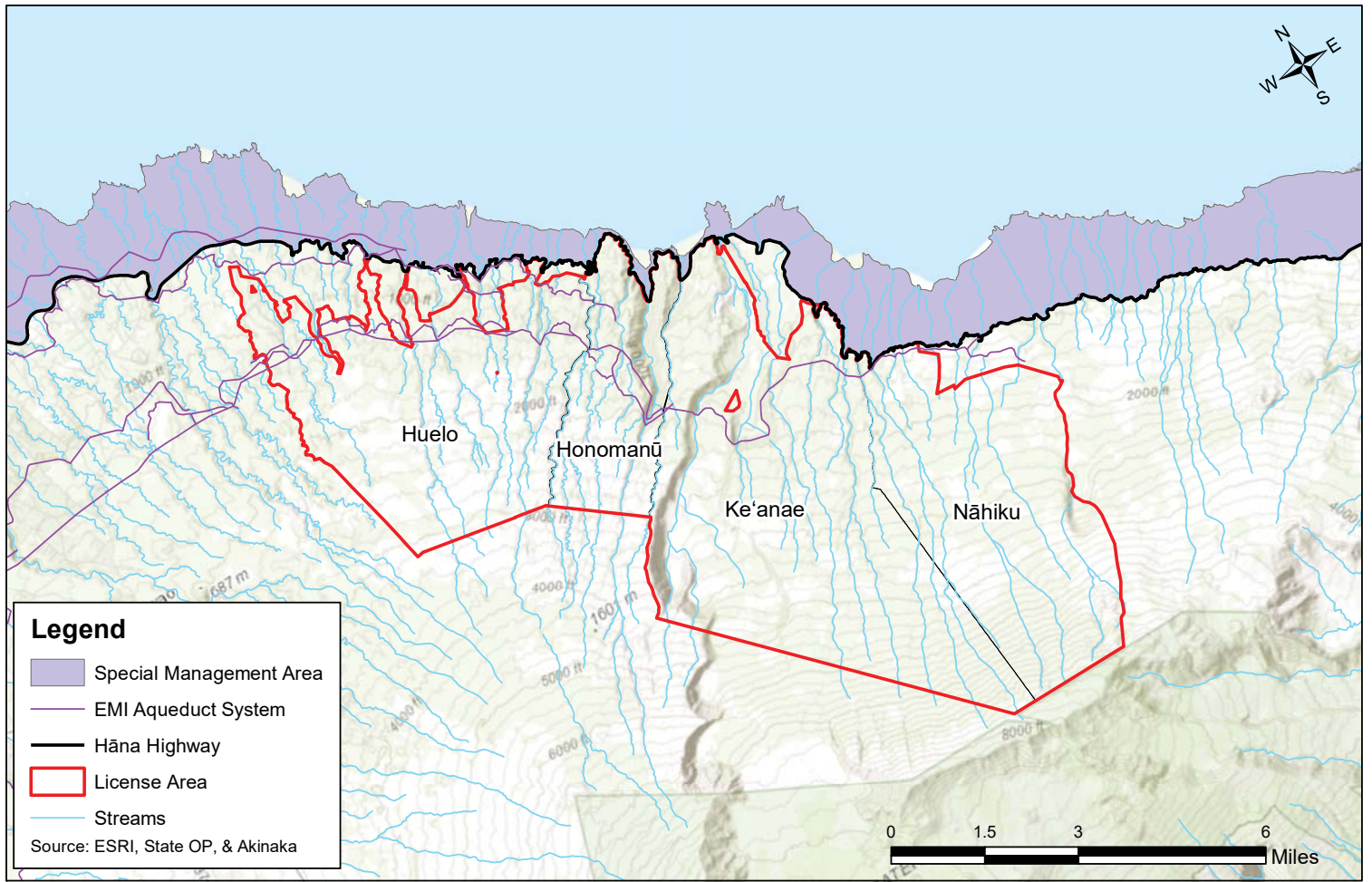


FIGURE 5-5

East Maui Special Management Area Map

PROPOSED LEASE (WATER LEASE) FOR THE NĀHIKU, KE'ANAE, HONOMANŪ, AND HUELO LICENSE AREAS



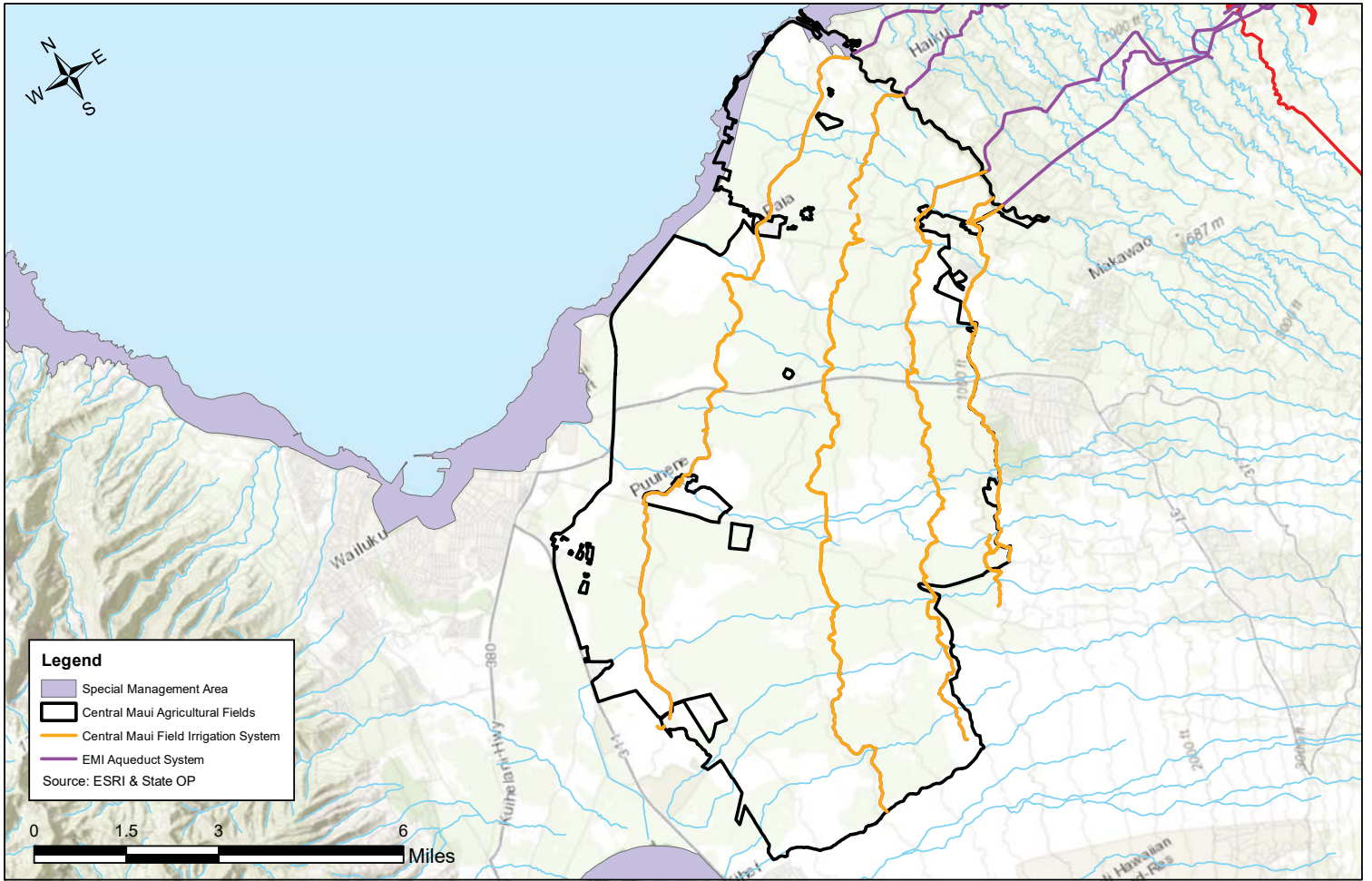


FIGURE 5-2

Central Maui Special Management Area Map

PROPOSED LEASE (WATER LEASE) FOR THE NĀHIKU, KE'ANAE, HONOMANŪ, AND HUELO LICENSE AREAS





Table 5-7: Hawai'i Coastal Zone Management Act		S	NS	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
iii. Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;				X
iv. Providing an adequate supply of shoreline parks and other recreational facilities suitable public recreation;				X
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;				X
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;	X			
vii. Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and				X
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.				X
<p><b>Discussion:</b> The Proposed Action does will not adversely impact the shoreline and as such would not affect coastal recreational opportunities accessible to the public.</p> <p>The License Area in East Maui is as close as 500 feet from the shoreline. However, the Proposed Action does not include any development or construction. The CWRM D&amp;O may require some modification or complete removal of specific diversions in the EMI Aqueduct System, but will not impact coastal recreational opportunities that are accessible to the public as the License Area does not encompass the shoreline. Moreover, coastal resources, such as fishponds and shoreline parks, may be enhanced with the implementation of the IIFS.</p> <p>Some of the agricultural fields in Central Maui are within 300 feet of the shoreline. However, the Proposed Action would allow for the continued conveyance of water from East Maui to the agricultural fields in Central Maui for the transition to a diversified agricultural farming model. The various operations that occur within these fields as a result of the Proposed Action will adopt water quality standards and regulate point and nonpoint sources of pollution to protect coastal waters where feasible.</p>				

<b>Table 5-7: Hawai'i Coastal Zone Management Act</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<p>The Proposed Action would allow for the continued conveyance of water through the EMI Aqueduct System, which is supplied to the MDWS which is in turn supplied to Upcountry Maui to meet their domestic and agricultural demands. The approximate area of the MDWS Upcountry Water System does include areas of Ha'ikū and Pā'ia. Issuance of the Water Lease would ensure that the MDWS has a reliable source of water to supply the Upcountry Water System with, which may enhance the coastal recreational opportunities by providing for recreational facilities.</p>				
<b>Historic Resources</b>				
<b>Objective:</b> 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.				
<b>Policies:</b>				
(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>		
<p><b>Discussion:</b> The Proposed Action will have no significant impact on historic and cultural resources.</p> <p>For the subject DEIS, CSH prepared an Archaeological LRFI report of the License Area to identify and analyze resources. No potential archaeological sites were observed during field inspections.</p> <p>Implementation of the CWRM D&amp;O may require modification or complete removal of specific diversion in the EMI Aqueduct System. Mason Architects prepared a Historic Structure Assessment report for the subject Water Lease. It was determined that the EMI Aqueduct System is eligible to be placed on the NRHP. Historically significant structures to be modified or removed will be documented photographically and with location sketch plans conforming to the Historic American Engineering Survey (HAER) standards. Any future developments will need to be in conformance with the goals, policies, and objectives of the State of Hawai'i CZMP.</p> <p>In Central Maui, the agricultural fields have been producing sugarcane for over a century up until 2013 when A&amp;B ceased its sugar cane operations and began to transition towards a diversified agriculture farming model. Should any archeological sites such as walls, platforms, pavements or mounds, or remains such as artifacts, burials, concentrations of shell or charcoal be encountered during the transition to diversified agriculture, the State Historic Preservation Division will be contacted immediately.</p>				
<b>Scenic and Open Space Resources</b>				
<b>Objective:</b> Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.				
<b>Policies</b>				
(A) Identify valued scenic resources in the coastal zone management area;				<b>X</b>
(B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural land forms and existing public views to and along the shoreline;				<b>X</b>
(C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and		<b>X</b>		
(D) Encourage those developments that are not coastal dependent to locate in inland areas.				<b>X</b>
<p><b>Discussion:</b> The Proposed Action, with the implementation of the CWRM D&amp;O, will improve the quality of coastal scenic and open space resources.</p>				

<b>Table 5-7: Hawai'i Coastal Zone Management Act</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<p>In the License Area, the CWRM D&amp;O requires specific streams to be fully restored with no diversions in the streams, while other streams, designated as "habitat restoration" streams, will be very limited in the amount of water that can be diverted. According to the CWRM D&amp;O, ensuring water connectivity in "fully restored" and "habitat restoration" streams will enhance the scenic value and improve the natural resources of the region. Moreover, Trutta Environmental Solutions, LLC assessed 33 streams and the impacts of the Proposed Action. Generally, the assessment found that the Proposed Action, in compliance with the CWRM D&amp;O, increased the overall amount of habitat units regionally when compared to when sugar operations were in full effect.</p> <p>The issuance of the Water Lease will allow for the continued conveyance of water to supply the agricultural fields in Central Maui. The Water Lease would allow for the transition of the agricultural fields to a diversified agriculture farming operation. However, currently the fields are mostly fallow and not being utilized to their full potential. Irrigating the fields will enhance the scenic value of these fields as some are within 300 feet of the coastline.</p> <p>The Proposed Action will allow for the continued operation of the EMI Aqueduct System and conveyance of water to the MDWS which is in turn supplied to Upcountry Maui, as well as Nāhiku. The issuance of the Water Lease would ensure that the MDWS has a reliable source of water to provide these water systems with. Those open space and scenic resources along the coast that depend upon these water systems and require irrigation to be maintained would have a reliable source of water, preserving the scenic value of these resources.</p>				
<b>Coastal Ecosystems</b>				
<b>Objective:</b> Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.				
<b>Policies</b>				
(A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;				<b>X</b>
(B) Improve the technical basis for natural resource management;				<b>X</b>
(C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;				<b>X</b>
(D) 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	<b>X</b>			
(E) 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.				<b>X</b>
<b>Discussion:</b> The Proposed Action with the implementation of the IIFS will protect the coastal ecosystems and is not expected to have any adverse effects on coastal ecosystems.				
<p>In the License Area, the CWRM D&amp;O orders that specific streams be fully restored with no diversions in the streams, while other streams will be very limited to amount of water that can be diverted as specific streams are designated as "habitat restoration" streams. Other streams were ordered to have a wetted pathway maintaining the "mauka to makai" connection. This would allow for the various animal species that have diadromous life cycle to complete their life cycles, benefiting coastal water ecosystems.</p> <p>Sea Engineering, Inc. and Marine Research Consultants, Inc. jointly prepared a report assessing the streams and ocean water chemistry to depict the effects of stream discharge of the East Maui streams on the nearshore ocean environment. Results of the investigation indicate that the effects of stream water on marine waters must be considered minor in the nearshore habitats of East Maui. This result is supported by the physical processes associated with relatively small input of stream water to the vastly larger ocean environment. The prevailing condition of extreme mixing by physical forces is the most important factor in diminishing the zone of influence of stream water in the marine setting. Observations of the habitats in these transition zones indicated that they were composed primarily of sand and barren rock. Owing to continual, intense wave energy, these nearshore areas do not constitute important habitats for coral reef communities and associated marine species. Beyond the narrow transition zone, the influence of stream water is minimal owing to rapid and intense mixing.</p>				

Table 5-7: Hawai'i Coastal Zone Management Act		S	NS	N/A
<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: <ul style="list-style-type: none"> <li>i. Use of presently designated locations is not feasible;</li> <li>ii. Adverse environmental effects are minimized; and</li> <li>iii. The development is important to the State's economy;</li> </ul>				X
<b>Discussion:</b> The Proposed Action does not involve the development of, and is not expected to have any adverse effects on, any public or private facilities in coastal areas that are important to the State's economy.				
<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;				X
(B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards;				X
(C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and				X
(D) Prevent coastal flooding from inland projects.				X
<b>Discussion:</b> The Proposed Action is not expected to exacerbate natural levels of flooding or affect flood zone areas.				
<p>The issuance of the Water Lease will allow for the EMI Aqueduct System to continue to divert stream surface water from multiple streams in East Maui after the implementation of the IIFS under the CWRM D&amp;O. Natural flooding events are not expected to increase due to the Water Lease under the Proposed Action.</p> <p>The issuance of the Water Lease will allow for the continued conveyance of water to the agriculture fields in Central Maui for the transition to a diversified agriculture farming model. Currently a majority of the fields are in a fallow state. If the fields are left in a fallow state for prolonged periods of time, this will increase the amount of windblown erosion that will occur. Irrigating the fields to a cultivated state will decrease the amount of windblown erosion that would occur in contrast.</p> <p>The Proposed Action will allow for the continued operation of the EMI Aqueduct System and conveyance of water to the MDWS which is in turn supplied to Upcountry Maui, as well as Nāhiku to meet their domestic and agricultural water demands. Issuance of the Water Lease would not increase hazards to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.</p>				



<b>Table 5-7: Hawai'i Coastal Zone Management Act</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<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> This EIS has been prepared under the procedural provisions of HRS, Chapter 343, and HAR, Title 11, Chapter 200, which allows for public review and participation. Accordingly, the preparation of this EIS, and disclosure of anticipated effects of the Proposed Action, will comply with the policy on managing development.</p> <p>Prior to the publication of the EISPN for the Proposed Action, several outreach meetings were held to notify and initiate consultation with the community for the preparation of a Chapter 343, HRS, EIS (see Sections 9.1 and 9.2). The purpose of this outreach process was to inform and obtain input from the community on relevant issues or concerns that should be considered in the preparation of the EIS documentation for the Proposed Action.</p> <p>The State Office of Environmental Quality Control (OEQC) published the EISPN on February 8, 2017. A 30-day public comment period ensued and this DEIS responds to and documents all relevant public comments received.</p> <p>This DEIS will inform interested parties of the Proposed Action and seek relevant public comment on subjects of concern for EIS documentation. The filing and publication of this DEIS with the OEQC will be followed by a 45-day public comment period. All relevant public comments received during the 45-day public comment period will receive a written response for inclusion and use in the preparation in the forthcoming FEIS.</p>				
<b>Public Participation</b>				
<b>Objective:</b> Stimulate public awareness, education, and participation in coastal management.				
<b>Policies:</b>				
(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 mitigation to respond to coastal issues and conflicts.				<b>X</b>
<p><b>Discussion:</b> Public involvement will consist of public notice of the Proposed Action during the State EIS process through public scoping, publication in the State OEQC Bulletin, and coordination with agencies, organizations, and individuals. See Section 11.0 for a list of the agencies, organizations and individuals that have been or will be consulted for the Proposed Action.</p> <p>Two EIS public scoping meetings were held to notify and initiate consultation with the community for the preparation of a Chapter 343, HRS. In addition, following the publication of the EISPN through the State OEQC Bulletin on February 8, 2017, a 30-day public comment period followed.</p> <p>The publication of this DEIS will be followed by a 45-day public comment period and those comments and responses thereto will be included in the FEIS to be presented to BLNR for review and acceptance.</p>				
<b>Beach Protection</b>				

<b>Table 5-7: Hawai'i Coastal Zone Management Act</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<b>Objective:</b> Protect beaches for public use and recreation.				
<b>Policies:</b>				
(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>
(C) Minimize the construction of public erosion-protection structures seaward of the shoreline.				<b>X</b>
(D) Prohibit private property owners from creating a public nuisance by inducing or cultivating the private property owner's vegetation in a beach transit corridor; and				<b>X</b>
(E) Prohibit private property owners from creating a public nuisance by allowing the private property owner's unmaintained vegetation to interfere or encroach upon a beach transit corridor.				<b>X</b>
<b>Discussion:</b> The Proposed Action is not anticipated to have a significant impact on beach and shoreline processes.				
<b>Marine Resources</b>				
<b>Objective:</b> Promote the protection, use, and development of marine and coastal resources to assure their sustainability.				
<b>Policies</b>				
(A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;				<b>X</b>
(B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;				<b>X</b>
(C) 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;				<b>X</b>
(D) 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				<b>X</b>
(E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.				<b>X</b>
<b>Discussion:</b> The Proposed Action is not anticipated to adversely affect marine or aquatic resources.  Sea Engineering, Inc. and Marine Research Consultants, Inc. jointly prepared a report assessing the streams and ocean water chemistry to depict the effects of stream discharge of the East Maui streams on the nearshore ocean environment. Results of the investigation indicate that the effects of stream water on marine waters must be considered minor in the nearshore habitats of East Maui. This result is supported by the physical processes associated with relatively small input of stream water to the vastly larger ocean environment. The prevailing conditions of extreme mixing by physical forces is the most important factor in diminishing the zone of influence of stream water in the marine setting. Observations of the habitats in these transition zones indicated that they were composed primarily of sand and barren rock. Owing to continual, intense wave energy, these nearshore areas do not constitute important habitats for coral reef communities and associated marine species. Beyond the narrow transition zone, the influence of stream water is minimal owing to rapid and intense mixing.				

## 5.2 Governor Ige’s Sustainability Initiative

As part of the effort to protect and preserve Hawai’i’s natural resources, Governor Ige has introduced the Sustainable Hawai’i Initiative. This initiative aims to double local food production by 2020, implement an interagency biosecurity plan by 2027, protect 30% of priority watershed by 2030, effectively manage 30% of nearshore ocean waters by 2030, and achieve 100% renewable electricity by 2045.

The Proposed Action will support Governor Ige’s Sustainability Initiative by increasing local food production through diversified agriculture. Full development of the Mahi Pono Farm Plan is expected to result in a substantial amount of crop production in Central Maui, as well as increase kalo production in East Maui. The Proposed Action would produce about 8 million pounds per year from the Community Farm, 321 million pounds per year from orchards and 9 million pounds per year of tropical fruits, in addition to production from row crops, annual crops, energy crops, and kalo in East Maui over the course of the 30-year Water Lease. The proposed solar farm in Central Maui would also support the Governor’s plan to achieve 100% renewable electricity by generating potentially 82,100 mW of electricity per year.

According to the Draft Maui Island Water Use and Development Plan drafted in March 2019, East Maui has a watershed protection priority of I, meaning it has “Potentially High Recharge” and “Potentially High Production/High Chloride.” The EMWP consists of approximately 120,000 acres and provides the largest harvested source of surface water in the state. The Proposed Action supports the protection of East Maui’s priority watershed by supporting stream restoration and increased use of kalo lands.

## 5.3 Hawai’i Environmental Policy Act

The Hawai’i Environmental Policy Act, codified as Chapter 344, HRS, was enacted to establish a policy to encourage productive and enjoyable harmony between people and their environment, promote efforts which will prevent or eliminate damage to the environment and biosphere and stimulate the health and welfare of humanity, and enrich the understanding of the ecological systems and natural resources important to the people of Hawai’i.

<b>Table 5-8: Hawai’i Environmental Policy Act</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<b>§344-4 Guidelines.</b> In pursuance of the state policy to conserve the natural resources and enhance the quality of life, all agencies, in the development of programs, shall, insofar as practicable, consider the following guidelines:				
<b>(1) Population</b>				
(A) Recognize population impact as a major factor in environmental degradation and adopt guidelines to alleviate this impact and minimize future degradation.				<b>X</b>
(B) Recognize optimum population levels for counties and districts within the State, keeping in mind that these will change with technology and circumstance, and adopt guidelines to limit population to the levels determined.				<b>X</b>
<b>Discussion:</b> The guidelines related to population are inapplicable to the Proposed Action.				
<b>(2) Land, water, mineral, visual, air, and other natural resources</b>				
(A) Encourage management practices which conserve and fully utilize all natural resources.		<b>X</b>		
(B) Promote irrigation and waste water management practices which conserve and fully utilize vital water resources.		<b>X</b>		

<b>Table 5-8: Hawai'i Environmental Policy Act</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
(C)	Promote the recycling of waste water.			<b>X</b>
(D)	Encourage management practices which conserve and protect watersheds and water sources, forest, and open space areas.	<b>X</b>		
(E)	Establish and maintain natural area preserves, wildlife preserves, forest reserves, marine preserves, and unique ecological preserves.	<b>X</b>		
(F)	Maintain an integrated system of state land use planning which coordinates the state and county general plans.			<b>X</b>
(G)	Promote the optimal use of solid wastes through programs of waste prevention, energy resource recovery, and recycling so that all our wastes become utilized.			<b>X</b>
<p><b>Discussion:</b> The Proposed Action supports the guidelines related to land, water, mineral, visual, air, and other natural resources.</p> <p>The Proposed Action and the issuance of a Water Lease will include a requirement that a Watershed Management Plan be developed and implemented for East Maui. In addition, EMI was a founding member of the EMWP and continues to be an active member.</p> <p>The Ko'olau Forest Reserve Hunting Unit encompasses portions of the License Area. Limited hunting and hiking within the License Area is permitted, and access for these recreational activities is controlled by EMI. Issuance of the Water Lease under the Proposed Action would allow EMI staff to continue to manage appropriate access into the License Area so that the public may continue to use and enjoy the License Area's recreational and natural resources.</p> <p>Mahi Pono's irrigation engineering team is also designing a high-efficiency irrigation system. The new irrigation system will reduce water usage by: (1) using automatic, real-time irrigation sensors to deliver precise amounts of water efficiently; (2) recycle and re-use all water used in Mahi Pono's processing plants; and (3) integrate various live technology feeds to constantly monitor plant, soil, and tree health. Reducing water usage through effective irrigation assures the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.</p>				
<b>(3) Flora and fauna</b>				
(A)	Protect endangered species of indigenous plants and animals and introduce new plants or animals only upon assurance of negligible ecological hazard.			<b>X</b>
(B)	Foster the planting of native as well as other trees, shrubs, and flowering plants compatible to the enhancement of our environment.		<b>X</b>	
<p><b>Discussion:</b> The Proposed Action supports the guidelines related to flora and fauna.</p> <p>The Proposed Action does not require vegetation removal except for routine maintenance purposes in the License Area. Therefore, the amount of each vegetation cover type currently present would remain substantially the same.</p> <p>The Proposed Action anticipates a greater introduction of diversified agricultural crops and activities. Such changes may have an effect on the existing non-native grasses and vegetation, but replacing existing vegetation with diversified agriculture is not expected to have any significant adverse effect.</p>				
<b>(4) Parks, recreation, and open space</b>				
(A)	Establish, preserve and maintain scenic, historic, cultural, park and recreation areas, including the shorelines, for public recreational, educational, and scientific uses.	<b>X</b>		
(B)	Protect the shorelines of the State from encroachment of artificial improvements, structures, and activities.			<b>X</b>
(C)	Promote open space in view of its natural beauty not only as a natural resource but as an ennobling, living environment for its people.	<b>X</b>		

<b>Table 5-8: Hawai'i Environmental Policy Act</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<p><b>Discussion:</b> The Proposed Action does not involve parks or recreation facilities. However, as discussed, the License Area is used for appropriate recreational activities, including hiking and hunting. EMI manages access to the hunting grounds and the Proposed Action would allow EMI staff to continue to manage that access so that the public may continue to use and enjoy the License Area's recreational and natural resources.</p> <p>The Proposed Action also will not affect uses at the shoreline because the License Area and the agricultural fields in Central Maui are not shoreline properties.</p> <p>Regarding open space, the Proposed Action would allow for the continued conveyance of water to the agricultural fields in Central Maui. Irrigating the fields in Central Maui, a region with very little natural rainfall, would promote the scenic beauty of the region and preserve existing vistas, as the land will be in cultivated green space rather than remaining fallow or being developed.</p>				
<b>(5) Economic development</b>				
(A) Encourage industries in Hawai'i which would be in harmony with our environment.	<b>X</b>			
(B) Promote and foster the agricultural industry of the State; and preserve and conserve productive agricultural lands.	<b>X</b>			
(C) Encourage federal activities in Hawai'i to protect the environment.				
(D) Encourage all industries including the fishing, aquaculture, oceanography, recreation, and forest products industries to protect the environment.				<b>X</b>
(E) Establish visitor destination areas with planning controls which shall include but not be limited to the number of rooms.				<b>X</b>
(F) Promote and foster the aquaculture industry of the State; and preserve and conserve productive aquacultural lands.				<b>X</b>
<p><b>Discussion:</b> The Proposed Action will support the guidelines related to economic development.</p> <p>The Proposed Action will enable the continued conveyance of water to support conversion to diversified agriculture. Mahi Pono plans to convert the agricultural lands in Central Maui generally to community farms, orchards (citrus, mac nuts, and beverage crops), tropical fruits, row and annual crops, energy crops, irrigated and nonirrigated pasture, and green energy crops. Reopening the land for farming would provide employment opportunities and expand the agriculture sector of Maui's economy, as well as for the State of Hawai'i. Currently the agricultural land is mostly fallow, with minimal agricultural activity. Should the Water Lease not be issued, the ongoing agricultural activities may not be feasible. Issuance of the Water Lease would facilitate the transition of the agricultural fields in Central Maui to a productive diversified agricultural operation.</p>				
<b>(6) Transportation</b>				
(A) Encourage transportation systems in harmony with the lifestyle of the people and environment of the State.				<b>X</b>
(B) Adopt guidelines to alleviate environmental degradation caused by motor vehicles.				<b>X</b>
(C) Encourage public and private vehicles and transportation systems to conserve energy, reduce pollution emission, including noise, and provide safe and convenient accommodations for their users.				<b>X</b>
<p><b>Discussion:</b> The Proposed Action will not cause environmental degradation related to transportation.</p>				
<b>(7) Energy</b>				
(A) Encourage the efficient use of energy resources.	<b>X</b>			
<p><b>Discussion:</b> The Proposed Action incorporates and encourages the efficient use of energy resources.</p>				

<b>Table 5-8: Hawai'i Environmental Policy Act</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<p>Mahi Pono plans to convert 500 acres of the agricultural lands in Central Maui to energy crops. The company also anticipates the installation of a 250 acre solar farm that is projected to create 82,125 mWh/year. Transitioning portions of the land to encourage renewable energy resources would promote the use of green energy on Maui, as well as for the State of Hawai'i.</p>				
<b>(8) Community life and housing</b>				
(A) Foster lifestyles compatible with the environment; preserve the variety of lifestyles traditional to Hawai'i through the design and maintenance of neighborhoods which reflect the culture and mores of the community.				<b>X</b>
(B) Develop communities which provide a sense of identity and social satisfaction in harmony with the environment and provide internal opportunities for shopping, employment, education, and recreation.				<b>X</b>
(C) Encourage the reduction of environmental pollution which may degrade a community.				<b>X</b>
(D) Foster safe, sanitary, and decent homes.				<b>X</b>
(E) Recognize community appearances as major economic and aesthetic assets of the counties and the State; encourage green belts, plantings, and landscape plans and designs in urban areas; and preserve and promote mountain-to-ocean vistas.				<b>X</b>
<p><b>Discussion:</b> The guidelines related to community life and housing are not applicable to the Proposed Action.</p>				
<b>(9) Education and culture</b>				
(A) Foster culture and the arts and promote their linkage to the enhancement of the environment.	<b>X</b>			
(B) Encourage both formal and informal environmental education to all age groups.	<b>X</b>			
<p><b>Discussion:</b> The guidelines related to education and culture are not significant to the Proposed Action.</p> <p>In addition to providing land, water, equipment, management, budgeting and marketing services to local farmers, the community plan under the Proposed Action will also provide plots for research and offer an internship program for local high school and college students.</p>				
<b>(10) Citizen participation</b>				
(A) Encourage all individuals in the State to adopt a moral ethic to respect the natural environment; to reduce waste and excessive consumption; and to fulfill the responsibility as trustees of the environment for the present and succeeding generations.				<b>X</b>
(B) Provide for expanding citizen participation in the decision making process so it continually embraces more citizens and more issues.	<b>X</b>			
<p><b>Discussion:</b> Public involvement related to the Proposed Action includes public notice of the Proposed Action during the State EIS process through public scoping, publication in the State OEQC Bulletin, and coordination with agencies, organizations, and individuals. See Section 11.0 for a list of the agencies, organizations and individuals that have been or will be consulted as part of the EIS process.</p> <p>Two EIS community-scoping meetings were held to notify and initiate consultation with the community for the preparation of a Chapter 343, HRS. In addition, following the publication of the EISPN through the State OEQC Bulletin on February 8, 2017, a 30-day public comment period followed.</p> <p>The publication of this DEIS will be followed by a 45-day public comment period and those comments and responses thereto will be included in the FEIS to be presented to BLNR for review and acceptance.</p>				

## 5.4 Maui County Land Use Plans and Policies

### 5.4.2 Countywide Policy Plan

The Countywide Policy Plan is the first component of the decennial General Plan update. The current plan, approved on March 24, 2010, is an over-arching statement that provides a policy framework for the Maui Island Plan (MIP) (discussed in Section 5.4.2) and community plans. The Countywide Policy Plan provides broad goals, objectives, policies, and implementing actions that portray the desired direction of the County's future.

The sections of the approved Countywide Policy Plan directly applicable to the Proposed Action are discussed further below in Table 5-9:

Table 5-9: Countywide Policy Plan		S	NS	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.				
<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			
c. Restore and protect forests, wetlands, watersheds, and stream flows, and guard against wildfires, flooding, and erosion.	X			
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.	X			
e. Protect undeveloped beaches, dunes, and coastal ecosystems, and restore natural shoreline processes.				X
f. Protect the natural state and integrity of unique terrain, valued natural environments, and geological features.				X
g. Preserve and provide ongoing care for important scenic vistas, view planes, landscapes, and open-space resources.	X			
h. Expand coordination with the State and nonprofit agencies and their volunteers to reduce invasive species, replant indigenous species, and identify critical habitat.				X
<b>Implementing Actions:</b> Develop island-wide networks of greenways, watercourses, and habitat corridors.	X			
<b>Discussion:</b> The Proposed Action will support the policies of Objective 1 to protect the natural environment.				
<p>The Proposed Action will be compliant with, and not contrary to, the recent action taken by the CWRM under the CWRM D&amp;O. The CWRM ordered that certain streams, designated as "kalo and community streams", will be fully restored, protecting those special areas that depend upon these streams. These streams support communities that depend upon kalo cultivation, an element of Hawai'i's cultural heritage. Other streams are designated as "habitat restoration" streams, which will be limited in the amount of stream surface water that can be diverted as these streams primary function is to support native habitat restoration. Other streams were ordered to have a wetted pathway maintaining the "mauka to makai" connection. This would allow for the various animal species that have diadromous life cycle to complete their life cycles, benefiting coastal water ecosystems.</p> <p>Moreover, an objective of the Proposed Action is to maintain and continue the operation of the EMI Aqueduct System, which has been in place for over 100 years. The EMI staff will be trained by qualified individuals on appropriate conduct and measures to take within the License Area during future maintenance work. This will encourage the protection of the rare and endangered plant and animal species and habitats native to Hawai'i that</p>				



Table 5-9: Countywide Policy Plan		S	NS	N/A
<p>have been identified in the region. The EMI Aqueduct System will be maintained in a way that is compatible with the existing environment and natural resources in the region.</p> <p>Irrigating the fields in Central Maui, a region with very little natural rainfall, would also maintain existing open space and preserve existing vistas, as the land will be in cultivated green space rather than remaining fallow or being developed. Overall, having the Central Maui lands remain in agriculture will help maintain the rural socio-economic lifestyle on Maui, enjoyed by so many.</p>				
<b>Objective:</b>				
2. Improve the quality of environmentally sensitive, locally valued natural resources and native ecology of each island.				
<b>Policies</b>				
a.	Protect and restore nearshore reef environments and water quality.			X
b.	Protect marine resources and valued wildlife.			X
c.	Improve the connection between urban environments and the natural landscape, and incorporate natural features of the land into urban design.	X		
d.	Utilize land-conservation tools to ensure the permanence of valued open spaces.			X
e.	Mitigate the negative effects of upland uses on coastal wetlands, marine life, and coral reefs.			X
f.	Strengthen coastal-zone management, re-naturalization of shorelines, where possible, and filtration or treatment of urban and agricultural runoff.			X
g.	Regulate the use and maintenance of stormwater-treatment systems that incorporate the use of native vegetation and mimic natural systems.			X
h.	Advocate for stronger regulation of fishing, boating, cruise ship, and ecotourism activities.			X
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.	X		
<b>Implementing Actions:</b> Develop regulations to minimize runoff of pollutants into nearshore waters and reduce nonpoint and point source pollution.				X
<b>Discussion:</b> The Proposed Action will support Objective 2 to protect the natural environment.				
<p>The Proposed Action will be compliant, and not contrary to the recent action taken by the CWRM. The CWRM D&amp;O ordered that certain streams, designated as “kalo and community streams”, will be fully restored, protecting those special areas that depend upon these streams. These streams support communities that depend upon kalo cultivation, an element of Hawai'i’s cultural heritage improving the connection between urban environments and the natural landscape.</p> <p>A stream and ocean water chemistry assessment was conducted by SE and MRC in 2018 (Appendix B). In general, no significant impacts on coastal water in the region are anticipated. The study concluded that the effects of stream water on marine waters is minor in these habitats owing to the naturally occurring rapid and intense mixing.</p> <p>Moreover, the EMI Aqueduct System is attributed to approximately 22.7% of system losses on the Central Maui side of the EMI Aqueduct System. This loss provides a significant amount of recharge to the Central Maui aquifers.</p> <p>The Proposed Action includes a requirement that the Water Lease address watershed management.</p>				
<b>Objective</b>				
3. Improve the stewardship of the natural environment.				
<b>Policies</b>				
a.	Preserve and protect natural resources with significant scenic, economic, cultural, environmental, or recreational value.	X		
b.	Improve communication, coordination, and collaboration among government agencies, nonprofit organizations, communities, individuals, and land owners that work for the protection of the natural environment.			X
c.	Evaluate development to assess potential short-term and long-term impacts on land, air, aquatic, and marine environments.			X
d.	Improve efforts to mitigate and plan for the impact of natural disasters, human influenced emergencies, and global warming.			X

<b>Table 5-9: Countywide Policy Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
e.	Regulate access to sensitive ecological sites and landscapes.	<b>X</b>		
f.	Reduce air, noise, light, land, and water pollution, and reduce Maui County's contribution to global climate change.			<b>X</b>
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.			
c.	Establish a baseline inventory of available natural resources and their respective carrying capacities.			
<b>Discussion:</b> The Proposed Action will support Objective 3 to protect the natural environment.				
<p>The Proposed Action and the issuance of a Water Lease will include a requirement that a Watershed Management Plan be developed and implemented for East Maui. In addition, EMI was a founding member of the EMWP and continues to be an active member.</p> <p>The Ko'olau Forest Reserve Hunting Unit encompasses portions of the License Area. The Hunting Unit is administered the DLNR, Division of Forestry and Wildlife. To hunt within the License Area, hunters must obtain a license from the DLNR and an EMI Permit/Waiver. Hunting grounds are limited to one hunting party per hunting area, as regulated by the DLNR. Access to the hunting grounds is managed by EMI through eight existing EMI access roads. Other recreational uses are not permitted on the License Area lands for safety reasons.</p> <p>The Proposed Action would allow EMI staff to continue to manage appropriate access into the License Area so that the public may continue to use and enjoy the License Area's recreational and natural resources.</p> <p>Moreover, SWCA Environmental Consultants, Inc. prepared a terrestrial flora and fauna assessment report assessing the impacts of the Proposed Action. During the field and ground surveys of portions of the License Area and the agricultural fields in Central Maui, SWCA documented various species of flora and fauna. The impacts are discussed in Section 4.4 and the report is Appendix C.</p>				
Objective				
4. Educate residents and visitors about responsible stewardship practices and the interconnectedness of the natural environment and people.				
<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>
<b>Discussion:</b> The Proposed Action will not affect Objective 4 to protect the natural environment.				
<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>Policies</b>				

<b>Table 5-9: Countywide Policy Plan</b>				<b>S</b>	<b>NS</b>	<b>N/A</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>Discussion:</b> The Proposed Action will support Objective 1 to perpetuate the Hawaiian culture as a vital force in the lives of residents.						
The Proposed Action will be compliant with, and not contrary to, the recent action taken by the CWRM. Under the CWRM D&O, streams, designated as "kalo and community streams", be fully restored, thereby protecting those special areas that depend upon these streams. These streams support communities that depend upon kalo cultivation, an element of Hawaii's cultural heritage.						
<b>Objective</b>						
2. Emphasize respect for our island lifestyle and our unique local cultures, family, and natural environment.						
<b>Policies</b>						
a.	Acknowledge the Hawaiian culture as the host culture, and foster respect and humility among residents and visitors toward the Hawaiian people and their practices.					<b>X</b>
b.	Perpetuate a respect for diversity, and recognize the historic blending of cultures and ethnicities.					<b>X</b>
c.	Encourage the perpetuation of each culture's unique cuisine, attire, dance, music, and folklore, and other unique island traditions and recreational activities.					<b>X</b>
d.	Recognize the interconnectedness between the natural environment and the cultural heritage of the islands.	<b>X</b>				
e.	Protect and prioritize funding for recreational activities that support local cultural practices, such as surfing, fishing, and outrigger-canoe paddling.					<b>X</b>
<b>Discussion:</b> The Proposed Action will support Objective 2 to preserve local lifestyle, including local cultures, family and natural environment.						
The Proposed Action will be compliant with, and not contrary to, the recent action taken by the CWRM. The CWRM D&O ordered that certain streams, designated as "kalo and community streams", be fully restored, thereby protecting those special areas that depend upon these streams. These streams support communities that depend upon kalo cultivation, an element of Hawaii's cultural heritage.						
<b>Objective</b>						
3. Preserve for present and future generations the opportunity to know and experience the arts, culture, and history of Maui County.						
<b>Policies</b>						
a.	Foster teaching opportunities for cultural practitioners to share their knowledge and skills.					<b>X</b>
b.	Support the development of cultural centers.					<b>X</b>

<b>Table 5-9: Countywide Policy Plan</b>				<b>S</b>	<b>NS</b>	<b>N/A</b>
c.	Broaden opportunities for public art and the display of local artwork.					<b>X</b>
d.	Foster the Aloha Spirit by celebrating the Hawaiian host culture and other Maui County cultures through support of cultural-education programs, festivals, celebrations, and ceremonies.					<b>X</b>
e.	Support the perpetuation of Hawaiian arts and culture.					<b>X</b>
f.	Support programs and activities that record the oral and pictorial history of residents.					<b>X</b>
g.	Support the development of repositories for culture, history, genealogy, oral history, film, and interactive learning.					<b>X</b>
<b>Implementing Actions:</b>						
a.	Establish incentives for the display of public art.					<b>X</b>
b.	Establish centers and programs of excellence for the perpetuation of Hawaiian arts and culture.					<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 3 to preserve the arts, culture, and history of Maui.						
<b>Objective</b>						
4.	Preserve and restore significant historic architecture, structures, cultural sites, cultural districts, and cultural landscapes.					
<b>Policies</b>						
a.	Support the development of island-wide historic, archaeological, and cultural resources inventories.					<b>X</b>
b.	Promote the rehabilitation and adaptive reuse of historic sites, buildings, and structures to perpetuate a traditional sense of place.	<b>X</b>				
c.	Identify a sustainable rate of use and set forth specific policies to protect cultural resources.					<b>X</b>
d.	Protect and preserve lands that are culturally or historically significant.					<b>X</b>
e.	Support programs that protect, record, restore, maintain, provide education about, and interpret cultural districts, landscapes, sites, and artifacts in both natural and museum settings.					<b>X</b>
f.	Perpetuate the authentic character and historic integrity of rural communities and small towns.					<b>X</b>
g.	Seek solutions that honor the traditions and practices of the host culture while recognizing the needs of the community.	<b>X</b>				
h.	Support the development of an Archaeological District Ordinance.					<b>X</b>
i.	Protect summits, slopes, and ridgelines from inappropriate development.					<b>X</b>
j.	Support the registering of important historic sites on the State and Federal historic registers.					<b>X</b>
k.	Provide opportunities for public involvement with restoration and enhancement of all types of cultural resources.					<b>X</b>
l.	Foster partnerships to identify and preserve or revitalize historic and cultural sites.					<b>X</b>
<b>Implementing Actions:</b>						
a.	Identify, develop, map, and maintain an inventory of locally significant natural, cultural, and historical resources for protection.					
b.	Prepare, continually update, and implement a cultural-management plan for cultural sites, districts, and landscapes, where appropriate.	<b>X</b>				
c.	Enact an Archaeological District Ordinance.					
d.	Nominate important historic sites to the State and Federal historic registers.					
<b>Discussion:</b> The Proposed Action will support Objective 4 to preserve significant historic architecture, structure, and cultural sites, districts and landscapes.						
<p>The Proposed Action will be compliant with, and not contrary to, the recent action taken by the CWRM. The CWRM D&amp;O ordered that certain streams, designated as “kalo and community streams”, will be fully restored, thereby protecting those special areas that depend upon these streams. These streams support communities that depend upon kalo cultivation, an element of Hawai'i's cultural heritage.</p> <p>In addition, continued utilization of the EMI Aqueduct System, which has been in place for over one hundred years, to provide water for diversified agriculture in Central Maui will maintain this unique historic resource. The Proposed Action, in itself, does not propose any modifications to the EMI Aqueduct System, and will therefore have negligible impact on historic properties. Mason Architects, Inc. prepared a historic structure assessment report documenting various</p>						

<b>Table 5-9: Countywide Policy Plan</b>			<b>S</b>	<b>NS</b>	<b>N/A</b>
features and components of the EMI Aqueduct System. The impacts of the Proposed Action to the EMI Aqueduct System is discussed in Section 4.5 and the report can be found in Appendix D.					
<b>C. Improve Education</b>					
Goal: 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>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>
<b>Discussion:</b> The Proposed Action will not affect Objective 1 to improve education.					
<b>Objective</b>					
2. Provide nurturing learning environments that build skills for the 21st century.					
<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>
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> Develop safe walking and bicycling programs for school children.					
<b>Discussion:</b> The Proposed Action will not affect Objective 2 to improve education and learning environments.					
<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>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>

<b>Table 5-9: Countywide Policy Plan</b>			<b>S</b>	<b>NS</b>	<b>N/A</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> Encourage the State to establish a four-year university, and support the development of other higher-education institutions to enable residents to obtain bachelor degrees and postgraduate degrees in Maui County.					<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 3 to improve education.					
<b>Objective</b>					
4. Maximize community-based educational opportunities.					
<b>Policies</b>					
a.	Encourage the State and others to expand pre-school, after-school, and homebased (parent-child) learning.				<b>X</b>
b.	Support public-private partnerships to develop youth-internship, -apprenticeship, and -mentoring programs.				<b>X</b>
c.	Support the development of a wide range of informal educational and cultural programs for all residents.				<b>X</b>
d.	Improve partnerships that utilize the skills and talents at Hawai'i's colleges and universities to benefit the County.				<b>X</b>
e.	Support career-development and job-recruitment programs and centers.				<b>X</b>
f.	Attract learning institutions and specialty schools to diversify and enhance educational opportunities.				<b>X</b>
g.	Expand education of important life skills for the general public.				<b>X</b>
h.	Support community facilities such as museums, libraries, nature centers, and open spaces that provide interactive-learning opportunities for all ages.				<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 4 to improve education.					
<b>D. Strengthen Social Healthcare Services</b>					
<b>Goal:</b> 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.					
<b>Objective</b>					
1. In cooperation with the Federal and State governments and nonprofit agencies, broaden access to social and healthcare services and expand options to improve the overall wellness of the people of Maui County.					
<b>Policies</b>					
a.	Work with other levels of government and the nonprofit sector to expand services to address hunger, homelessness, and poverty.				<b>X</b>
b.	Support the improvement of opportunities for disadvantaged youth, encourage the tradition of hanai relatives, and support expanded opportunities for foster care.				<b>X</b>
c.	Support expanded long-term-care options, both in institutions and at home, for patients requiring ongoing assistance and medical attention.				<b>X</b>
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.				<b>X</b>
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.				<b>X</b>
f.	Encourage equal access to social and healthcare services through both technological and traditional means.				<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 1 to strengthen social healthcare services.					

Table 5-9: Countywide Policy Plan			S	NS	N/A
<b>Objective</b>					
2. Encourage the Federal and State governments and the private sector to improve the quality and delivery of social and healthcare services.					
<b>Policies</b>					
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.				X
b.	Encourage the State to improve the quality of medical personnel, facilities, services, and equipment.				X
c.	Encourage investment to improve the recruitment of medical professionals and the quality of medical facilities and equipment throughout Maui County.				X
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.				X
e.	Support improved social, healthcare, and governmental services for special needs populations.				X
f.	Plan for the needs of an aging population and the resulting impacts on social services, housing, and healthcare delivery.				X
g.	Improve coordination among the police, the courts, and the public in the administration of social and healthcare services.				X
h.	Support programs that address needs of veterans.				X
i.	Support programs that address the needs of immigrants.				X
<b>Implementing Actions:</b>					
a.	Invest in programs designed to improve the general welfare and quality of life of Native Hawaiians.				X
b.	Assist and facilitate the State Department of Public Safety and others in efforts to strengthen programs and facilities that will improve the mental and social health of incarcerated people and assist in prison inmates' successful transition back into Maui County communities.				
c.	Develop and maintain a comprehensive index that will measure the health and wellness needs of families.				
d.	Provide heliports countywide for emergency health and safety purposes.				
<b>Discussion:</b> The Proposed Action will not affect Objective 2 to strengthen social and healthcare services.					
<b>Objective</b>					
3. Strengthen public-awareness programs related to healthy lifestyles and social and medical services.					
<b>Policies</b>					
a.	Expand public awareness about personal safety and crime prevention.				X
b.	Encourage residents to pursue education and training for careers in the healthcare, social services, and community-development fields.				X
c.	Expand public awareness and promote programs to achieve healthy eating habits and drug-free lifestyles.				X
<b>Discussion:</b> The Proposed Action will not affect Objective 3 to strengthen social healthcare services.					
<b>E. Expand Housing Opportunities for Residents</b>					
<b>Goal:</b> Quality, island-appropriate housing will be available to all residents					
<b>Objective</b>					
1. Reduce the affordable housing deficit for residents.					
<b>Policies</b>					
a.	Ensure that an adequate and permanent supply of affordable housing, both new and existing units, is made available for purchase or rental to our resident and/or workforce population, with special emphasis on providing housing for low- to moderate-income families, and ensure that all affordable housing remains affordable in perpetuity.				X
b.	Seek innovative ways to lower housing costs without compromising the quality of our island lifestyle.				X



<b>Table 5-9: Countywide Policy Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
c.	Seek innovative methods to secure land for the development of low- and moderate-income housing.			<b>X</b>
d.	Provide the homeless population with emergency and transitional shelter and other supportive programs.			<b>X</b>
e.	Provide for a range of senior-citizen and special needs housing choices on each island that affordably facilitates a continuum of care and services.			<b>X</b>
f.	Support the Department of Hawaiian Home Lands' development of homestead lands.	<b>X</b>		
g.	Manage property-tax burdens to protect affordable resident homeownership.			<b>X</b>
h.	Explore taxation mechanisms to increase and maintain access to affordable housing.			<b>X</b>
i.	Improve awareness regarding available affordable homeowner's insurance.			<b>X</b>
j.	Redevelop commercial areas with a mixture of affordable residential and business uses, where appropriate.			<b>X</b>
k.	Ensure residents are given priority to obtain affordable housing units developed in their communities, consistent with all applicable regulations.			<b>X</b>
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.			<b>X</b>
m.	Develop neighborhoods with a mixture of accessible and integrated community facilities and services.	<b>X</b>		
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.			<b>X</b>
o.	Work with lending institutions to expand housing options and safeguard the financial security of homeowners.			<b>X</b>
p.	Promote the use of the community land trust model and other land-lease and land-financing options.			<b>X</b>
q.	Support the opportunity to age in place by providing accessible and appropriately designed residential units.			<b>X</b>
<p><b>Discussion:</b> The Proposed Action will support Objective 1 to expand housing opportunities for residents.</p> <p>Issuance of the Water Lease would allow for the continued conveyance of water through the EMI Aqueduct System to the MDWS, which supplies water to Upcountry Maui, as well as the Nāhiku community, to meet their domestic and agricultural water demands. The Water Lease will ensure the County has a reliable water source to provide for Upcountry Maui, as well as Nāhiku, and to adequately plan, as well as make sound investments, for growth as there is a lack of alternative water sources and infrastructure to meet present and future demands currently. The County anticipates the Upcountry Maui population, which is dependent on the Upcountry Water System, will grow to approximately 43,675 by 2030. The Water Lease allows for the opportunity for Upcountry Maui, as well as Nāhiku, for growth and development, supporting County objectives.</p> <p>In addition, the Water Lease will include a reservation of water for the DHHL. Non-potable water needs for the DHHL's lands in Ke'anae-Wailuānui amount to 6,868,000 gpd. Although the DHHL holds a reservation for 3,000 gpd of potable water for this area for development over the next 20 years, another 7,000 gpd of potable water may be required for longer-term development. Thus, a potential reservation for this area amounts to 6,875,000 gpd. For its agricultural and residential lots in Keokea-Waiohuli, the DHHL has already secured a potable water reservation from the CWRM. Non-potable water demand amounts to 10,428,000 gpd for which a water reservation would have to be secured.</p> <p>The DHHL's current plans for its Pulehunui lands in Central Maui include agricultural, commercial, industrial and civic uses. A reservation of 1,734,000 gpd of ground water has already been secured from the CWRM. A non-potable water demand of 1,027,510 gpd has been identified, and water delivered through the EMI Aqueduct System has been identified as a potential source of this water.</p> <p>The DHHL staff has identified 11,455,510 gpd (10,428,000 gpd for Keokea-Waiohuli + 1,027,510 gpd for Pulehunui) of water as their recommendation for a reservation of water rights sufficient to support current and future homestead needs related to this proposed Water Lease.</p>				

Table 5-9: Countywide Policy Plan		S	NS	N/A
The DHHL has indicated that reserved water may be available for other purposes until the DHHL has an actual need for the water. In addition, for its Keokea-Waiohuli and Pulehunui lands, the DHHL will be dependent on the EMI Aqueduct System collecting and transporting East Maui stream waters, in order to get waters to these lands.				
<b>Objective</b>				
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.				
<b>Policies</b>				
a. Seek innovative ways to develop 'ohana cottages and accessory-dwelling units as affordable housing.				X
b. Design neighborhoods to foster interaction among neighbors.				X
c. Encourage a mix of social, economic, and age groups within neighborhoods.				X
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.	X			
e. Encourage the building industry to use environmentally sustainable materials, technologies, and site planning.				X
f. Develop workforce housing in proximity to job centers and transit facilities.				X
g. Provide incentives to developers and owners who incorporate green building practices and energy-efficient technologies into their housing developments.				X
<b>Implementing Actions:</b> Revise laws to support neighborhood designs that incorporate a mix of housing types that are appropriate for island living.				X
<b>Discussion:</b> The Proposed Action will support Objective 2 to expand housing opportunities for residents.				
Issuance of the Water Lease would allow for the continued conveyance of water through the EMI Aqueduct System to the MDWS, which supplies water to Upcountry Maui, as well as the Nāhiku community, to meet their domestic and agricultural water demands. The Water Lease will ensure the County has a reliable water source to provide for Upcountry Maui, as well as Nāhiku, and to adequately plan, as well as make sound investments, for growth as there are a lack of alternative water sources and infrastructure to meet present and future demands currently. The County anticipates the Upcountry Maui population, which is dependent on the Upcountry Water System, will grow to approximately 43,675 by 2030. The Water Lease allows for the opportunity for Upcountry Maui, as well as Nāhiku, for growth and development, supporting County objectives.				
<b>Objective</b>				
3. Increase and maintain the affordable housing inventory.				
<b>Policies</b>				
a. Recognize housing as a basic human need, and work to fulfill that need.				X
b. Prioritize available infrastructure capacity for affordable housing.	X			
c. Improve communication, collaboration, and coordination among housing providers and social-service organizations.				X
d. Study future projected housing needs, monitor economic cycles, and prepare for future conditions on each island.				X
e. Develop public-private and nonprofit partnerships that facilitate the construction of quality affordable housing.				X
f. Streamline the review process for high-quality, affordable housing developments that implement the goals, objectives, and policies of the General Plan.				X
g. Minimize the intrusion of housing on prime, productive, and potentially productive agricultural lands and regionally valuable agricultural lands.				X
h. Encourage long-term residential use of existing and future housing to meet residential needs.				X
<b>Implementing Actions:</b> Develop policies to even out the peaks and valleys in Maui County's construction-demand cycles.				X
<b>Discussion:</b> The Proposed Action will support Objective 3 to expand housing opportunities for residents.				
Issuance of the Water Lease would allow for the continued conveyance of water through the EMI Aqueduct System to the MDWS, which supplies water to Upcountry Maui, as well as the Nāhiku community, to meet their domestic and agricultural water demands. The Water Lease will ensure the County has a reliable water source to provide for				

Table 5-9: Countywide Policy Plan		S	NS	N/A
Upcountry Maui, as well as Nāhiku, and to adequately plan, as well as make sound investments, for growth as there are a lack of alternative water sources and infrastructure to meet present and future demands currently. The County anticipates the Upcountry Maui population, which is dependent on the Upcountry Water System, will grow to approximately 43,675 by 2030. The Water Lease allows for the opportunity for Upcountry Maui, as well as Nāhiku, for growth and development, supporting County objectives.				
<b>Objective</b>				
4. Expand access to education related to housing options, homeownership, financing, and residential construction.				
<b>Policies</b>				
a. Broaden access to information about County, State, and Federal programs that provide financial assistance to renters and home buyers.				X
b. Expand access to information about opportunities for homeownership and self-help housing.				X
c. Educate residents about making housing choices that support their individual needs, the needs of their communities, and the health of the islands' natural systems.				X
d. Improve home buyers' education on all aspects of homeownership.				X
<b>Discussion:</b> The Proposed Action will not affect Objective 4 to expand housing opportunities for residents.				
<b>F. Strengthen the Local Economy</b>				
<b>Goal:</b> Maui County's economy will be diverse, sustainable, and supportive of community values.				
<b>Objective</b>				
1. Promote an economic climate that will encourage diversification of the County's economic base and a sustainable rate of economic growth.				
<b>Policies</b>				
a. Support economic decisions that create long-term benefits.	X			
b. Promote lifelong education, career development, and technical training for existing and emerging industries.				X
c. Invest in infrastructure, facilities, and programs that foster economic diversification.	X			
d. Support and promote locally produced products and locally owned operations and businesses that benefit local communities and meet local demand.	X			
e. Support programs that assist industries to retain and attract more local labor and facilitate the creation of jobs that offer a living wage.	X			
f. Encourage work environments that are safe, rewarding, and fulfilling to employees.	X			
g. Support home-based businesses that are appropriate for and in character with the community.				X
h. Encourage businesses that promote the health and well-being of the residents, produce value-added products, and support community values.				X
i. Foster an understanding of the role of all industries in our economy.				X
j. Support efforts to improve conditions that foster economic vitality in our historic small towns.				X
k. Support and encourage traditional host-culture businesses and indigenous agricultural practices.				X
l. Support public and private entities that assist entrepreneurs in establishing locally operated businesses.				X
<b>Implementing Actions:</b>				
a. Develop regulations and programs that support opportunities for local merchants, farmers, and small businesses to sell their goods and services directly to the public.				X
b. Monitor the carrying capacity of the islands' social, ecological, and infrastructure systems with respect to the economy.				X
<b>Discussion:</b> The Proposed Action will support Objective 1 to strengthen the local economy.				
Issuance of the Water Lease will allow for the transition of the agricultural fields in Central Maui to a diversified agricultural operation. Generally speaking, under the Proposed Action, the farms in East Maui that depend on stream water would generate about \$1.4 million per year in direct sales, and about \$2.9 million per year in direct and indirect sales, the farms that depend on water from the EMI Aqueduct System would generate direct sales of about \$14.1 million per year. Direct and indirect sales would total about \$31.8 million per year, and converting Central Maui from growing sugarcane to diversified farm operations would entail an investment of about \$214.7 million spread out over				

<b>Table 5-9: Countywide Policy Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<p>10 years or so. During this period, expenditures and indirect sales would average about \$39.9 million per year. The direct sales of \$160.7 million per year exceeds sales during sugar operations: about \$100.7 million per year for Typical Sugar, and about \$115.6 million for Recent Sugar. The Proposed Action will also create approximately 1,140 direct and indirect jobs.</p> <p>At full operations, under the Proposed Action, farm sales would total about \$160.7 million per year, of which about \$104.4 million would be Hawai'i sales and \$56.2 million would be export sales. Adding energy sales of about \$8.2 million results in total direct sales of about \$168.9 million per year. Direct and indirect sales would total about \$329.5 million per year.</p> <p>Additionally, Mahi Pono intends to offer approximately 800 acres of various sized community farm blocks in Central Maui to local farmers. Farmers also would have access to Mahi Pono's equipment, management, budgeting and marketing services.</p> <p>Issuance of the Water Lease under the Proposed Action would also allow for the continued conveyance of water through the EMI Aqueduct System to the MDWS, which supplies water to Upcountry Maui, as well as the Nāhiku community, to meet their domestic and agricultural water demands. The Water Lease will ensure the County has a reliable water source to provide for Upcountry Maui, as well as Nāhiku, and to adequately plan, as well as make sound investments, for growth as there are a lack of alternative water sources and infrastructure to meet present and future demands currently.</p>				
<b>Objective</b>				
2. Diversify and expand sustainable forms of agriculture and aquaculture.				
<b>Policies</b>				
a. Support programs that position Maui County's agricultural products as premium export products.		X		
b. Prioritize the use of agricultural land to feed the local population, and promote the use of agricultural lands for sustainable and diversified agricultural activities.		X		
c. Capitalize on Hawai'i's economic opportunities in the ecologically sensitive aquaculture industries.				X
d. Assist farmers to help make Maui County more self-sufficient in food production.		X		
e. Support ordinances, programs, and policies that keep agricultural land and water available and affordable to farmers.		X		
f. Support a tax structure that is conducive to the growth of the agricultural economy.				X
g. Enhance County efforts to monitor and regulate important agricultural issues.				X
h. Support education, research, and facilities that strengthen the agricultural industry.		X		
i. Maintain the genetic integrity of existing food crops.		X		
j. Encourage healthy and organic farm practices that contribute to land health and regeneration.				X
k. Support cooperatives and other types of nontraditional and communal farming efforts.				X
l. Encourage methods of monitoring and controlling genetically modified crops to prevent adverse effects.				X
m. Work with the State to ease the permitting process for the revitalization of traditional fish ponds.				X
<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.				X
b. Publicly identify, with signage and other means, the field locations of all genetically modified crops.				
c. Create agricultural parks in areas distant from genetically modified crops.				
<b>Discussion:</b> The Proposed Action will support Objective 2 to strengthen the local economy.				
<p>The Proposed Action will enable for the continued conveyance of water to support conversion of the agricultural fields in Central Maui to diversified agriculture. Mahi Pono plans to convert the agricultural lands in Central Maui generally to community farms, orchards (citrus, mac nuts, and beverage crops), tropical fruits, row and annual crops, energy crops, irrigated and nonirrigated pasture, and green energy crops. Reopening the land for farming would provide employment opportunities and expand the agriculture sector of Maui's economy, as well as for the State of Hawai'i. Currently the</p>				

<b>Table 5-9: Countywide Policy Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<p>agricultural land is mostly fallow with minimal agricultural activity. Should the Water Lease not be issued, the ongoing agricultural activities may be unfeasible. Issuance of the Water Lease would facilitate the transition of the agricultural fields in Central Maui to a productive diversified agricultural operation.</p> <p>Moreover, the diversified agriculture operation will aid in achieving the State's goal of doubling local food production. In the event of a major catastrophe, limiting overseas supplies, this diversified agriculture initiative could help supply the State with food.</p> <p>Mahi Pono will not be planting genetically modified crops. Mahi Pono also intends to provide plots for research and offer an internship program for high school and college students.</p> <p>The EMI Aqueduct System also conveys water to the MDWS, which in turn provides water for domestic and agricultural needs in Upcountry Maui, including KAP. Presently, the MDWS serves the KAP with non-potable water from diversions of the same streams that serve the Kamole-Weir Water Treatment Plant through the Wailoa Ditch. KAP currently consists of 31 farm lots, ranging in size from 7 to 29 acres, for a total of approximately 445 acres, supporting 26 farmers, and is planned to expand by 262 acres. Issuance of the Water Lease under the Proposed Action would ensure that KAP, and the planned expansion, have a reliable source of water to meet its water demands.</p>				
<b>Objective</b>				
3. Support a visitor industry that respects the resident culture and the environment.				
<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'āina 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 industry in a way that is compatible with the traditional, social, economic, spiritual, and environmental values of island residents.			<b>X</b>
j.	Improve collaboration between the visitor industry and the other sectors of Maui County's economy.			<b>X</b>
k.	Perpetuate an authentic image of the Hawaiian culture and history and an appropriate recognition of the host culture.			<b>X</b>
l.	Support the programs and initiatives outlined in the Maui County Tourism Strategic Plan 2006-2015.			<b>X</b>
m.	Promote water conservation, beach conservation, and open-space conservation in areas providing services for visitors.			<b>X</b>
n.	Recognize the important contributions that the visitor industry makes to the County's economy, and support a healthy and vibrant visitor industry.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 3 to strengthen the local economy.				
<b>Objective</b>				
4. Expand economic sectors that increase living-wage job choices and are compatible with community values.				
<b>Policies</b>				

<b>Table 5-9: Countywide Policy Plan</b>				<b>S</b>	<b>NS</b>	<b>N/A</b>
a. Support emerging industries, including the following: <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> The Proposed Action will support Object 4 to strengthen the local economy.</p> <p>Issuance of the Water Lease will allow for the transition of the agricultural fields in Central Maui to a diversified agricultural operation. Generally speaking, under the Proposed Action, the farms in East Maui that depend on stream water would generate about \$1.4 million per year in direct sales, and about \$2.9 million per year in direct and indirect sales, the farms that depend on water from the EMI Aqueduct System would generate direct sales of about \$14.1 million per year. Direct and indirect sales would total about \$31.8 million per year, and converting Central Maui from growing sugarcane to diversified farm operations would entail an investment of about \$214.7 million spread out over 10 years or so. During this period, expenditures and indirect sales would average about \$39.9 million per year. The direct sales of \$160.7 million per year exceeds sales during sugar operations: about \$100.7 million per year for Typical Sugar, and about \$115.6 million for Recent Sugar. The Proposed Action will also create approximately 1,140 direct and indirect jobs.</p> <p>Additionally, Mahi Pono intends to offer approximately 800 acres of various sized community farm blocks in Central Maui to local farmers. Farmers also would have access to Mahi Pono's equipment, management, budgeting and marketing services.</p> <p>Issuance of the Water Lease under the Proposed Action would also allow for the continued conveyance of water through the EMI Aqueduct System to the MDWS, which supplies water to Upcountry Maui, as well as the Nāhiku community, to meet their domestic and agricultural water demands. The Water Lease will ensure the County has a reliable water source to provide for Upcountry Maui, as well as Nāhiku, and to adequately plan, as well as make sound investments, for growth as there are a lack of alternative water sources and infrastructure to meet present and future demands currently.</p>						
<b>G. Improve Parks and Public Facilities</b>						
<b>Goal:</b> A full range of island-appropriate public facilities and recreational opportunities will be provided to improve the quality of life for residents and visitors.						
<b>Objective</b>						
1. Expand access to recreational opportunities and community facilities to meet the present and future needs of residents of all ages and physical abilities.						
<b>Policies</b>						
a. Protect, enhance, and expand access to public shoreline and mountain resources.						<b>X</b>
b. Expand and enhance the network of parks, multi-use paths, and bikeways.						<b>X</b>
c. Assist communities in developing recreational facilities that promote physical fitness.						<b>X</b>
d. Expand venue options for recreation and performances that enrich the lifestyles of Maui County's people.						<b>X</b>
e. Expand affordable recreational and after-school programs for youth.						<b>X</b>
f. Encourage and invest in recreational, social, and leisure activities that bring people together and build community pride.						<b>X</b>
g. Promote the development and enhancement of community centers, civic spaces, and gathering places throughout our communities.						<b>X</b>
h. Expand affordable access to recreational opportunities that support the local lifestyle.						<b>X</b>
<b>Implementing Actions:</b> Identify and reserve lands for cemeteries, and preserve existing cemeteries on all islands, appropriately accommodating varying cultural and faith-based lifestyle.						<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 1 to improve parks and public facilities.						



Table 5-9: Countywide Policy Plan			S	NS	N/A
<b>Objective</b>					
2. Improve the quality and adequacy of community facilities.					
<b>Policies</b>					
a. Provide an adequate supply of dedicated shelters and facilities for disaster relief.					X
b. Provide and maintain community facilities that are appropriately designed to reflect the traditions and customs of local cultures.					X
c. Ensure that parks and public facilities are safe and adequately equipped for the needs of all ages and physical abilities to the extent reasonable.					X
d. Maintain, enhance, expand, and provide new active and passive recreational facilities in ways that preserve the natural beauty of their locations.					X
e. Redesign or retrofit public facilities to adapt to major shifts in environmental or urban conditions to the extent reasonable.					X
<b>Discussion:</b> The Proposed Action will not affect Objective 2 to improve parks and public facilities.					
Issuance of the Water Lease under the Proposed Action would allow for the continued conveyance of water through the EMI Aqueduct System to the MDWS, which supplies water to Upcountry Maui, as well as the Nāhiku community. The Proposed Action will ensure the County has a reliable water source to provide for Upcountry Maui, as well as Nāhiku, which facilitates the County's ability to maintain community facilities.					
<b>Objective</b>					
3. Enhance the funding, management, and planning of public facilities and park lands.					
<b>Policies</b>					
a. Identify and encourage the establishment of regulated and environmentally sound campgrounds.					X
b. Manage park use and control access to natural resources in order to rest sensitive places and utilize the resources in a sustainable manner.					X
c. Provide public-recreational facilities that are clean and well-maintained.					X
d. Develop partnerships to ensure proper stewardship of the islands' trails, public lands, and access systems.					X
e. Ensure that there is an adequate supply of public restrooms in convenient locations.					X
<b>Implementing Actions:</b>					
a. Encourage the State to allow for overnight fishing along the shoreline in accordance with management plans and regulations.					X
b. Develop and regularly update functional plans, including those relating to public facilities, parks, and campgrounds.					
c. Develop and adopt local level-of-service standards for public facilities and parks.					
d. Identify, acquire, and develop lands for parks, civic spaces, and public uses.					
<b>Discussion:</b> The Proposed Action does not affect Objective 3 as to County facilities.					
<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>Policies</b>					
a. Execute planning strategies to reduce traffic congestion.					X
b. Plan for the efficient relocation of roadways for the public benefit.					X
c. Support the use of alternative roadway designs, such as traffic-calming techniques and modern roundabouts.					X
d. Increase route and mode options in the ground-transportation network.					X
e. Ensure that roadway systems are safe, efficient, and maintained in good condition.					X
f. Preserve roadway corridors that have historic, scenic, or unique physical attributes that enhance the character and scenic resources of communities.					X



<b>Table 5-9: Countywide Policy Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</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.	Establish efficient public-transit routes between employment centers and primary workforce residential areas.			
c.	Create attractive, island-appropriate, conveniently located park-and-ride and ride-share facilities.			
<b>Discussion:</b> The Proposed Action will not affect Objective 1 to diversify transportation options.				
<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>Policies</b>				
a.	Make walking and bicycling transportation safe and easy between and within communities.			<b>X</b>
b.	Require development to be designed with the pedestrian in mind.			<b>X</b>
c.	Design new and retrofit existing rights-of-way with adequate sidewalks, bicycle lanes, or separated multi-use transit corridors.			<b>X</b>
d.	Support the development of a countywide network of bikeways, equestrian trails, and pedestrian paths.			<b>X</b>
e.	Support the reestablishment of traditional trails between communities, to the ocean, and through the mountains for public use.			<b>X</b>
f.	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.	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>Discussion:</b> The Proposed Action will not affect Objective 2 to diversify transportation options.				
<b>Objective</b>				
3. Improve opportunities for affordable, efficient, safe, and reliable air transportation.				
<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>

<b>Table 5-9: Countywide Policy Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
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> The Proposed Action will not affect Objective 3 to diversify transportation options.				
<b>Objective</b>				
4. Improve opportunities for affordable, efficient, safe, and reliable ocean transportation.				
<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> The Proposed Action will not affect Objective 4 to diversify transportation options.				
<b>Objective:</b>				
5. Improve and expand the planning and management of transportation systems.				
<b>Policies</b>				
a.	Encourage progressive community design and development that will reduce transportation trips.			
b.	Require new developments to contribute their pro rata share of local and regional infrastructure costs.			
c.	Establish appropriate user fees for private enterprises that utilize public transportation facilities for recreational purposes.			
d.	Support the revision of roadway-design criteria and standards so that roads are compatible with surrounding neighborhoods and the character of rural areas.			
e.	Plan for multi-modal transportation and utility corridors on each island.			
f.	Support designing all transportation facilities, including airport, harbor, and mass-transit stations, to reflect Hawaiian architecture.			
g.	Utilize transportation-demand management as an integral part of transportation planning.			
h.	Accommodate the planting of street trees and other appropriate landscaping in all public rights-of-way.			
<b>Discussion:</b> The Proposed Action will not affect Objective 5 to diversify transportation options.				
<b>I. Improve Physical Infrastructure</b>				
<b>Goal:</b> 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.				
<b>Objective</b>				
1. Improve water systems to assure access to sustainable, clean, reliable, and affordable sources of water.				
<b>Policies</b>				

<b>Table 5-9: Countywide Policy Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
a.	Ensure that adequate supplies of water are available prior to approval of subdivision or construction documents.	<b>X</b>		
b.	Develop and fund improved water-delivery systems.			<b>X</b>
c.	Ensure a reliable and affordable supply of water for productive agricultural uses.	<b>X</b>		
d.	Promote the reclamation of gray water, and enable the use of reclaimed, gray, and brackish water for activities that do not require potable water.	<b>X</b>		
e.	Retain and expand public control and ownership of water resources and delivery systems.			<b>X</b>
f.	Improve the management of water systems so that surface-water and groundwater resources are not degraded by overuse or pollution.	<b>X</b>		
g.	Explore and promote alternative water-source-development methods.			<b>X</b>
h.	Seek reliable long-term sources of water to serve developments that achieve consistency with the appropriate Community Plans.	<b>X</b>		
<b>Implementing Actions:</b> Develop a process to review all applications for desalination.				
<b>Discussion:</b> The Proposed Action will support Objective 1 to improve physical infrastructure.				
<p>Issuance of the Water Lease under the Proposed Action would allow for the continued conveyance of water through the EMI Aqueduct System to the MDWS, which supplies water to Upcountry Maui, including KAP, as well as the Nāhiku community, to meet their domestic and agricultural water demands. The Proposed Action will ensure the County has a reliable water source to provide for Upcountry Maui, as well as Nāhiku, and to adequately plan, as well as make sound investments, for growth as there are a lack of alternative water sources and infrastructure to meet present and future demands currently. The Proposed Action will also insure that groundwater in the Central Maui area will be recharged and thus insure that brackish water may be utilized for agricultural production in Central Maui.</p> <p>Moreover, the MDWS serves the KAP with non-potable water from diversions of the same streams that serve the Kamole-Weir Water Treatment Plant through the Wailoa Ditch. KAP currently consists of 31 farm lots, ranging in size from 7 to 29 acres, for a total of approximately 445 acres, supporting 26 farmers, and is planned to expand by 262 acres. The Proposed Action would ensure that KAP, and the planned expansion, have a reliable source of water to meet its water demands.</p>				
<b>Objective</b>				
2. Improve waste-disposal practices and systems to be efficient, safe, and as environmentally sound as possible.				
<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.			
c.	Utilize taxes and fees as means to encourage conservation and recycling.			
d.	Implement and regularly update the Integrated Solid Waste Management Plan.			
e.	Phase out the use of injection wells.			
<b>Discussion:</b> The Proposed Action will not affect Objective 2 to improve physical infrastructure.				
<b>Objective</b>				
3. Significantly increase the use of renewable and green technologies to promote energy efficiency and energy self-sufficiency.				

<b>Table 5-9: Countywide Policy Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</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 renewable-energy sources.			<b>X</b>
c.	Expand education about energy conservation and self-sufficiency.			<b>X</b>
d.	Encourage small-scale energy generation that utilizes wind, sun, water, biowaste, and other renewable sources of energy.	<b>X</b>		
e.	Expand renewable-energy production.	<b>X</b>		
f.	Develop public-private partnerships to ensure the use of renewable energy and increase energy efficiency.			<b>X</b>
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.			<b>X</b>
h.	Encourage the use of sustainable energy to power vehicles.			<b>X</b>
i.	Promote the retrofitting of existing buildings and new development to incorporate energy-saving design concepts and devices.			<b>X</b>
j.	Encourage green footprint practices.			<b>X</b>
k.	Reduce Maui County's dependence on fossil fuels and energy imports.			<b>X</b>
l.	Support green building practices such as the construction of buildings that aim to minimize carbon dioxide production, produce renewable energy, and recycle water.			<b>X</b>
m.	Promote and support environmentally friendly practices in all energy sectors.			<b>X</b>
<b>Implementing Actions:</b>				
a.	Adopt an energy-efficiency policy for Maui County government as a model for other jurisdictions.			<b>X</b>
b.	Adopt a Green Building Code, and support green building practices.			
<b>Discussion:</b> The Proposed Action will support Objective 3 to improve physical infrastructure.				
Mahi Pono intends to use power from two hydro-electric facilities to provide power to pumps and wells, and other infrastructure. Mahi Pono is also committing land to the production of solar energy for the public utility system.				
<b>Objective</b>				
4.	Direct growth in a way that makes efficient use of existing infrastructure and to areas where there is available infrastructure capacity.			
<b>Policies</b>				
a.	Capitalize on existing infrastructure capacity as a priority over infrastructure expansion.	<b>X</b>		
b.	Planning for new towns should only be considered if a region's growth is too large to be directed into infill and adjacent growth areas.			<b>X</b>
c.	Utilize appropriate infrastructure technologies in the appropriate locations.	<b>X</b>		
d.	Promote land use patterns that can be provided with infrastructure and public facilities in a cost-effective manner.	<b>X</b>		
e.	Support catchment systems and on-site wastewater treatment in rural areas and aggregated water and wastewater systems in urban areas if they are appropriately located.			<b>X</b>
<b>Implementing Actions:</b>				
a.	Develop a streamlining system for urban infill projects.			<b>X</b>
b.	Identify appropriate areas for urban expansion of existing towns where infrastructure and public facilities can be provided in a cost-effective manner.			
<b>Discussion:</b> The Proposed Action will support Objective 4 to improve physical infrastructure.				
Issuance of the Water Lease would allow for the continued conveyance of water through the EMI Aqueduct System to the MDWS, which supplies water to Upcountry Maui, including KAP and the planned 262-acre KAP expansion, as well as the Nāhiku community, to meet their domestic and agricultural water demands. The Water Lease will ensure the County has a reliable water source to provide for Upcountry Maui, as well as Nāhiku, and to adequately plan, as well as make sound investments, for growth as there are a lack of alternative water sources and infrastructure to meet present and future demands currently.				

Table 5-9: Countywide Policy Plan		S	NS	N/A
<b>Objective</b>				
5. Improve the planning and management of infrastructure systems.				
<b>Policies</b>				
a.	Provide a reliable and sufficient level of funding to enhance and maintain infrastructure systems.			X
b.	Require new developments to contribute their pro rata share of local and regional infrastructure costs.			X
c.	Improve coordination among infrastructure providers and planning agencies to minimize construction impacts.			X
d.	Maintain inventories of infrastructure capacity, and project future infrastructure needs.	X		
e.	Require social-justice and -equity issues to be considered during the infrastructure-planning process.			X
f.	Discourage the development of critical infrastructure systems within hazard zones and the tsunami-inundation zone to the extent practical.			X
g.	Ensure that infrastructure is built concurrent with or prior to development.			X
h.	Ensure that basic infrastructure needs can be met during a disaster.	X		
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.			X
j.	Promote the undergrounding of utility and other distribution lines for health, safety, and aesthetic reasons.			X
<b>Implementing Actions:</b>				
a.	Develop and regularly update functional plans for infrastructure systems.			X
b.	Develop, adopt, and regularly update local or community-sensitive level-of-service standards for infrastructure systems.			X
<b>Discussion:</b> The Proposed Action will support Objective 5 to improve physical infrastructure.				
<p>Issuance of the Water Lease under the Proposed Action would allow for the continued conveyance of water through the EMI Aqueduct System to the MDWS, which supplies water to Upcountry Maui, including KAP and the planned 262-acre KAP expansion, as well as the Nāhiku community, to meet their domestic and agricultural water demands. The Proposed Action will ensure the County has a reliable water source to provide for Upcountry Maui, as well as Nāhiku, and to adequately plan, as well as make sound investments, for growth as there are a lack of alternative water sources and infrastructure to meet present and future demands currently.</p> <p>The Upcountry Maui Water System's reliance on surface water (80-90%) makes the system extremely vulnerable to drought and presents as a challenge for the MDWS. For decades, the Upcountry region has experienced voluntary and mandatory water use restrictions imposed on residential and agricultural users during droughts, primarily during dry season, often negatively impacting the productivity of the farmers. Droughts are a natural phenomenon that have been historically experienced throughout the Hawaiian Islands, however, drought events have become more intense over the years, and are expected to intensify in the future. As noted by the MDWS, droughts in Maui are a part of the regular climate cycle, and have been occurring on average every 3 to 4 years. These periods of low rainfall have even affected the normally lush East Maui area. Historical occurrences as noted in the recently updated Hawai'i Drought Plan have occurred many times within the past 70 years. Since 1950, droughts have occurred in the East Maui in 1953, 1962, 1971, 1981, 1984, 1999, 2006, and most recently a long period of 2008 to 2013. During these times, the EMI Aqueduct System has delivered less than 50,000 million gallons (mg) annually. The average of the delivery over the past century has been 61,000 mg per year (Akinaka, 2019). Historically, Kamole-Weir Water Treatment Facility is the primary source of water for all of Upcountry Maui during times of drought. However, the facility lacks raw water storage and is restricted to how much water that the facility can treat or how much water that can be delivered through the Wailoa Ditch of the EMI Aqueduct System. The Proposed Action would ensure that the MDWS would have a reliable source of water to supply Upcountry Maui with during periods of drought.</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>Policies</b>				
a.	Establish, map, and enforce urban- and rural-growth limits.			X

<b>Table 5-9: Countywide Policy Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</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.	Establish transfer and purchase of development rights programs.			
c.	Develop and adopt a green infrastructure plan.			
d.	Develop studies to help determine a sustainable social, environmental, and economic carrying capacity for each island.			
e.	Identify and define resort-destination areas.			<b>X</b>
<b>Discussion:</b> The Proposed Action will support Objective 1 to promote sustainable land use and growth management.				
<p>Issuance of the Water Lease would allow for the continued conveyance of water through the EMI Aqueduct System to the MDWS, which supplies water to Upcountry Maui, including KAP and the planned 262-acre KAP expansion, as well as the Nāhiku community, to meet their domestic and agricultural water demands. The Water Lease will ensure the County has a reliable water source to provide for Upcountry Maui, as well as Nāhiku, and to adequately plan, as well as make sound investments, for growth as there are a lack of alternative water sources and infrastructure to meet present and future demands currently.</p> <p>Moreover, the Proposed Action will be in compliance with the CWRM D&amp;O, which was issued to increase the practical knowledge of stream flows and native habitat restoration. The CWRM D&amp;O establishes a quantity of water that must remain in each stream. Each stream a part of the contested case in East Maui was evaluated individually for their potential for usage, habitat restoration, recreational opportunities, and scenic values. The CWRM D&amp;O ensures the prudent use of the surface water resources in the License Area.</p>				
<b>Objective</b>				
2. Improve planning for and management of agricultural lands and rural areas.				
<b>Policies</b>				
a.	Protect prime, productive, and potentially productive agricultural lands to maintain the islands' agricultural and rural identities and economies.	<b>X</b>		
b.	Provide opportunities and incentives for self-sufficient and subsistence homesteads and farms.	<b>X</b>		
c.	Discourage developing or subdividing agriculturally designated lands when non-agricultural activities would be primary uses.			<b>X</b>
d.	Conduct agricultural-development planning to facilitate robust and sustainable agricultural activities.	<b>X</b>		
<b>Implementing Actions:</b> Inventory and protect prime, productive, and potentially productive agricultural lands from competing non-agricultural land uses.				
<b>Discussion:</b> The Proposed Action will support Objective 2 to promote sustainable land use and growth management.				



<b>Table 5-9: Countywide Policy Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<p>The Proposed Action will enable for the continued conveyance of water to support conversion of the agricultural fields in Central Maui to diversified agriculture. Mahi Pono plans to convert the agricultural lands in Central Maui generally to community farms, orchards (citrus, mac nuts, and beverage crops), tropical fruits, row and annual crops, energy crops, irrigated and nonirrigated pasture, and green energy crops. Reopening the land for farming would provide employment opportunities and expand the agriculture sector of Maui's economy, as well as for the State of Hawai'i. Currently the agricultural land is mostly fallow with minimal agricultural activity. Should the Water Lease not be issued, the ongoing agricultural activities may be unfeasible. Issuance of the Water Lease would facilitate the transition of the agricultural fields in Central Maui to a productive diversified agricultural operation.</p> <p>Moreover, the diversified agriculture operation will aid in achieving the State's goal of doubling local food production. In the event of a major catastrophe, limiting overseas supplies, this diversified agriculture initiative could help supply the State with food.</p> <p>Mahi Pono intends to offer approximately 800 acres of various sized community farm blocks in Central Maui to local farmers. Farmers also would have access to Mahi Pono's equipment, management, budgeting and marketing services, thus facilitating robust and sustainable agricultural activities.</p> <p>The EMI Aqueduct System conveys water to the MDWS, which in turn provides water for domestic and agricultural needs in Upcountry Maui, including KAP. Presently, the MDWS serves the KAP with non-potable water from diversions of the same streams that serve the Kamole-Weir Water Treatment Plant through the Wailoa Ditch. KAP currently consists of 31 farm lots, ranging in size from 7 to 29 acres, for a total of approximately 445 acres, supporting 26 farmers, and is planned to expand by 262 acres. Issuance of the Water Lease would ensure that KAP, and the planned expansion, have a reliable source of water to meet its water demands.</p>				
<b>Objective</b>				
3. Design all developments to be in harmony with the environment and to protect each community's sense of place.				
<b>Policies</b>				
a.	Support and provide incentives for green building practices.			<b>X</b>
b.	Encourage the incorporation of green building practices and technologies into all government facilities to the extent practicable.			<b>X</b>
c.	Protect and enhance the unique architectural and landscape characteristics of each Community Plan Area, small town, and neighborhood.			<b>X</b>
d.	Ensure that adequate recreational areas, open spaces, and public-gathering places are provided and maintained in all urban centers and neighborhoods			<b>X</b>
e.	Ensure business districts are distinctive, attractive, and pedestrian-friendly destinations.			<b>X</b>
f.	Use trees and other forms of landscaping along rights-of-way and within parking lots to provide shade, beauty, urban-heat reduction, and separation of pedestrians from automobile traffic in accordance with community desires.			<b>X</b>
g.	Where appropriate, integrate public-transit, equestrian, pedestrian, and bicycle facilities, and public rights-of-way as design elements in new and existing communities.			<b>X</b>
h.	Ensure better connectivity and linkages between land uses.			<b>X</b>
i.	Adequately buffer and mitigate noise and air pollution in mixed-use areas to maintain residential quality of life.			<b>X</b>
j.	Protect rural communities and traditional small towns by regulating the footprint, locations, site planning, and design of structures.			<b>X</b>
k.	Support small-town revitalization and preservation.			<b>X</b>
l.	Facilitate safe pedestrian access, and create linkages between destinations and within parking areas.			<b>X</b>
<b>Implementing Actions:</b>				
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.			
c.	Establish and enhance urban forests in neighborhoods and business districts.			
<b>Discussion:</b> The Proposed Action will not affect Objective 3 to promote sustainable land use and growth management.				



Table 5-9: Countywide Policy Plan			S	NS	N/A
<b>Objective</b>					
4. Improve and increase efficiency in land use planning and management.					
<b>Policies</b>					
a. Assess the cumulative impact of developments on natural ecosystems, natural resources, wildlife habitat, and surrounding uses.					X
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.					X
c. Encourage public and private partnerships to preserve lands of importance, develop housing, and meet the needs of residents.					X
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.					X
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.					X
f. Enable greater public participation in the review of subdivisions.					X
g. Improve land use decision making through the use of land- and geographic information systems.					X
<b>Implementing Actions:</b> Institute a time limit and sunseting stipulations on development entitlements and their implementation.					X
<b>Discussion:</b> The Proposed Action will not affect Objective 4 to promote sustainable land use and growth management.					
<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.					
<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
b. Evaluate and, if necessary, recommend modifications to the County Charter that could result in a possible change to the form of governance for Maui County.					
c. Study and evaluate the feasibility and implications of district voting in Maui County Council elections.					
d. Study and evaluate the feasibility of authorizing town governments in Maui County.					
<b>Discussion:</b> The Proposed Action will not affect Objective 1 to strive for good governance.					
<b>Objective</b>					
2. Promote civic engagement.					
<b>Policies</b>					
a. Foster consensus building through in-depth, innovative, and accessible public participatory processes.					X
b. Promote and ensure public participation and equal access to government among all citizens.					X

<b>Table 5-9: Countywide Policy Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</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.	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.			
d.	Develop a project-review process that mandates early and ongoing consultation in and with communities affected by planning and land use activities.			
<b>Discussion:</b> The Proposed Action will not affect Objective 2 to strive for good governance.				
<b>Objective</b>				
3. Improve the efficiency, reliability, and transparency of County government's internal processes and decision making.				
<b>Policies</b>				
a.	Use advanced technology to improve efficiency.			<b>X</b>
b.	Simplify and clarify the permitting process to provide uniformity, reliability, efficiency, and transparency.			<b>X</b>
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.			<b>X</b>
d.	Ensure that laws, policies, and regulations are internally consistent and effectuate the intent of the General Plan.			<b>X</b>
<b>Implementing Actions:</b>				
a.	Update the County Code to be consistent with the General Plan.			
b.	Identify and update County regulations and procedures to increase the productivity and efficiency of County government.			
c.	Develop local level-of-service standards for infrastructure, public facilities, and services.			<b>X</b>
d.	Implement plans through programs, regulations, and capital improvements in a timely manner.			
e.	Expand government online services.			
<b>Discussion:</b> The Proposed Action will not affect Objective 3 to strive for good governance.				
<b>Objective</b>				
4. Adequately fund in order to effectively administer, implement, and enforce the General Plan.				
<b>Policies</b>				
a.	Adequately fund, staff, and support the timely update and implementation of planning policy, programs, functional plans, and enforcement activities.			<b>X</b>
b.	Ensure that the County's General Plan process provides for efficient planning at the County, island, town, and neighborhood level.			<b>X</b>
c.	Encourage ongoing professional development, education, and training of County employees.			<b>X</b>
d.	Encourage competitive compensation packages for County employees to attract and retain County personnel.			<b>X</b>
e.	Enable the County government to be more responsive in implementing our General Plan and Community Plans.			<b>X</b>

Table 5-9: Countywide Policy Plan		S	NS	N/A
f.	Review discretionary permits for compliance with the Countywide Policy Plan.			X
g.	Strengthen the enforcement of County, State, and Federal land use laws.			X
<b>Implementing Actions:</b> Establish penalties to ensure compliance with County, State, and Federal land use laws.				X
<b>Discussion:</b> The Proposed Action will not affect Objective 4 to strive for good governance.				
<b>Objective</b>				
5. Strive for County government to be a role model for implementing cultural and environmental policies and practices.				
<b>Policies</b>				
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
<b>Discussion:</b> The Proposed Action will not affect Objective 5 to strive for good governance.				

**5.4.3 Maui Island Plan**

The Maui Island Plan (MIP), adopted on December 28, 2012, is the second component of the decennial General Plan update that acts as a blueprint that directs future growth, the economy, and social and environmental decisions for the island of Maui through the year 2030.

The MIP identifies areas appropriate for future urbanization and revitalization. It also identifies and addresses key environmental, housing and economic development issues relevant to Maui’s current and future generations. The Countywide Policy Plan is an overarching document that provides direction to the Maui Island Plan, which in turn, provides direction to the various community plans on the island of Maui.

The Maui Island Plan highlights core values and issues relevant to the island of Maui. Table 5-10 below is a discussion of the relevant goals, objectives and policies that relate to the Proposed Action.

Table 5-10: Maui Island Plan		S	NS	N/A
<b>Population</b>				
<b>Goal</b>				
1.1	Maui’s people, values, and lifestyles thrive through strong, healthy, and vibrant island communities.			
<b>Objective</b>				
1.1.1	Greater retention and return of island residents by providing viable work, education, and lifestyle options.			
<b>Policies</b>				
1.1.1.a	Expand programs that enable the community to meet the education, employment, housing, and social goals of youth and young adults.	X		
1.1.1.b	Expand housing, transportation, employment, and social opportunities to ensure residents are able to comfortably age within their communities.	X		
1.1.1.c	Measure and track resident satisfaction through surveys and community indicators			X
1.1.1.d	Support funding for transportation, housing, health care, recreation, and social service programs that help those with special needs (including the elderly and disabled).			X
<b>Discussion:</b> The Proposed Action will support Objective 1.1.1 of the Maui Island Plan.				

Table 5-10: Maui Island Plan		S	NS	N/A
<p>The issuance of the Water Lease under the Proposed Action will allow for the conversion of the agricultural fields in Central Maui to a diversified agricultural operation. Reopening up the agricultural fields for cultivation would increase employment directly and indirectly for the island of Maui and the State. It is projected that approximately 1,140 direct and indirect jobs would be created from implementation of the Proposed Action at full operation.</p> <p>Mahi Pono intends to offer approximately 800 acres of various sized community farm blocks in Central Maui to local farmers. Farmers also would have access to Mahi Pono's equipment, management, budgeting and marketing services thus providing viable work options. Mahi Pono also intends to provide agricultural plots for research and offer an internship program for high school and college students to meet the educational goals of young adults.</p> <p>Moreover, issuance of the Water Lease would allow for the continued conveyance of water through the EMI Aqueduct System to the MDWS, which supplies water to Upcountry Maui, including KAP and the planned 262-acre KAP expansion, as well as the Nāhiku community, to meet their domestic and agricultural water demands. The Water Lease will ensure the County has a reliable water source to provide for Upcountry Maui, as well as Nāhiku, and to adequately plan, as well as make sound investments, for growth as there are a lack of alternative water sources and infrastructure to meet present and future demands currently.</p>				
<b>Heritage Resources</b>				
<b>Goal</b>				
2.1	Our community respects and protects archaeological and cultural resources while perpetuating diverse cultural identities and traditions.			
<b>Objective</b>				
2.1.1	An island culture and lifestyle that is healthy and vibrant as measured by the ability of residents to live on Maui, access and enjoy the natural environment, and practice Hawaiian customs and traditions in accordance with Article XII, Section 7, Hawai'i State Constitution, and Section 7-1, Hawai'i Revised Statutes (HRS).			
<b>Policies</b>				
2.1.1.a	Perpetuate the spirit of aloha and celebrate the host Hawaiian culture and other ethnic cultures.			X
2.1.1.b	Perpetuate a respect for diversity and recognize the broad blending of cultures and ethnicities as vital to the quality of life on Maui.			X
2.1.1.c	Ensure traditional public access routes, including native Hawaiian trails, are maintained for public use.			X
2.1.1.d	Support the education of visitors and new residents about the customs and etiquette of the Hawaiian culture, as well as other cultures.			X
<b>Discussion:</b> The Proposed Action will not affect Objective 2.1.1 of the Maui Island Plan.				
<b>Objective</b>				
2.2	A more effective and efficient planning and review process that incorporates the best available cultural resources inventory, protection techniques, and preservation strategies.			
<b>Policies</b>				
2.1.2.a	Ensure that the island has a comprehensive and up-to-date inventory of historic and archaeological resources, and their cultural significance.	X		
2.1.2.b	Require the update of existing planning and regulatory mechanisms to protect the natural, cultural, scenic, and historic resources within designated Heritage Areas.			X
2.1.2.c	Ensure that cultural, historic, and archaeological resources are protected for the benefit of present and future generations.	X		
<b>Discussion:</b> The Proposed Action will support Objective 2.2 of the Maui Island Plan.				
<p>In connection with this EIS, Mason Architects prepared a Historic Structure Assessment report for the subject Water Lease. The main purpose of this study was to determine the historical significance of the EMI Aqueduct System. The report provides documentation of various components of the historic EMI Aqueduct System.</p> <p>To assess the Proposed Action, CSH was contracted to conduct an Archaeological LRFI for the License Area in East Maui, as well as a CIA, for the expressed purpose of identifying archaeological and cultural resources.</p> <p>An objective of the Proposed Action is to continue to maintain and operate the EMI Aqueduct System. Should the Water Lease not be issued, the EMI Aqueduct System may be abandoned if it is not economically feasible to operate, resulting in the EMI Aqueduct System falling into disrepair, losing its integrity as a historic resource.</p>				

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<b>Objective</b>				
2.3	Enhance the island's historic, archaeological, and cultural resources.			
<b>Policies</b>				
2.1.3.a	Identify and pursue a listing of the properties and sites on the State and National Register of Historic Places.			<b>X</b>
2.1.3.b	Support the use of easements, dedications, and other mechanisms to acquire, maintain, and protect lands with cultural, archaeological, and historic significance.			<b>X</b>
2.1.3.c	Support regulations to require developers, when appropriate, to prepare an Archaeological Inventory Survey, Cultural Impact Assessment, and Ethnographic Inventories that are reviewed and commented upon by the Office of Hawaiian Affairs, Native Hawaiian advisory bodies, the State Historic Preservation Division (SHPD), and the Office of Environmental Quality Control, and systematically comply with the steps listed in SHPD's administrative rules, including consultation and monitoring during construction phases of projects.	<b>X</b>		
2.1.3.d	Promote the rehabilitation and adaptive reuse of historic sites, buildings, and structures.			<b>X</b>
2.1.3.e	Encourage property owners to register historic and archaeological sites on the State and National Register.			<b>X</b>
2.1.3.f	Support opportunities for public involvement with the intent to facilitate the protection and restoration of historic and archeological sites, including consultation with stakeholders.			<b>X</b>
2.1.3.g	Encourage the resolution of land title questions relating to Land Commission Awards and Royal patents.			<b>X</b>
2.1.3.h	Ensure compliance with historic preservation laws, and discourage demolition of properties that are determined to be eligible for listing on the National or State Register of Historic Places.	<b>X</b>		
<b>Discussion:</b> The Proposed Action will support Objective 2.3 of the Maui Island Plan.				
To assess the Proposed Action, CSH was contracted to conduct an Archaeological LRFI for the License Area in East Maui, as well as a CIA, for the expressed purpose of identifying archaeological and cultural resources.				
Mason Architects prepared a Historic Structure Assessment report documenting the historic EMI Aqueduct System. The Proposed Action continues the long-standing maintenance and use of the EMI Aqueduct System for the subject Water Lease. The main purpose of this study was to determine the historical significance of the EMI Aqueduct System.				
Moreover, the Proposed Action does not incorporate any construction or development of new infrastructure.				
<b>Shoreline, Reefs, and Nearshore Waters</b>				
<b>Goal</b>				
2.2	An intact, ecologically functional system of reef, shoreline, and nearshore waters that are protected in perpetuity.			
<b>Objective</b>				
2.2.1	A more comprehensive and community-based Integrated Coastal Zone Management (ICZM) program.			
<b>Policies</b>				
2.2.1.a	Encourage a management system that protects and temporarily rests the reef ecosystems from overuse.			<b>X</b>
2.2.1.b	Support the establishment of additional Marine Managed Areas (MMAs) and reef replenishment areas.			<b>X</b>
2.2.1.c	Work with appropriate agencies and community members to protect any special managed conservation areas from overuse and ensure that surrounding land uses do not contribute to the degradation of the natural resources, such as 'Ahihi-Kina'u Natural Area Reserve, Honolua-Mokulē'ia Bay Marine Life Conservation District, and Mākena State Park.			<b>X</b>
2.2.1.d	Incorporate the following into the MIP, where consistent with the MIP: (1) Beach Management Plan for Maui; (2) Coastal Nonpoint Pollution Control Program Management Plan; (3) Implementation Plan for Polluted Runoff Control; and (4) Ocean Resource Management Plan.			<b>X</b>

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
2.2.1.e	Support greater coordination among governmental agencies involved with the protection of the island's marine resources.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 2.2.1 of the Maui Island Plan.				
<b>Objective</b>				
2.2.2	Improved reef health, coastal water quality, and marine life			
<b>Policies</b>				
2.2.2.a	Create additional mechanisms where needed to contain and control runoff and pollution			<b>X</b>
2.2.2.b	Allow extraction of high quality, Class A, low silt sands only when they will be used to protect or restore Maui's shorelines and beaches.			<b>X</b>
2.2.2.c	Carefully manage beach nourishment activities to protect the coastal and marine ecosystem.			<b>X</b>
2.2.2.d	Require, where appropriate, a buffer between landscaped areas and the shoreline, gulches, and streams to reduce the runoff of fertilizers, pesticides, herbicides, and other pollutants into coastal waters.			<b>X</b>
2.2.2.e	Strictly regulate shoreline armoring in accordance with adopted Shoreline Rules, with an intent to protect the coastal and marine ecosystem.			<b>X</b>
2.2.2.f	Support greater protection of Keālia Pond National Wildlife Refuge through the following: (1) Enhancement of marine ecosystems; (2) Beach and sand dune restoration; and (3) Expansion of habitat for Maui's threatened or endangered sea turtles, birds, and other species.			<b>X</b>
2.2.2.h	Encourage the State to conduct a regular census of fish populations and monitor coral health.			<b>X</b>
2.2.2.i	Encourage the State to significantly increase the number of park rangers, enforcement officers, and marine biologists to protect coastal resources.			<b>X</b>
2.2.2.j	Encourage the State to prohibit the collection and exportation of fish, coral, algae, and other marine species for the ornamental and aquarium trade.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 2.2.2 of the Maui Island Plan.				
<b>Objective</b>				
2.2.3	Water quality that meets or exceeds State Clean Water Act standards			
<b>Policies</b>				
2.2.3.a	Reduce the amount of impervious surface and devise site plan standards that aim to minimize storm runoff and nonpoint source (NPS) pollution.			<b>X</b>
2.2.3.b	Support the revision of existing regulations to require an Erosion and Sedimentation Control Plan (ESCP) for development activities that may pose a threat to water quality			<b>X</b>
2.2.3.c	Require an on-site monitoring program, where applicable, when grading may pose a threat to water quality or when recommended in the ESCP.			<b>X</b>
2.2.3.d	Avoid development actions that impair Maui's reef systems and remove identified stressors.	<b>X</b>		
2.2.3.e	Phase out cesspools and restrict the use of septic systems in ecologically sensitive coastal areas by converting to environmentally-friendly alternative sewage treatment systems, and connecting to central sewerage systems when and where feasible.			<b>X</b>
2.2.3.f	Prohibit the development of new wastewater injection wells, except when unavoidable for public health and safety purposes.			<b>X</b>
2.2.3.g	Ensure that the County upholds its affirmative duty under the Clean Water Act by monitoring and reducing point and NPS pollution to help safeguard coastal waters.			<b>X</b>
<b>Discussion:</b> The Proposed Action will support Objective 2.2.3 of the Maui Island Plan.				
SE and MRC jointly prepared a report assessing the streams and ocean water chemistry to depict the effects of stream discharge of the East Maui streams on the nearshore ocean environment. Results of the investigation indicate that the effects of stream water on marine waters must be considered minor in the nearshore habitats of East Maui. This result is supported by the physical processes associated with relatively small input of stream water				

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
to the vastly larger ocean environment. The prevailing condition of extreme mixing by physical forces is the most important factor in diminishing the zone of influence of stream water in the marine setting. Observations of the habitats in these transition zones indicated that they were composed primarily of sand and barren rock. Owing to continual, intense wave energy, these nearshore areas do not constitute important habitats for coral reef communities and associated marine species. Beyond the narrow transition zone, the influence of stream water is minimal owing to rapid and intense mixing.				
<b>Objective</b>				
2.2.4	Acquire additional shoreline lands and shoreline access rights.			
<b>Policies</b>				
2.2.4.a	Promote the use of conservation easements, land trusts, transfer and purchase of development rights, and mitigation banking.			<b>X</b>
2.2.4.b	Require the dedication of public beach and rocky shoreline access ways to and along the shoreline where it serves a practical public interest as a condition of development or subdivision approval; future subdivisions and developments shall be consistent with and effectuate, to the extent practicable, the Shoreline Access Inventory Update - Final Report (March 2005), and its updates.			<b>X</b>
2.2.4.c	Incorporate the Shoreline Access Inventory Update - Final Report (March 2005), and its regular updates, into this plan.			<b>X</b>
2.2.4.d	Identify access points while further acquiring key shoreline parcels and easement rights to enhance and protect beach access and shoreline recreation.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 2.2.4 of the Maui Island Plan.				
<b>Watersheds, Streams, and Wetlands</b>				
<b>Goal</b>				
2.3	Healthy watersheds, streams, and riparian environments.			
<b>Objective</b>				
2.3.1	Greater protection and enhancement of watersheds, streams, and riparian environments.			
<b>Policies</b>				
2.3.1.a	All present and future watershed management plans shall incorporate concepts of ahupua'a management based on the interconnectedness of upland and coastal ecosystems/species.			<b>X</b>
2.3.1.b	Continue to support and be an active member of watershed partnerships.	<b>X</b>		
2.3.1.c	Support the establishment of regional water trusts, composed of public and private members, to manage water resources.			<b>X</b>
2.3.1.d	Support regulations to require developments to utilize ahupua'a management practices.			<b>X</b>
2.3.1.e	Work with private and non-profit entities to educate the public about the connection between upland activities within the watershed and the impacts on nearshore ecosystems and coral reefs.			<b>X</b>
2.3.1.f	Provide adequate funding and staff to develop and implement watershed protection plans and policies, including acquisition and management of watershed resources and land.			<b>X</b>
2.3.1.g	Encourage the State to mandate instream assessment to provide adequate water for native species.	<b>X</b>		
2.3.1.h	Maui will protect all watersheds and streams in a manner that guarantees a healthy, sustainable riparian environment.	<b>X</b>		
<b>Discussion:</b> The Proposed Action will support Objective 2.3.1 of the Maui Island Plan.				
The Proposed Action and the issuance of a Water Lease will include a requirement that a Watershed Management Plan be developed and implemented for East Maui. In addition, EMI was a founding member of the EMWP and continues to be an active member.				
The CWRM D&O was purposefully designed to increase the practical knowledge of stream flows and native habitat restoration. The CWRM D&O establishes a quantity of water that must remain in each stream subject to that D&O. Each stream was evaluated individually for its potential for usage, habitat restoration, recreational opportunities, and scenic values, among other things. The CWRM D&O ensures that should the Water Lease be issued, there will be a prudent use of the surface water resources in the License Area. The Proposed Action is not contrary to the CWRM D&O, and will exercise a conservation ethic in use of the State's natural resources, and ensure compatibility between				



<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
land-based activities and natural resources and ecological systems. The amount of water awarded by the Water Lease is subject to all applicable requirements under HRS § 171-58. HRS § 171-58(c), (d), and (e) articulate terms for the disposition of the Water Lease. HRS § 171-58(e) requires that any new lease of water rights "shall contain a covenant that requires the lessee and the department of land and natural resources to jointly develop and implement a watershed management plan. The board shall not approve any new lease of water rights without the foregoing covenant or a watershed management plan."				
At the March 22, 2019 meeting of the BLNR, the DLNR staff proposed a watershed management cost share formula and contribution for leases of water rights pursuant to HRS § 171-58(e).. Although the BLNR deferred decision-making on the staff's proposal, the consensus was that compliance with the watershed management provision of HRS § 171-58(e) should be determined on a case-by-case basis for each individual water lease.				
A&B was a founding member of the EMWP, which was the first watershed partnership in the State of Hawai'i and which served as a model for other watershed partnerships throughout the State. Since the founding of the EMWP in 1991, A&B, on its own and through EMI, has actively participated in watershed partnership activities through monetary contributions and in-kind services. Under the Proposed Action, it is anticipated that EMI and/or Mahi Pono will continue to pursue watershed management activities.				
<b>Objective</b>				
2.3.2	Decreased NPS and point source pollution.			
<b>Policies</b>				
2.3.2.a	Enforce water pollution related standards and codes.			X
2.3.2.b	Support the use of low impact development (LID) Techniques such as those described in the State of Hawai'i LID Practitioner's Guide (June 2006), as amended.			X
2.3.2.c	Encourage farmers and ranchers to use agricultural best management practices (BMPs) to address NPS pollution.	X		
<b>Discussion:</b> The Proposed Action will support Objective 2.3.2 of the Maui Island Plan.				
The Proposed Action would allow for the continued conveyance of water from East Maui to the agricultural fields in Central Maui for the transition to a diversified agricultural farming model. The various operations that occur within these fields as a result of the Proposed Action will adopt water quality standards and best management practices, and regulate point and nonpoint sources of pollution to protect coastal waters where feasible.				
<b>Objective</b>				
2.3.3	Preserve existing wetlands and improve and restore degraded wetlands.			
<b>Policies</b>				
2.3.3.a	Prohibit the destruction and degradation of existing upland, mid-elevation, and coastal wetlands.			X
2.3.3.b	Support and fund wetland protection and improvement, and restoration of degraded wetlands.			X
2.3.3.c	Where applicable, require developers to provide a wetland protection buffer and/or other protective measures around and between development and wetland resources.			X
<b>Discussion:</b> The Proposed Action will not affect Objective 2.3.3 of the Maui Island Plan.				
<b>Objective</b>				
2.3.4	Greater preservation of native flora and fauna biodiversity to protect native species			
<b>Policies</b>				
2.3.4.a	Work with appropriate agencies to eliminate feral ungulate populations and invasive species.			X
2.3.4.b	Encourage the State to provide adequate funding to preserve biodiversity, protect native species, and contain or eliminate invasive species.			X
2.3.4.c	Support the work of conservation groups and organizations that protect, reestablish, manage, and nurture sensitive ecological areas and threatened indigenous ecosystems.			X
<b>Discussion:</b> The Proposed Action will not affect Objective 2.3.4 of the Maui Island Plan.				
<b>Objective</b>				

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
2.3.5	Limited development in critical watershed areas.			
<b>Policies</b>				
2.3.5.a	Discourage development and subdivision of land within critical watersheds and in areas susceptible to high erosion and sediment loss			<b>X</b>
2.3.5.b	Designate critical watershed areas as conservation lands.			<b>X</b>
2.3.5.c	Strongly encourage new subdivisions and developments that are proximate to environmentally sensitive watershed resources to prepare and implement Conservation Subdivision Design plans.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 2.3.5 of the Maui Island Plan. The License Area is within one of the two critical watershed areas identified in the MIP. No development is proposed within this area, all or most of which is in the Conservation District, under the Proposed Action.				
<b>Objective</b>				
2.3.6	Enhance the vitality and functioning of streams, while balancing the multiple needs of the community.			
<b>Policies</b>				
2.3.6.a	Protect and enhance natural streambeds and discourage stream alteration.	<b>X</b>		
2.3.6.b	Work with appropriate agencies to establish minimum stream flow levels and ensure adequate stream flow to sustain riparian ecosystems, traditional kalo cultivation, and self-sustaining ahupua'a.	<b>X</b>		
2.3.6.c	Respect and participate in the resolution of native Hawaiian residual land and water rights issues (kuleana lands, ceded lands, and historic agricultural and gathering rights).	<b>X</b>		
2.3.6.d	Ensure that stream flows implement laws and policies found in the State Constitution and Water Code.	<b>X</b>		
2.3.6.e	Work with appropriate agencies and stakeholders to establish minimum stream flow levels, promote actions to support riparian habitat and the use of available lo'i, and maintain adequate flows for the production of healthy kalo crops.	<b>X</b>		
<b>Discussion:</b> The Proposed Action will support Objective 2.3.6 of the Maui Island plan.  The CWRM D&O was purposefully designed to increase the practical knowledge of stream flows and native habitat restoration. The CWRM D&O establishes a quantity of water that must remain in each stream. Each stream a part of the contested case in East Maui was evaluated individually for their potential for usage, habitat restoration, recreational opportunities, and scenic values. The CWRM D&O ensures the prudent use of the surface water resources in the License Area with the issuance of the Water Lease. The CWRM D&O ordered that certain streams, designated as "kalo and community streams", will be fully restored, protecting those special areas that depend upon these streams. These streams support communities that depend upon kalo cultivation, an element of Hawai'i's cultural heritage. Should the Water Lease be issued, the Proposed Action will be required to be in compliance with the CWRM D&O. The Proposed Action is not contrary to the CWRM D&O, and will exercise a conservation ethic in use of the State's natural resources, and ensure compatibility between land-based activities and natural resources and ecological systems.				
<b>Wildlife and Natural Areas</b>				
<b>Goal</b>				
2.4	Maui's natural areas and indigenous flora and fauna will be protected.			
<b>Objective</b>				
2.4.1	A comprehensive management strategy that includes further identification, protection, and restoration of indigenous wildlife habitats.			
<b>Policies</b>				
2.4.1.a	Identify and inventory the following: (1) Natural, recreational, and open space resources; (2) Flora and fauna with medium, high, and very high concentrations of threatened or endangered species; and (3) Location and extent of invasive species.	<b>X</b>		
2.4.1.b	Require flora and fauna assessment and protection plans for development in areas with concentrations of indigenous flora and fauna; development shall comply with the assessment and protection plan and shall use the avoidance, minimization, and mitigation approach respectively, with an emphasis on avoidance.	<b>X</b>		

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
2.4.1.c	Support the implementation of Hawai'i's Comprehensive Wildlife Conservation Strategy (October 2005).			<b>X</b>
<b>Discussion:</b> The Proposed Action will support Objective 2.4.1 of the Maui Island Plan.				
<p>SWCA Environmental Consultants was contracted to assess the Proposed Action and the potential impacts on the terrestrial flora and fauna resources, including the potential for the presence of state or federally listed threatened, endangered, proposed, or candidate species or rare species. In summary, the impacts would be minimal from what they have been over the past century. The EMI staff will be trained by qualified individuals on appropriate conduct and measures to take within the License Area during future maintenance work. This will encourage the protection of the rare and endangered plant and animal species and habitats native to Hawai'i that have been identified in the region. The EMI Aqueduct System will be maintained in a way that is compatible with the existing environment and natural resources in the region.</p> <p>The Proposed Action and the issuance of a Water Lease will also include a requirement that a Watershed Management Plan be developed and implemented for East Maui. In addition, EMI was a founding member of the EMWP and continues to be an active member.</p>				
<b>Objective</b>				
2.4.2	A decrease in invasive species through programs and partnerships that eradicate undesirable species and protect native habitat.			
<b>Policies</b>				
2.4.2.a	Prevent the introduction of invasive species at all of Maui's airports and harbors.			<b>X</b>
2.4.2.b	Encourage the State to increase funding in support of invasive species interception, control, and eradication.			<b>X</b>
2.4.2.c	Encourage the State to develop programs that allow students to participate in invasive species eradication projects.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 2.4.2 of the Maui Island Plan.				
<b>Objective</b>				
2.4.3	Greater protection of sensitive lands, indigenous habitat, and native flora and fauna.			
<b>Policies</b>				
2.4.3.a	Secure an interconnected network of sensitive lands, greenways, watercourses, and habitats.			<b>X</b>
2.4.3.b	Protect Maui's sensitive lands.			<b>X</b>
2.4.3.c	Promote innovative environmental-planning methods and site-planning standards that preserve and re-establish indigenous flora and fauna habitat, to preserve and restore connected habitat corridors and open space.	<b>X</b>		
2.4.3.d	Utilize protection tools such as conservation easements, land trusts, land banks, Purchase of Developments Rights, Transfer of Development Rights, and other stewardship tools to acquire natural areas.			<b>X</b>
2.4.3.e	Encourage discussions with communities to designate heritage areas that protect recreational and cultural lifestyles and resources.			<b>X</b>
2.4.3.f	Support the expansion of Haleakalā National Park, and the creation of new national parks, where appropriate and supported by local communities.			<b>X</b>
2.4.3.g	Encourage reforestation efforts that increase native species' habitat.	<b>X</b>		
2.4.3.h	Utilize the Natural Area Partnership Program (NAPP) and other programs to protect natural lands.			<b>X</b>
2.4.3.i	Support increased dedicated funding for the acquisition, protection, restoration, or preservation of important natural areas or open space through the following: grants from the Land and Water Conservation Fund; dedicated funding from real property taxes or other appropriate revenues; bond issues; real estate transfer tax; revenues from the Transient Accommodations Tax; development mitigation fees; and other appropriate funding sources.			<b>X</b>
<b>Discussion:</b> The Proposed Action will support Objective 2.4.3 of the Maui Island Plan.				
<p>The CWRM D&amp;O was purposefully designed to increase the practical knowledge of stream flows and native habitat restoration. The CWRM D&amp;O establishes a quantity of water that must remain in each stream. Each stream a part of the contested case in East Maui was evaluated individually for their potential for usage, habitat restoration, recreational opportunities, and scenic values. The CWRM D&amp;O ensures the prudent use of the surface water</p>				

Table 5-10: Maui Island Plan		S	NS	N/A
resources in the License Area with the issuance of the Water Lease. Should the Water Lease be issued, the Proposed Action will be required to be in compliance with the CWRM D&O. The Proposed Action is not contrary to the CWRM D&O, and will exercise a conservation ethic in use of the State's natural resources, and ensure compatibility between land-based activities and natural resources and ecological systems.				
<b>Scenic Resources</b>				
<b>Goal</b>				
2.5	Maui will continue to be a beautiful island steeped in coastal, mountain, open space, and historically significant views that are preserved to enrich the residents' quality of life, attract visitors, provide a connection to the past, and promote a sense of place.			
<b>Objective</b>				
2.5.1	A greater level of protection for scenic resources.			
<b>Policies</b>				
2.5.1.a	Protect views to include, but not be limited to, Haleakalā, Īao Valley, the Mauna Kahalawai (West Maui Mountains), Pu'u Ō'la'i, Kaho'olawe, Molokini, Moloka'i, and Lāna'i, Mauna Kea, Mauna Loa, sea stacks, the Pacific Ocean, and significant water features, ridgelines, and landforms.			X
2.5.1.b	Identify, preserve, and provide ongoing management of important scenic vistas and open space resources, including mauka-to-makai and makai-to-mauka view planes.			X
2.5.1.c	Protect "night sky" resources by encouraging the implementation of ambient light ordinances and encouraging conversion of all sources that create excessive light pollution, affecting our ability to view the stars.			X
2.5.1.d	Protect ridgelines from development where practicable to facilitate the protection of public views.			X
2.5.1.e	Protect scenic resources along Maui's scenic roadway corridors.			X
<b>Discussion:</b> The Proposed Action will support Objective 2.5.1 of the Maui Island Plan.				
Irrigating the fields in Central Maui, a region with very little natural rainfall, would maintain existing open space and preserve existing vistas, as the land will be in cultivated green space rather than remaining fallow or being developed.				
<b>Objective</b>				
2.5.2	Reduce impacts of development projects and public-utility improvements on scenic resources			
<b>Policies</b>				
2.5.2.a	Enforce the policies and guidelines of the SMA regarding the protection of views.			X
2.5.2.b	Require any new subdivision of land, development, or redevelopment adjacent to a "high" or "exceptional" scenic corridor to submit an impact assessment of the project's scenic impacts; this assessment shall use the avoidance, minimization, and mitigation steps respectively, with an emphasis on avoidance.			X
2.5.2.c	Require appropriate building setbacks and limits on wall heights to protect views along scenic corridors.			X
2.5.2.d	Encourage the State of Hawai'i Board of Land and Natural Resources to deny any development within the State Conservation District that interferes with a scenic landscape or disrupts important open space resources.			X
2.5.2.e	Require Urban Design and Review Board (UDRB) review and approval of utility poles, facilities, and other visible infrastructure improvements along scenic corridors.			X
2.5.2.f	Ensure little or no effect on scenic resources from utility improvements, primarily power poles.			X
2.5.2.g	Protect scenic vistas from intrusion by power poles.			X
<b>Discussion:</b> The Proposed Action will not affect Objective 2.5.2 of the Maui Island Plan.				
<b>Objective</b>				
2.5.3	Greater protection of and access to scenic vistas, access points, and scenic lookout points.			
<b>Policies</b>				
2.5.3.a	Protect, enhance, and acquire access to Maui's scenic vistas and resources.	X		

Table 5-10: Maui Island Plan		S	NS	N/A
<b>Discussion:</b> The Proposed Action will support Objective 2.5.3 of the Maui Island Plan.				
Irrigating the fields in Central Maui, a region with very little natural rainfall, would maintain existing open space and preserve existing vistas, as the land will be in cultivated green space rather than remaining fallow or being developed.				
<b>Natural Hazards</b>				
<b>Goal</b>				
3.1	Maui will be disaster resilient.			
<b>Objective</b>				
3.1.1	Increased inter-agency coordination			
<b>Policies</b>				
3.1.1.a	Reinforce the island's preparedness capacity by: (1) Applying the latest data-gathering techniques/technology; (2) Pursuing funding opportunities; (3) Improving monitoring and advance warning systems; (4) Fostering public awareness; and (5) Working with external agencies to coordinate disaster mitigation and response.			X
<b>Discussion:</b> The Proposed Action will not affect Objective 3.1.1 of the Maui Island Plan.				
<b>Objective</b>				
3.1.2	Greater protection of life and property.			
<b>Policies</b>				
3.1.2.a	Identify critical infrastructure, lifelines, roads, and populations that are vulnerable to coastal hazards, and encourage strategic retreat and relocation to safer areas.			X
3.1.2.b	Consider the location of dams, reservoirs, holding ponds, and other water-containing entities that are upstream of inhabited areas to anticipate, avoid, and mitigate inundation risks, and discourage new development in areas where possible inundation hazards may exist.			X
3.1.2.c	Strengthen current development standards to minimize destruction of land and property.			X
3.1.2.d	Encourage the use of construction techniques that reduce the potential for damage from natural hazards.			X
3.1.2.e	Increase the County's resilience to drought.	X		
3.1.2.f	Increase food and energy security through local production and storage.	X		
<b>Discussion:</b> The Proposed Action will support Objective 3.1.2 of the Maui Island Plan.				
The Water Lease will allow for the transition of approximately 30,000 acres of former sugar cane land in Central Maui to diversified agriculture. The proposed diversified agriculture operation will aid in achieving the State's goal of doubling local food production to reduce dependence on oversea sources.				
The Upcountry Water System relies on 80-90% of its water from three surface water treatment plants, which makes the system extremely vulnerable to droughts and presents a challenge to the MDWS. For decades, the Upcountry region has experienced voluntary and mandatory water use restrictions imposed on residential and agricultural users during droughts, primarily during dry season, often negatively impacting the productivity of the farmers. One of the three surface water sources is delivered by the EMI Aqueduct System through the Wailoa Ditch, which is treated at the Kamole-Weir Water Treatment Plant. The average daily use by the MDWS from the Wailoa Ditch has been 7.1 mgd, which includes water for the Kamole facility, averaging 3.6 mgd and the KAP. This accounts for a major portion of the water supplied to the Upcountry Water System.				
The Nāhiku community receives water directly from the EMI Aqueduct System via a development tunnel in the Koolau Ditch. The tunnel draws up 20,000 to 45,000 gallons per day, dependent on weather, directly from the EMI Aqueduct System. The water serves about 43 water meters located along Nāhiku Road. One meter is classified as an agricultural use while all the others are classified as single-family use.				
Without the issuance of the Water Lease under the Proposed Action, the EMI Aqueduct System may be left in an inoperable state, leaving Upcountry Maui, and the Nāhiku community without a reliable source of water.				

Table 5-10: Maui Island Plan		S	NS	N/A
<b>Objective</b>				
3.1.3	A more coordinated emergency response system that includes clearly defined and mapped evacuation routes.			
<b>Policies</b>				
3.1.3.a	Identify and expand shelter facilities and evacuation routes away from areas susceptible to natural hazards.			X
<b>Discussion:</b> The Proposed Action will not affect Objective 3.1.3 of the Maui Island Plan.				
<b>Objective</b>				
3.1.4	A more educated and involved public that is aware of and prepared for natural hazards			
<b>Policies</b>				
3.1.4.a	Promote public education and involvement related to natural hazards awareness and preparedness.			X
3.1.4.b	Coordinate a multi-agency effort to establish and promote a comprehensive public education program that will focus on practical approaches to preparedness, damage prevention, and hazard mitigation.			X
<b>Discussion:</b> The Proposed Action will not affect Objective 3.1.4 of the Maui Island Plan.				
<b>Economic Development</b>				
<b>Goal</b>				
4.1	Maui will have a balanced economy composed of a variety of industries that offer employment opportunities and well-paying jobs and a business environment that is sensitive to resident needs and the island's unique natural and cultural resources.			
<b>Objective</b>				
4.1.1	A more diversified economy			
<b>Policies</b>				
4.1.1.a	Encourage an economy that is driven by innovation, research and development, and human resource development, including but not limited to, increasing technology- and knowledge-based sectors to be a major component in Maui County's economic base.			X
4.1.1.b	Support the creation of new jobs and industries that provide a living wage.	X		
4.1.1.c	Facilitate and expedite permits and approvals			X
4.1.1.d	Develop linkages and partnerships among international research and development activities and Maui businesses.			X
<b>Discussion:</b> The Proposed Action will support Objective 4.1.1 of the Maui Island Plan.				
The issuance of the Water Lease will allow for the conversion of the agricultural fields in Central Maui to a diversified agricultural operation. Reopening up the agricultural fields for cultivation would increase employment directly and indirectly for the island of Maui and the State. It is projected that approximately 1,140 jobs would be created from implementation of the Proposed Action at full operation.				
<b>Objective</b>				
4.1.2	Increase activities that support principles of sustainability			
<b>Policies</b>				
4.1.2.a	Support industries that are sustainable, and culturally and environmentally sensitive.	X		
4.1.2.b	Encourage and support local businesses.	X		
4.1.2.c	Substitute imports with locally-produced services and products where practicable.	X		
4.1.2.d	Support the development of economic development clusters in targeted industry sectors.			X
4.1.2.e	Encourage all businesses to save energy, water, and other resources.	X		
<b>Discussion:</b> The Proposed Action will support Objective 4.1.2 of the Maui Island Plan.				
The Water Lease under the Proposed Action will allow for the transition of approximately 30,000 acres of former sugar cane land in Central Maui to diversified agriculture. The proposed diversified agriculture operation will aid in achieving the State's goal of doubling local food production to reduce dependence on overseas sources.				
In the process of doing so, Mahi Pono's operations can offer opportunities for numerous secondary economic				



<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<p>benefits—offering entrepreneurship and small-business owners opportunities for value-added agricultural products whether in retail or food establishments, welcoming innovative methods and approaches for the cultivation of agricultural products, expanding markets for Hawai'i-grown products, providing construction activity for needed facilities, setting the foundation for agricultural cooperatives for farmers, providing jobs directly and indirectly for all segments of Hawai'i's population, especially on a neighbor island where employment opportunities can be limited.</p> <p>Mahi Pono intends to offer approximately 800 acres of various sized community farm blocks in Central Maui to local farmers. Farmers also would have access to Mahi Pono's equipment, management, budgeting and marketing services.</p> <p>Mahi Pono's irrigation engineering team is designing a high-efficiency irrigation system. The new irrigation system will reduce water usage by: (1) using automatic, real-time irrigation sensors to deliver precise amounts of water efficiently; (2) recycle and re-use all water used in Mahi Pono's processing plants; and (3) integrate various live technology feeds to constantly monitor plant, soil, and tree health. Reducing water usage through effective irrigation assures the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.</p> <p>Mahi Pono intends to use power from two hydro-electric facilities to provide power to pumps and wells, and other infrastructure. Mahi Pono is also committing land to the production of solar energy for the public utility system.</p>				
<b>Objective</b>				
4.1.3	Improve the island's business climate.			
<b>Policies</b>				
4.1.3.a	Upgrade, maintain the quality of, and improve access to telecommunications infrastructure.			<b>X</b>
4.1.3.b	Ensure an adequate supply of affordable workforce housing.			<b>X</b>
4.1.3.c	Develop neighborhoods and communities that are attractive to the workforce of a diversified economy.			<b>X</b>
4.1.3.d	Encourage, nurture, and reward entrepreneurship and innovation.			<b>X</b>
4.1.3.e	Encourage employers to establish incentive programs. Support flexibility in workforce policies compatible with business and quality of life goals.			<b>X</b>
4.1.3.f	Assist community development organizations with revitalization and development of neighborhoods and communities that are attractive to the workforce of a diversified economy.	<b>X</b>		
<b>Discussion:</b> The Proposed Action will support Objective 4.1.3 of the Maui Island Plan.				
<p>Mahi Pono intends to offer approximately 800 acres of various sized community farm blocks in Central Maui to local farmers. Farmers also would have access to Mahi Pono's equipment, management, budgeting and marketing services.</p>				
<b>Tourism</b>				
<b>Goal</b>				
4.2	A healthy visitor industry that provides economic well-being with stable and diverse employment opportunities.			
<b>Objective</b>				
4.2.1	Increase the economic contribution of the visitor industry to the island's environmental well-being for the island's residents' quality of life.			
<b>Policies</b>				
4.2.1.a	Engage the visitor industry in the growth of emerging sectors where practicable			<b>X</b>
4.2.1.b	Support the implementation of the Maui County Tourism Strategic Plan (TSP), when consistent with the MIP.			<b>X</b>
4.2.1.c	Focus economic growth in the visitor industry through enhanced visitor experiences and an emphasis on attracting higher-spending.			<b>X</b>
4.2.1.d	Provide a rich visitor experience, while protecting the island's natural beauty, culture, lifestyles, and aloha spirit.			<b>X</b>
4.2.1.e	Diversify the tourism industry by supporting appropriate niche activities such as ecotourism, cultural tourism, voluntourism, ag-tourism, health and wellness tourism, educational tourism, medical tourism, and other viable tourism-related businesses in appropriate locations.			<b>X</b>

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
4.2.1.f	Recognize the important economic contributions that the visitor industry makes and support a healthy and vibrant visitor industry.			<b>X</b>
4.2.1.g	Support the increased availability of kama'āina discount programs			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 4.2.1 of the Maui Island Plan.				
<b>Objective</b>				
4.2.2	Comprehensively manage future visitor-unit expansion.			
<b>Policies</b>				
4.2.2.a	Mitigate the impact of tourism on the host culture, natural environment, and resident lifestyles.			<b>X</b>
4.2.2.b	Allow, where permitted by the community plan, the development of business hotels and small, sensitively-designed inns.			<b>X</b>
4.2.2.c	Manage impacts from transient vacation rentals, hotels, bed and breakfast units, timeshares, and resort condominiums on residential communities, public infrastructure, and community facilities.			<b>X</b>
4.2.2.d	Discourage supplanting of existing island housing to visitor accommodations that may have a negative impact on long-term rental housing, price of housing, and price of land.			<b>X</b>
4.2.2.e	Allow the designation of retreat/mini-conference centers in appropriate locations through the community plan process.			<b>X</b>
4.2.2.f	Community plans should consider establishing standards such as limits on building size, room count, and the number of inns, if any, that will be allowed in small towns.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 4.2.2 of the Maui Island Plan.				
<b>Objective</b>				
4.2.3	Maximize residents' benefits from the visitor industry.			
<b>Policies</b>				
4.2.3.a	Promote a desirable island population by striving to not exceed an island-wide visitor population of roughly 33 percent of the resident population.			<b>X</b>
4.2.3.b	Use the required General Plan Annual Status Report to monitor trends related to residents and visitors.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 4.2.3 of the Maui Island Plan.				
<b>Agriculture</b>				
<b>Goal</b>				
4.3	Maui will have a diversified agricultural industry contributing to greater economic, food, and energy security and prosperity			
<b>Objective</b>				
4.3.1	Strive for at least 85 percent of locally-consumed fruits and vegetables and 30 percent of all other locally-consumed foods to be grown in-State.			
<b>Policies</b>				
4.3.1.a	Strive to substitute food/agricultural product imports with a reliable supply of locally produced food and agricultural products.	<b>X</b>		
4.3.1.b	Facilitate and support the direct marketing/sale of the island's agricultural products to local consumers, through farmers markets and similar venues.			<b>X</b>
4.3.1.c	Encourage growing a diverse variety of crops and livestock to ensure the stewardship of our land while safeguarding consumer safety.	<b>X</b>		
4.3.1.d	Work with the State to regulate and monitor genetically-modified-organism (GMO) crops to ensure the safety of all crops and label all GMO products.			<b>X</b>
<b>Discussion:</b> The Proposed Action will support Objective 4.3.1 of the Maui Island Plan.				
<p>"If agriculture on Maui is to be economically viable, the State and County will need to ensure that farmers have access to sufficient supplies of affordable water." "For agriculture to flourish in Central Maui, reliable and affordable supplies of water will need to be made available to the region. Without an adequate supply of affordable water, farmers may be reluctant to invest capital in agricultural production" (MIP. 4-18).</p> <p>The Proposed Action will enable for the continued conveyance of water to support conversion to diversified agriculture. Mahi Pono plans to convert the agricultural lands in Central Maui generally to community farms, orchards</p>				

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<p>(citrus, mac nuts, and beverage crops), tropical fruits, row and annual crops, energy crops, irrigated and nonirrigated pasture, and green energy crops. Currently the agricultural land is mostly fallow with minimal agricultural activity. Ultimately, the terms of the Water Lease will determine whether and the extent to which the water will be affordable to farmers. Should the Water Lease not be issued, the ongoing agricultural activities may be unfeasible. Issuance of the Water Lease would facilitate the transition of the agricultural fields in Central Maui to a productive diversified agricultural operation.</p> <p>Moreover, the diversified agriculture operation will aid in achieving the goal of increasing the percentage of locally-consumed fruits, vegetables and other foods being grown in-State. In the event of a major catastrophe, limiting overseas supplies, this diversified agriculture initiative could help supply the State with food, and substitute imports with a reliable supply of locally produced food and agricultural products.</p> <p>The EMI Aqueduct System conveys water to the MDWS, which in turn provides water for domestic and agricultural needs in Upcountry Maui, including KAP.</p> <p>Presently, the MDWS serves the KAP with non-potable water from diversions of the same streams that serve the Kamole-Weir Water Treatment Plant through the Wailoa Ditch. KAP currently consists of 31 farm lots, ranging in size from 7 to 29 acres, for a total of approximately 445 acres, supporting 26 farmers, and is planned to expand by 262 acres. Issuance of the Water Lease would ensure that KAP, and the planned expansion, have a reliable source of water to meet its water demands.</p>				
<b>Objective</b>				
4.3.2	Maintain or increase agriculture's share of the total island economy.			
<b>Policies</b>				
4.3.2.a	Encourage the export of the island's agricultural products to offshore markets.	X		
4.3.2.b	Support infrastructure investments at harbors, such as ferry service, airports, and other facilities for the rapid and cost-effective export of island-grown products.			X
4.3.2.c	Encourage the continued viability of sugar cane production, or other agricultural crops, in central Maui and all of Maui Island.	X		
4.3.2.d	Work with the State to reduce excise taxes for commercial agricultural products produced within the State.			X
4.3.2.e	Coordinate with appropriate State and Federal Departments and agencies, private shipping companies, and farmers associations to assist in the rapid and cost-effective export of Maui's agricultural products to off-island markets.			X
<b>Discussion:</b> The Proposed Action will support Objective 4.3.2 of the Maui Island Plan.				
<p>The Proposed Action will enable for the continued conveyance of water to support conversion to diversified agriculture. Mahi Pono plans to convert the agricultural lands in Central Maui generally to community farms, orchards (citrus, mac nuts, and beverage crops), tropical fruits, row and annual crops, energy crops, irrigated and nonirrigated pasture, and green energy crops. Mahi Pono's agricultural products will be sold within the state and exported to other markets elsewhere.</p> <p>Currently the agricultural land is mostly fallow with minimal agricultural activity. Should the Water Lease not be issued, the ongoing agricultural activities may be unfeasible. Issuance of the Water Lease would facilitate the transition of the agricultural fields in Central Maui to a productive diversified agricultural operation.</p>				
<b>Objective</b>				
4.3.3	Expand diversified agriculture production at an average annual rate of 4 percent			
<b>Policies</b>				
4.3.3.a	Promote the development of locally-grown and ecologically-sound biofuels, aquaculture, and forest products.			X
4.3.3.b	Support the development of farming associations/cooperatives.	X		
4.3.3.c	Work with educational institutions and appropriate agencies to provide education and training for farm owners and entrepreneurs.	X		
<b>Discussion:</b> The Proposed Action will support Objective 4.3.3 of the Maui Island Plan.				
<p>Mahi Pono intends to provide plots for research and offer an internship program for high school and college students. Mahi Pono also intends to offer approximately 800 acres of various sized community farm blocks in Central Maui to local farmers. Farmers also would have access to Mahi Pono's equipment, management,</p>				

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
budgeting and marketing services, thus supporting entrepreneurship by residents and assisting small scale producers, manufacturers, and distributors. Additionally, Mahi Pono intends to lease some of its property to other agricultural organizations.				
<b>Emerging Sectors</b>				
<b>Goal</b>				
4.4	A diverse array of emerging economic sectors.			
<b>Objective</b>				
4.4.1	Support increased investment and expanded activity in emerging industries.			
<b>Policies</b>				
4.4.1.a	Support the development of and access to state-of-the-art voice, video, and data telecommunications systems and high-speed Internet.			<b>X</b>
4.4.1.b	Attract and assist industries to compete in high technology activities such as those related to renewable energy, green technologies, diversified agriculture, ocean sciences, health sciences, space technologies, and other knowledge-based industries.	<b>X</b>		
4.4.1.c	Support new industries that are environmentally and culturally sensitive such as health and wellness, sports and outdoor activities, cultural activities, the arts, film-making, entertainment, and digital media.			<b>X</b>
4.4.1.d	Support a sustainable, culturally sensitive, astronomy industry.			<b>X</b>
4.4.1.e	Support the continued development of the Maui Research and Technology Park in Kihei, as a center for research and development, education, and diversified economic development, as provided by the Maui County Code.			<b>X</b>
4.4.1.f	Work with appropriate organizations to support the development of high technology clusters around renewable energy, diversified agriculture, ocean sciences, health sciences, and other knowledge-based industries			<b>X</b>
<b>Discussion:</b> The Proposed Action will support Objective 4.4.1 of the Maui Island Plan.				
<p>The Proposed Action will enable for the continued conveyance of water to support conversion to diversified agriculture. Mahi Pono plans to convert the agricultural lands in Central Maui generally to community farms, orchards (citrus, mac nuts, and beverage crops), tropical fruits, row and annual crops, energy crops, irrigated and nonirrigated pasture, and green energy crops. Currently the agricultural land is mostly fallow with minimal agricultural activity. Should the Water Lease not be issued, the ongoing agricultural activities may be unfeasible. Issuance of the Water Lease would facilitate the transition of the agricultural fields in Central Maui to a productive diversified agricultural operation.</p> <p>Mahi Pono's irrigation engineering team is also designing a high-efficiency irrigation system. The new irrigation system will reduce water usage by: (1) using automatic, real-time irrigation sensors to deliver precise amounts of water efficiently; (2) recycle and re-use all water used in Mahi Pono's processing plants; and (3) integrate various live technology feeds to constantly monitor plant, soil, and tree health. Reducing water usage through effective irrigation assures the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.</p> <p>Additionally, Mahi Pono is committing land to the production of solar energy for the public utility system. Mahi Pono also intends to use power from two hydro-electric facilities to provide power to pumps and wells, and other infrastructure.</p>				
<b>Objective</b>				
4.4.2	Increase the development of renewable energy technologies that are supported by the local community.			
<b>Policies</b>				
4.4.2.a	Support the expansion of the renewable energy sector and the use of solar, wind, wave, and biofuel technologies.	<b>X</b>		
4.4.2.b	Provide incentives to encourage renewable energy development, the use of green energy technologies, and energy conservation.			<b>X</b>
4.4.2.c	Ensure an adequate supply of land and facilitate permitting to meet the needs for renewable energy technologies such as solar, wind, wave, biofuel, and other technologies, provided that environmental, view plane, and cultural impacts are addressed.			<b>X</b>

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
4.4.2.d	Support the Maui County Energy Alliance Plan where consistent with the MIP.			<b>X</b>
<b>Discussion:</b> The Proposed Action will support Objective 4.4.2 of the Maui Island Plan. Mahi Pono intends to use power from two hydro-electric facilities to provide power to pumps and wells, and other infrastructure. Mahi Pono is also committing land to the production of solar energy for the public utility system.				
<b>Small Business Development</b>				
<b>Goal</b>				
4.5	Small businesses will play a key role in Maui's economy			
<b>Objective</b>				
4.5.1	Increase the number of and revenue generated by small businesses and decrease the percentage of small business failures.			
<b>Policies</b>				
4.5.1.a	Provide incentives and support for small businesses and entrepreneurs that incorporate sustainable technologies and practices into their operations, utilize local materials, or produce and sell locally-made goods or services.	<b>X</b>		
4.5.1.b	Assist traditional "mom and pop" business establishments.			<b>X</b>
4.5.1.c	Reduce barriers to small business development			<b>X</b>
4.5.1.d	Require, where feasible, the government procurement of goods and services from locally owned, small businesses			<b>X</b>
4.5.1.e	Support community markets and venues that sell locally-made produce, goods, and services.			<b>X</b>
<b>Discussion:</b> Mahi Pono intends to offer approximately 800 acres of various sized community farm blocks in Central Maui to local farmers. Farmers also would have access to Mahi Pono's equipment, management, budgeting and marketing services. Mahi Pono is committing land to the production of solar energy for the public utility system.				
<b>Health Care Sector</b>				
<b>Goal</b>				
4.6	Maui will have a health care industry and options that broaden career opportunities that are reliable, efficient, and provide social well-being.			
<b>Objective</b>				
4.6.1	Expand the economic benefits of the health care sector.			
<b>Policies</b>				
4.6.1.a	Encourage expanded services at Maui Memorial Medical Center (MMMC) and at other medical facilities.			<b>X</b>
4.6.1.b	Support expansion of federally qualified health centers with the direct involvement of the residents of the communities served.			<b>X</b>
4.6.1.c	Support the use of multimedia as a means to provide healthcare information.			<b>X</b>
4.6.1.d	Encourage digitalization of all diagnostic equipment at all facilities on Maui to enable sharing of data and more efficient use of limited provider workforce, consistent with data protection and patient privacy.			<b>X</b>
4.6.1.e	Support the expansion of telemedicine.			<b>X</b>
4.6.1.f	Encourage expansion and improved access to emergency care in all communities.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 4.6.1 of the Maui Island Plan.				
<b>Objective</b>				
4.6.2	Be more efficient in the delivery of health care services and in minimizing health care costs.			
<b>Policies</b>				
4.6.2.a	Support expansion of health care providers and facilities to improve access to quality care throughout the island.			<b>X</b>
4.6.2.b	Encourage the expansion of veteran health care services.			<b>X</b>
4.6.2.c	Allow home-based out-patient medical care that does not interfere with surrounding neighborhoods.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 4.6.2 of the Maui Island Plan.				
<b>Objective</b>				

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
4.6.3	Expand Maui's alternative health care services, including spiritual practices.			
<b>Policies</b>				
4.6.3.a	Support efforts to promote alternative medicine.			<b>X</b>
4.6.3.b	Allow small-scale home-alternative medicine businesses such as massage, chiropractic care, traditional Hawaiian healing, and acupuncture that do not interfere with surrounding neighborhoods.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 4.6.3 of the Maui Island Plan.				
<b>Education and Workforce Development</b>				
<b>Goal</b>				
4.7	Maui will have effective education and workforce development programs and initiatives that are aligned with economic development goals.			
<b>Objective</b>				
4.7.1	Improve preschool and K-12 education to allow our youth to develop the skills needed to successfully navigate the 21st century.			
<b>Policies</b>				
4.7.1.a	Encourage the State to implement programs such as: (1) Universally available preschool for children between the ages of one and five; (2) Mandatory kindergarten; (3) Mandatory K-5th grade classroom size limits of 1 teacher to 20 students; (4) Mandatory nutrition programs; and (5) Mandatory Native Hawaiian programs at all grade levels.			<b>X</b>
4.7.1.b	Encourage the DOE to extend the school day by at least an hour.			<b>X</b>
4.7.1.c	Encourage the State to increase funding for public education so that Hawai'i is among the top 10 states nationally as measured by investment per pupil.			<b>X</b>
4.7.1.d	Encourage the State to ensure teacher certifications relate to effective delivery and improved student performances, and develop an industry experience/equivalency certification to assure our DOE students have access to career technical education and training.			<b>X</b>
4.7.1.e	Encourage the University of Hawai'i Maui College (UHMC) to provide dormitory space for high school students.			<b>X</b>
4.7.1.f	Encourage the development and implementation of curriculum on native Hawaiian history, culture, and practices, in consultation with native Hawaiian groups and associations.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 4.7.1 of the Maui Island Plan.				
<b>Objective</b>				
4.7.2	Encourage an increase in the number of certificate recipients and associate, bachelors, and graduate degrees conferred.			
<b>Policies</b>				
4.7.2.a	Encourage the State to increase the number of articulation agreements between the UHMC and four-year universities, particularly the University of Hawai'i at Mānoa.			<b>X</b>
4.7.2.b	Encourage the State to expand accredited 2-year, 4-year, and graduate programs through the UHMC.			<b>X</b>
4.7.2.c	Encourage the education and training of our residents to meet the needs of a diversified economy.	<b>X</b>		
4.7.2.d	Support education and training programs such as student internships, vocational training, and career development opportunities to ensure a highly skilled workforce.	<b>X</b>		
4.7.2.e	Work with educational institutions to improve and expand access to education and training through multiple modes, including distance learning.	<b>X</b>		
<b>Discussion:</b> The Proposed Action will support Objective 4.7.2 of the Maui Island Plan.				
Mahi Pono also intends to provide agricultural plots for research and offer an internship program for high school and college students.				



Table 5-10: Maui Island Plan		S	NS	N/A
<b>Objective</b>				
4.7.3	Strive to ensure that more of Maui's jobs are developed in STEM (science, technology, engineering, and mathematics)-related sectors by 2030.			
<b>Policies</b>				
4.7.3.a	Support the development of STEM-related certificates and degrees at the two- and four year levels			X
4.7.3.b	Support the education initiatives of the Maui Agricultural Development Plan.			X
4.7.3.c	Expand and seek funding for internships, mentoring, job shadowing, etc. to foster interest in health and green workforce careers.			X
4.7.3.d	Work with Maui Economic Development Board, Inc., UHMC, and other similar organizations to expand internship/education programs to support STEM careers.			X
4.7.3.e	Continue to partner with the Maui Economic Development Board, Inc. and other similar organizations to recruit, assist, and retain emerging industries, research and development activities, and educational/workforce opportunities.			X
<b>Discussion:</b> The Proposed Action will not affect Objective 4.7.3 of the Maui Island Plan.				
<b>Housing</b>				
<b>Goal</b>				
5.1	Maui will have safe, decent, appropriate, and affordable housing for all residents developed in a way that contributes to strong neighborhoods and a thriving island community.			
<b>Objective</b>				
5.1.1	More livable communities that provide for a mix of housing types, land uses, income levels, and age.			
<b>Policies</b>				
5.1.1.a	Promote livable communities (compact/walkable/bikeable, access to transit) that provide for a mix of housing types and land uses, including parks, open space, and recreational areas.			X
5.1.1.b	Promote planning approaches that provide a mix of multifamily and single-family housing units to expand housing choices.			X
5.1.1.c	Discourage gated communities			X
5.1.1.d	Provide incentives for the rehabilitation or adaptive reuse of historic structures to facilitate more housing choices.			X
5.1.1.e	Use planning and regulatory approaches to provide higher housing densities.			X
<b>Discussion:</b> The Proposed Action will not affect Objective 5.1.1 of the Maui Island Plan.				
<b>Objective</b>				
5.1.2	Better monitoring, evaluation, and refinement of affordable housing policy in conjunction with the economic cycle.			
<b>Policies</b>				
5.1.2.a	Improve data on resident and nonresident housing.			X
5.1.2.b	Utilize the following approaches to promote resident housing and to minimize offshore market impacts: (1) Ensure that the future housing stock is composed of a mix of housing types (multifamily, small lots, ohana units, co-housing, cottage houses, etc.); (2) Encourage new housing in proximity to jobs and services, in places that are conducive/affordable to island residents; and (3) Explore taxation alternatives and building fee structures.			X
<b>Discussion:</b> The Proposed Action will not affect Objective 5.1.2 of the Maui Island Plan.				
<b>Objective</b>				
5.1.3	Provide affordable housing, rental or in fee, to the broad spectrum of our island community			
<b>Policies</b>				
5.1.3.a	Consider regulations that can help keep affordable housing available at affordable rents.			X
5.1.3.b	Seek to have ownership of affordable for-sale and rental housing vested in a non-profit community land trust, or other qualified housing provider, committed to keeping such housing affordable in perpetuity.			X

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
5.1.3.c	Facilitate the use of public lands in urban areas that are suitable for affordable housing.			<b>X</b>
5.1.3.d	Develop or support partnerships and initiatives that provide housing-related education/outreach.			<b>X</b>
5.1.3.e	Support the continuing efforts of the County and its community partners to: <ul style="list-style-type: none"> <li>(1) Disseminate information on different housing/financial assistance programs (loans, grants, etc.) including information on housing rehabilitation/restoration/adaptive reuse;</li> <li>(2) Provide housing-related counseling including budget, credit, and financial planning assistance; and</li> <li>(3) Create and maintain a comprehensive/master list of available affordable housing to help residents secure a unit that satisfies their need.</li> </ul>			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 5.1.3 of the Maui Island Plan.				
<b>Objective</b>				
5.1.4	Provide infrastructure in a more timely manner to support the development of affordable housing.			
<b>Policies</b>				
5.1.4.a	Prioritize the development of infrastructure that supports the development of affordable housing.			<b>X</b>
5.1.4.b	Utilize appropriate financing approaches and assistance tools to encourage the development of infrastructure and public facilities.			<b>X</b>
5.1.4.c	Tailor infrastructure requirements to correspond with appropriate level-of-service standards to help control housing costs and to maintain safety			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 5.1.4 of the Maui Island Plan.				
<b>Objective</b>				
5.1.5	A wider range of affordable housing options and programs for those with special needs.			
<b>Policies</b>				
5.1.5.a	Ensure that residents with special needs have access to appropriate housing.			<b>X</b>
5.1.5.b	Encourage housing to be built or rehabilitated to allow the elderly and those with special needs to live in their homes.			<b>X</b>
5.1.5.c	Ensure and facilitate programs to assist those with special needs from becoming homeless.			<b>X</b>
5.1.5.d	Promote programs that stimulate the production of sustainable homeless shelters and alternative housing technologies.			<b>X</b>
5.1.5.e	Support programs that offer home modification counseling on low-interest retrofit loans and grants to those with special needs.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 5.1.5 of the Maui Island Plan.				
<b>Objective</b>				
5.1.6	Reduce the cost to developers of providing housing that is affordable to families with household incomes 160 percent and below of annual median income.			
<b>Policies</b>				
5.1.6.a	Support fast-track processing procedures for the following housing-related entitlements: affordable housing projects/units; indigenous Hawaiian housing/units; and special-needs housing units (seniors, disabled, homeless, etc.).			<b>X</b>
5.1.6.b	Require the construction of affordable for-sale and rental housing units as part of the construction of new housing developments.			<b>X</b>
5.1.6.c	Offer extra incentives in boom periods and withdraw incentives during slack periods.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 5.1.6 of the Maui Island Plan.				
<b>Objective</b>				
5.1.7	Increased preservation and promotion of indigenous Hawaiian housing and architecture.			
<b>Policies</b>				
5.1.7.a	Preserve, promote, and give priority to Hawaiian housing/architecture forms to preserve Hawaiian culture.			<b>X</b>

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
5.1.7.b	Provide for indigenous architecture as an allowable structure for native Hawaiian uses to include hula and lā'au lapa'au.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 5.1.7 of the Maui Island Plan.				
<b>Infrastructure and Public Facilities</b>				
<b>Goal</b>				
6.1	Maui will have implemented the Integrated Solid Waste Management Plan thereby diverting waste from its landfills, extending their capacities.			
<b>Objectives</b>				
6.1.1	Meet our future solid waste needs with a more comprehensive planning and management strategy.			
<b>Policies</b>				
6.1.1.a	Update and publicize the Integrated Solid Waste Management Plan every ten years			<b>X</b>
6.1.1.b	Strengthen inter-agency coordination including Planning and Environmental Management departments.			<b>X</b>
6.1.1.c	Divert waste from the landfills and educate the public about the recommendations of the Integrated Solid Waste Management Plan.			<b>X</b>
6.1.1.d	Minimize future active, unlined landfill cells to the extent feasible.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.1.1 of the Maui Island Plan.				
<b>Objective</b>				
6.1.2	Divert at least 60 percent of solid waste from the island's landfills.			
<b>Policies</b>				
6.1.2.a	Require residents and commercial enterprises that generate waste to pay a fair proportion of disposal costs.			<b>X</b>
6.1.2.b	Encourage environmentally safe waste-to-energy solutions.			<b>X</b>
6.1.2.c	Facilitate the reduction of solid waste generated by packaging, food service products, construction waste, etc.			<b>X</b>
6.1.2.d	Educate residents and visitors about the impacts of and methods to reduce, reuse, and recycle.			<b>X</b>
6.1.2.e	Discourage the disposal of landfill leachate by diversion to wastewater treatment plants, where practicable.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.1.2 of the Maui Island Plan.				
<b>Wastewater</b>				
<b>Goal</b>				
6.2	Maui will have wastewater systems that comply with or exceed State and Federal regulations; meet levels-of-service needs; provide adequate capacity to accommodate projected demand; ensure efficient, effective, and environmentally sensitive operation; and maximize wastewater reuse where feasible.			
<b>Objective</b>				
6.2.1	A wastewater planning program capable of efficiently providing timely and adequate capacity to service projected demand where economically feasible and practicable.			
<b>Policies</b>				
6.2.1.a	Encourage the use of renewable energy in support of wastewater treatment facilities.			<b>X</b>
6.2.1.b	Focus the expansion of wastewater systems to accommodate planned growth consistent with the MIP Directed Growth Strategy.			<b>X</b>
6.2.1.c	Establish new wastewater treatment plant(s) outside the tsunami zone			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.2.1 of the Maui Island Plan.				
<b>Objective</b>				
6.2.2	Adequate levels of wastewater service with minimal environmental impacts.			
<b>Policies</b>				
6.2.2.a	Meet or exceed all State and Federal standards regulating wastewater disposal or reuse.			<b>X</b>

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
6.2.2.b	Encourage tertiary treatment for all municipal wastewater that is disposed through deep injection wells. Phase out all municipal and private injection wells in coordination with water reuse programs, where feasible, by 2020.			<b>X</b>
6.2.2.c	Improve and upgrade the County's existing wastewater collection, treatment, and reuse facilities consistent with current and future plans and the County's CIP.			<b>X</b>
6.2.2.d	Maintain an ongoing sewer inspection program for public and private multi-user systems to identify potential problems and forecast each system's residual life.			<b>X</b>
6.2.2.e	Require all new developments to fund system improvements in proportion to the development impact and in accordance with the County's wastewater functional plan.			<b>X</b>
6.2.2.f	Require appropriate funding mechanisms, such as a sinking fund, to adequately maintain or replace aging water-system components.			<b>X</b>
6.2.2.g	Strongly encourage the phase out of cesspools.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.2.2 of the Maui Island Plan.				
<b>Objective</b>				
6.2.3	Increase the reuse of wastewater.			
<b>Policies</b>				
6.2.3.a	Strengthen coordination between the MDWS and Maui County Department of Environmental Management, Wastewater Reclamation Division (WWRD) to promote reuse/recycling of wastewater.			<b>X</b>
6.2.3.b	Expand the reuse of wastewater from the Central Maui, Kīhei, Lāhainā, and other wastewater systems.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.2.3 of the Maui Island Plan.				
<b>Water</b>				
<b>Goal</b>				
6.3	Maui will have an environmentally sustainable, reliable, safe, and efficient water system			
<b>Objective</b>				
6.3.1	More comprehensive approach to water resources planning to effectively protect, recharge, and manage water resources including watersheds, groundwater, streams, and aquifers.			
<b>Policies</b>				
6.3.1.a	Ensure that MDWS actions reflect its public trust responsibilities toward water.			<b>X</b>
6.3.1.b	Ensure the Water Use Development Plan (WUDP) implements the State Water Code and MIP's goals, objectives, and policies.			<b>X</b>
6.3.1.c	Regularly update the WUDP, to maintain compliance with the General Plan			<b>X</b>
6.3.1.d	Ensure that the County's CIP for water-source development is consistent with the WUDP and the MIP.			<b>X</b>
6.3.1.e	Where desirable, retain and expand public ownership and management of watersheds and fresh-water systems.			<b>X</b>
6.3.1.f	Encourage and improve data exchange and coordination among Federal, State, County, and private land use planning and water resource management agencies.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.3.1 of the Maui Island Plan.				
<b>Objective</b>				
6.3.2	Increase the efficiency and capacity of the water systems in striving to meet the needs and balance the island's water needs.			
<b>Policies</b>				
6.3.2.a	Ensure the efficiency of all water system elements including well and stream intakes, water catchment, transmission lines, reservoirs, and all other system infrastructure.	<b>X</b>		
6.3.2.b	Encourage increased education about and use of private catchment systems where practicable for nonpotable uses			<b>X</b>
6.3.2.c	Maximize the efficient use of reclaimed wastewater to serve nonpotable needs.			<b>X</b>
6.3.2.d	Work with appropriate State and County agencies to achieve a balance in resolving the needs of water users in keeping with the water allocation priorities of the MIP.	<b>X</b>		

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
6.3.2.e	Ensure water conservation through education, incentives, and regulations			<b>X</b>
6.3.2.f	Acquire and develop additional sources of potable water.			<b>X</b>
<b>Discussion:</b> The Proposed Action will support Objective 6.3.2 of the Maui Island Plan.				
<p>Mahi Pono's irrigation engineering team is also designing a high-efficiency irrigation system. The new irrigation system will reduce water usage by: (1) using automatic, real-time irrigation sensors to deliver precise amounts of water efficiently; (2) recycle and re-use all water used in Mahi Pono's processing plants; and (3) integrate various live technology feeds to constantly monitor plant, soil, and tree health. Reducing water usage through effective irrigation ensures conservation of Hawai'i's natural resources.</p> <p>The issuance of the Water Lease will allow for the continued conveyance of water from the EMI Aqueduct System to the MDWS, which in turn provides water to Upcountry Maui, including KAP and the planned 262-acre KAP expansion, as well as the Nāhiku community. The Upcountry Water System relies on 80-90% of its water from three surface water sources. One of the three surface water sources is delivered by the EMI Aqueduct System through the Wailoa Ditch, which is treated at the Kamole-Weir Water Treatment Plant. The average daily use by the MDWS from the EMI Aqueduct System is 7.1 mgd, which accounts for a major portion of the water supplied to the Upcountry Water System.</p> <p>Nāhiku draws up in between 20,000-45,000 gallons of water daily, dependent upon weather, directly from the EMI Aqueduct System from the Ko'olau Ditch through a development tunnel.</p> <p>Without the issuance of the Water Lease, the EMI Aqueduct System may be left in an inoperable state, leaving Upcountry Maui and the Nāhiku community without a reliable source of water.</p>				
<b>Objective</b>				
6.3.3	Improve water quality and the monitoring of public and private water systems.			
<b>Policies</b>				
6.3.3.a	Protect and maintain water delivery systems.	<b>X</b>		
<b>Discussion:</b> The Proposed Action will support Objective 6.3.3 of the Maui Island Plan.				
<p>The issuance of the Water Lease will allow for the continued conveyance of water from the EMI Aqueduct System to the MDWS, which in turn provides water to Upcountry Maui, including KAP and the planned 262-acre KAP expansion, as well as the Nāhiku community. The agreements with the MDWS provide that the delivery of water to the MDWS is contingent upon the Water Lease being issued.</p> <p>Without the issuance of the Water Lease, the EMI Aqueduct System may be left in an inoperable state, leaving Upcountry Maui and the Nāhiku community without a reliable source of water.</p>				
<b>Transportation</b>				
<b>Goal</b>				
6.4	An interconnected, efficient, and well-maintained, multimodal transportation system.			
<b>Objective</b>				
6.4.1	Provide for a more integrated island-wide transportation and land use planning program that reduces congestion and promotes more efficient (transit-friendly) land use patterns.			
<b>Policies</b>				
6.4.1.a	Plan for an integrated multi-modal transportation system comprised of public transit, bicycle, pedestrian, automobile, and other transportation modes.			<b>X</b>
6.4.1.b	Refocus transportation investment from the construction of additional roadways only for the automobile to the expansion of a multimodal transportation system.			<b>X</b>
6.4.1.c	Encourage the use of "complete streets" design methods.			<b>X</b>
6.4.1.d	Encourage employers to implement Transportation Demand Management (TDM) strategies.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.4.1 of the Maui Island Plan.				
<b>Objective</b>				
6.4.2	Safe, interconnected transit, roadway, bicycle, equestrian, and pedestrian network.			
<b>Policies</b>				

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
6.4.2.a	Ensure transit-, roadway-, and pedestrian-facilities design and level-of-service standards respect the unique character of our communities			<b>X</b>
6.4.2.b	Prioritize transportation improvements list to cost-effectively meet existing and future needs consistent with the MIP.			<b>X</b>
6.4.2.c	Require new development, where appropriate, to integrate sidewalks, pathways, bikeways, and transit infrastructure into new commercial and residential projects while enhancing community character.			<b>X</b>
6.4.2.d	Identify and improve hazardous and substandard sections of roadways, drainage infrastructure, and bridges, provided that the historical integrity of the roads and bridges are protected.			<b>X</b>
6.4.2.e	Consider identification, acquisition where appropriate, and utilization of abandoned right-of-ways for bikeways, pedestrian pathways, and open-space networks.			<b>X</b>
6.4.2.f	Support the implementation of the Central Maui Pedestrian & Bicycle Master Plan (March 2012), when consistent with the MIP.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.4.2 of the Maui Island Plan.				
<b>Objective</b>				
6.4.3	An island-wide, multimodal transportation system that respects and enhances the natural environment, scenic views, and each community's character.			
<b>Policies</b>				
6.4.3.a	Ensure that the roadway and transit alignments respect the natural environment and scenic views.			<b>X</b>
6.4.3.b	Ensure that roadways and transit systems in rural areas and small towns enhance community character.			<b>X</b>
6.4.3.c	Design all transit systems to respect visual corridors and Maui's character.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.4.3 of the Maui Island Plan.				
<b>Transit</b>				
<b>Goal</b>				
6.5	An island-wide transit system that addresses the needs of residents and visitors and contributes to healthy and livable communities.			
<b>Objective</b>				
6.5.1	An integrated transit system that better serves all mobility needs of Maui's residents and visitors.			
<b>Policies</b>				
6.5.1.a	Maximize access to public transit in town centers, commercial districts, and employment centers.			<b>X</b>
6.5.1.b	Expand regional and inter-regional transit services, where appropriate, in heavily traveled corridors and within communities.			<b>X</b>
6.5.1.c	Increase the frequency of current service, add additional bus routes as demand requires, and transition to nonpolluting transit vehicles, as funding permits.			<b>X</b>
6.5.1.d	Provide adequate transit infrastructure (e.g., bus pullouts, waiting benches and shelters, signs) along existing and future transit right-of-ways.			<b>X</b>
6.5.1.e	Require new development where appropriate, to provide right-of-ways (ROWs) to accommodate transit circulation and support facilities.			<b>X</b>
6.5.1.f	Identify, protect, and preserve, or acquire corridors for future inter-community transit use, including but not limited to, rail and also multimodal use corridors.			<b>X</b>
6.5.1.g	Establish transit corridors by planning for and securing right-of-way when appropriate for alternative modes of transportation (such as rail and water ferry service).			<b>X</b>
6.5.1.h	Pursue improvements and upgrades to the existing transit system consistent with updated MDOT planning studies/transit plans (within the framework of comprehensive island- wide multimodal transportation plans).			<b>X</b>
6.5.1.i	Increase inter-agency coordination between the Department of Planning, State Department of Transportation, County Department of Public Works, and other applicable agencies.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.5.1 of the Maui Island Plan.				
<b>Objective</b>				



<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
6.5.2	Plan for a more diversified and stable funding base to support transportation goals.			
<b>Policies</b>				
6.5.2.a	Support alternative methods and sources of funding transportation improvements (including impact fees, higher taxes, fare adjustments, dedicated sources of funding, and assessments).			<b>X</b>
6.5.2.b	Collaborate with public-private entities or nonprofit organizations to reduce public transit operational expenses.			<b>X</b>
6.5.2.c	Coordinate with appropriate Federal, State, and County agencies to fund transportation projects in areas where growth is anticipated.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.5.2 of the Maui Island Plan.				
<b>Parks</b>				
<b>Goal</b>				
6.6	Maui will have a diverse range of active and passive recreational parks, wilderness areas, and other natural-resource areas linked, where feasible, by a network of greenways, bikeways, pathways, and roads that are accessible to all.			
<b>Objective</b>				
6.6.1	More effective, long-range planning of parks and recreation programs able to meet community needs.			
<b>Policies</b>				
6.6.1.a	Support, consistent with the MIP, the implementation of open-space and recreational plans, such as the Pali to Puamana Parkway Master Plan and the Upcountry Greenways Master Plan.			<b>X</b>
6.6.1.b	Utilize the ahupua'a approach by integrating mauka-to-makai natural landscapes into an island-wide parks and recreation functional plan.			<b>X</b>
6.6.1.c	Provide a balanced mix of passive and active parks, including neighborhood, community, and regional parks, in each community plan area.			<b>X</b>
6.6.1.d	Support the expansion of Haleakala National Park, where supported by affected communities.			<b>X</b>
6.6.1.e	Support lo'i and dryland taro restoration in County, State, and Federal parks.			<b>X</b>
6.6.1.f	Encourage private landowners to dedicate land to Federal, State, or County governments, or nonprofit land trusts, for parks and open-space protection consistent with the MIP.			<b>X</b>
6.6.1.g	Strengthen inter-agency coordination including State and County departments, such as resolving joint use of facilities and properties.			<b>X</b>
6.6.1.h	Work with the State to prepare and implement a master management plan for 'Āhihi- Kīna'u and La Perouse-Keone'ō'io Bay to Kanaloa Point region.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.6.1 of the Maui Island Plan.				
<b>Objective</b>				
6.6.2	Achieve parks and recreation opportunities to meet the diverse needs of our community.			
<b>Policies</b>				
6.6.2.a	Establish appropriate level-of-service standards at the neighborhood, community, and regional levels.			<b>X</b>
6.6.2.b	Identify and acquire parks and recreational facilities that address existing park inadequacies and complement and enhance neighborhoods, communities, and natural- land features.			<b>X</b>
6.6.2.c	Design park facilities to preserve and enhance natural site characteristics, maximize views, protect environmental and cultural sites, and minimize water demands.			<b>X</b>
6.6.2.d	Acquire lands along the shoreline, between coastal roadways and the ocean.			<b>X</b>
6.6.2.e	Encourage the development of regional parks, district parks, and greenways in a manner that helps to contain sprawl, provide separation between distinct communities, or offer open space within urban communities.			<b>X</b>
6.6.2.f	Require large master-planned communities that incorporate a mixture of park facilities pursuant to parks standards and functional plans.			<b>X</b>
6.6.2.g	Support appropriate areas for cultural parks (e.g., Kepaniwai) in each community plan area.			<b>X</b>

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
6.6.2.h	Incorporate community input to determine the appropriate location, design, and long-term stewardship of parks and recreation facilities.			<b>X</b>
6.6.2.i	Manage commercial activities at public parks to minimize impacts to residents.			<b>X</b>
6.6.2.j	Support public-private partnerships to implement the acquisition and development of parks when consistent with the General Plan.			<b>X</b>
6.6.2.k	Support a coordinated program to improve, operate, and maintain joint-use facilities and grounds.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.6.2 of the Maui Island Plan.				
<b>Objective</b>				
6.6.3	An expanded network of greenways, trails, pathways, and bikeways.			
<b>Policies</b>				
6.6.3.a	Link existing and future park sites, natural areas, the shoreline, and residential areas with a network of bikeways, pedestrian paths, trails, and greenways.			<b>X</b>
6.6.3.b	Support the implementation of plans and programs that facilitate pedestrian mobility and access to active and passive recreation areas and sites.			<b>X</b>
6.6.3.c	Collaborate with the State and private land owners to ensure perpetual access and proper stewardship of traditional trails and access systems.			<b>X</b>
6.6.3.d	Facilitate the development of well-managed noncommercial campgrounds throughout the island.			<b>X</b>
6.6.3.e	Consider requiring commercial bike rental businesses to provide funding that supports a mauka-to-makai Haleakalā bikeway improvement program.			<b>X</b>
6.6.3.f	Ensure ADA compliance and seek opportunities to make all parks and recreational facilities accessible to people with disabilities.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.6.3 of the Maui Island Plan.				
<b>Public Facilities</b>				
<b>Goal</b>				
6.7	Maui will have adequate public facilities that meet the diverse needs of residents.			
<b>Objective</b>				
6.7.1	More effective planning for public facilities to meet community needs.			
<b>Policies</b>				
6.7.1.a	Ensure the development and update of island-wide public facilities functional plans that incorporate prioritized facilities, programs, and a financial component.			<b>X</b>
6.7.1.b	Establish appropriate level-of-service standards for public facilities provided by the County.			<b>X</b>
6.7.1.c	Pursue improvements and upgrades of County public facilities consistent with the public facilities functional plan.			<b>X</b>
6.7.1.d	Recognize Wailuku Town as Maui's Civic Center and support the revitalization of the Civic Center District by consolidating government office spaces, enhancing landscape beautification, and providing adequate public parking.			<b>X</b>
6.7.1.e	Support, with community input, the relocation of the Maui Community Correctional Center from Wailuku to an appropriate location in Pu'unēnē.			<b>X</b>
6.7.1.f	Adequately plan and fund public safety facilities (fire, police, ambulance, civil defense) to meet community needs.			<b>X</b>
6.7.1.g	Increase joint facilities utilization and program coordination between State and County agencies such as baseyards, communication centers, recreational facilities, etc., where feasible.			<b>X</b>
6.7.1.h	Focus future expenditures for additional government office space, parking, and related facilities in Wailuku's Civic Center District.			<b>X</b>
6.7.1.i	Encourage continuous and safe walkways for children within one mile of each school.			<b>X</b>
6.7.1.j	Encourage public-private partnerships to identify and resolve public facility plan shortcomings when consistent with the General Plan.			<b>X</b>
6.7.1.k	Incorporate community/area residents' input to determine the appropriate location and design of public facilities.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.7.1 of the Maui Island Plan.				

Table 5-10: Maui Island Plan		S	NS	N/A
<b>Schools and Libraries</b>				
<b>Goal</b>				
6.8	Maui will have school and library facilities that meet residents' needs and goals.			
<b>Objective</b>				
6.8.1	Assist in providing appropriate school and library facilities in a timely manner and in strategic locations.			
<b>Policies</b>				
6.8.1.a	Work in partnership with all educational institutions to meet current and future needs including appropriate location, timing, and design of future facilities.			X
6.8.1.b	Allow for the expansion and intensification of uses at the UHMC including satellite campuses operating in remote areas.			X
6.8.1.c	Encourage the DOE to build and maintain smaller, community-oriented schools.			X
6.8.1.d	Encourage better cooperation by the State and County for use of State and County facilities.			X
6.8.1.e	Encourage the State to upgrade, modernize, and expand school facilities, including those in remote communities.			X
6.8.1.f	Work with the State to develop a master plan for the expansion of UHMC in accordance with the MIP.			X
6.8.1.g	Support partnerships (public/private/nonprofit) to build and staff new schools and improve existing facilities.			X
6.8.1.h	Work with the Board of Education Hawai'i State Public Library System to provide centralized library services (including telecommunications) to all areas of Maui.			X
6.8.1.i	Work with the State to expedite planning and construction of K'hei High School, including the integration of the high school with the Maui Research and Technology Park.			X
6.8.1.j	Work with the State to identify intermediate school sites in Central Maui and other areas where needed.			X
<b>Discussion:</b> The Proposed Action will not affect Objective 6.8.1 of the Maui Island Plan.				
<b>Objective</b>				
6.8.2	Provide a more expansive network of safe and convenient pedestrian-friendly streets, trails, pathways, and bikeways between neighborhoods and schools where appropriate.			
<b>Policies</b>				
6.8.2.a	Encourage the State to build new school facilities in appropriate locations that minimize time and distance for students to travel to and from school.			X
6.8.2.b	Encourage the State to implement the Safe Routes to School initiative with funding commitments to help the County plan and fund projects that ensure safe access routes to school.			X
<b>Discussion:</b> The Proposed Action will not affect Objective 6.8.2 of the Maui Island Plan.				
<b>Healthcare</b>				
<b>Goal</b>				
6.9	All of Maui residents will have the best possible health care to include healthy living, disease prevention, as well as acute and long-term care.			
<b>Objective</b>				
6.9.1	Greater autonomy to the Maui region in their efforts to improve medical care on the island.			
<b>Policies</b>				
6.9.1.a	Encourage the State to give greater autonomy to the Maui region in their efforts to improve medical care on the island.			X
6.9.1.b	Support innovative financial solutions, such as capital partnerships, joint ventures, and consolidations for MMMC and other health institutions.			X
6.9.1.c	Support MMMC as a major core medical center that provides a greater range of services.			X
6.9.1.d	Support the immediate development of a critical access hospital in West Maui.			X
6.9.1.e	Support the expansion of regional critical-access facilities, where allowed by Federal regulations.			X
6.9.1.f	Improve medical service to remote and outlying regions.			X

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
6.9.1.g	Support transportation services for dialysis patients and community dialysis programs.			<b>X</b>
6.9.1.h	Work with the State to determine the feasibility of appropriate medical facilities in South Maui and Hāna, including the possible reestablishment of a small community hospital in Hāna, the establishment of a hospital in South Maui, and assist the State in securing funding to meet Maui's health care needs.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.9.1 of the Maui Island Plan.				
<b>Objective</b>				
6.9.2	An expansion of long-term care facilities and long-term care alternatives to meet the needs of our aging population.			
<b>Policies</b>				
6.9.2.a	Support efforts to increase Maui's long-term care bed capacity to cover current and future needs, close to large population centers.			<b>X</b>
6.9.2.b	Recognize that facilities for low-income elders who need long-term care are a needed form of affordable and subsidized housing.			<b>X</b>
6.9.2.c	Evaluate the needs of the long-term disabled and provide planning support for their care, if there is a need for long-term care facilities.			<b>X</b>
6.9.2.d	Consider long-term care facilities as a major potential employment base and encourage the recruitment and training of potential employees.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.9.2 of the Maui Island Plan.				
<b>Objective</b>				
6.9.3	More support to home-care and community-based programs so they become alternatives to traditional nursing homes.			
<b>Policies</b>				
6.9.3.a	Support the establishment of a program to assist the elderly and people with disabilities to remain in their homes or in a home-like setting.			<b>X</b>
6.9.3.b	Support the establishment of senior and adult-day-care centers and senior housing.			<b>X</b>
6.9.3.c	Continue to support existing senior centers (e.g. Kaunoa), and establish new senior centers that will provide day-care sites and programs for the disabled and elderly.			<b>X</b>
6.9.3.d	Support funding alternatives for community-based services that assist home-care efforts.			<b>X</b>
6.9.3.e	Encourage the State to adopt the recommendations contained within the Legislative Reference Bureau's report entitled "Gimme a Break: Respite Care Services in Other States," (December 2007) where appropriate, feasible, and consistent with the MIP.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.9.3 of the Maui Island Plan.				
<b>Objective</b>				
6.9.4	Improved preventative medicine and primary health care.			
<b>Policies</b>				
6.9.4.a	Develop and utilize health-status benchmarks to measure prevention and primary health care service delivery.			<b>X</b>
6.9.4.b	Support programs that provide family planning assistance.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.9.4 of the Maui Island Plan.				
<b>Energy</b>				
<b>Goal</b>				
6.10	Maui will meet its energy needs through local sources of clean, renewable energy, and through conservation.			
<b>Objective</b>				
6.10.1	Reduce fossil fuel consumption. Using the 2005 electricity consumption as a baseline, reduce by 15 percent in 2015; 20 percent by 2020; and 30 percent by 2030.			
<b>Policies</b>				
6.10.1.a	Support energy efficient systems, processes, and methods in public and private operations, buildings, and facilities.	<b>X</b>		

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
6.10.1.b	Support the Maui Solar Rooftop initiative.			<b>X</b>
6.10.1.c	Support Hawai'i Energy and other Public Utility Commission (PUC) approved energy efficiency programs.			<b>X</b>
<b>Discussion:</b> The Proposed Action will support Objective 6.10.1 of the Maui Island Plan.				
Mahi Pono intends to use power from two hydro-electric facilities to provide power to pumps and wells, and other infrastructure, and convert 500 acres of the agricultural lands in Central Maui to energy crops. The company also anticipates the installation of a 250 acre solar farm.				
<b>Objective</b>				
6.10.2	Increase the minimum percentage of electricity obtained from clean, renewable energy sources. By 2015, more than 15 percent of Maui's electricity will be produced from locally-produced, clean, renewable energy sources, 25 percent by 2020, and 40 percent by 2030.			
<b>Policies</b>				
6.10.2.a	Evaluate available renewable energy resource sites and applicable technologies.	<b>X</b>		
6.10.2.b	Encourage the installation of renewable energy systems, where appropriate.	<b>X</b>		
6.10.2.c	Support the establishment of new renewable energy facilities at appropriate locations provided that environmental, view plane, and cultural impacts are addressed.	<b>X</b>		
6.10.2.d	Encourage all new County facilities completed after January 1, 2015, to produce at least 15 percent of their projected electricity needs with onsite renewable energy.			<b>X</b>
<b>Discussion:</b> The Proposed Action will support Objective 6.10.2 of the Maui Island Plan.				
Mahi Pono intends to use power from two hydro-electric facilities to provide power to pumps and wells, and other infrastructure. Mahi Pono is also committing land to the production of solar energy for the public utility system.				
<b>Objective</b>				
6.10.3	Increased use of clean, renewable energy.			
<b>Policies</b>				
6.10.3.a	Support efforts in the PUC to upgrade Maui's power grid to integrate renewable energy from multiple sources and wheeling of electricity.			<b>X</b>
6.10.3.b	Encourage the PUC to work with the County to implement and expedite community supported renewable energy projects.			<b>X</b>
6.10.3.c	Encourage efforts to produce more renewable energy using distributed generation.	<b>X</b>		
6.10.3.d	Encourage import substitution by MECO and the broader community to become more self-sufficient in energy production.			<b>X</b>
6.10.3.e	Educate the public on the economic and environmental benefits from the increased use of renewable energy.			<b>X</b>
6.10.3.f	Encourage support from the Federal government, State, and the private sector for Maui's renewable energy objectives.			<b>X</b>
6.10.3.g	Encourage incentives to support the development and use of renewable energy.			<b>X</b>
<b>Discussion:</b> The Proposed Action will support Objective 6.10.3 of the Maui Island Plan.				
Mahi Pono intends to use power from two hydro-electric facilities to provide power to pumps and wells, and other infrastructure. Mahi Pono is also committing land to the production of solar energy for the public utility system.				
<b>Harbor and Airports</b>				
<b>Goal</b>				
6.11	Maui will have harbors and airports that will efficiently, dependably, and safely facilitate the movement of passengers and cargo.			
<b>Objective</b>				
6.11.1	Upgraded harbor facilities to handle larger volumes of freight and passengers and additional small boat harbors.			
<b>Policies</b>				

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
6.11.1.a	Support the expansion and upgrade of Kahului Harbor through the following, provided that any expansion is respectful of cultural practices and existing recreational uses and supports improved water quality: 1. (1) Accommodate increasing volumes of cargo; 2. (2) Provide deeper pier depths and greater fuel-receiving and storing capacities; and 3. (3) Ensure safe and efficient work areas, including separating passenger operations from fuel and cargo operations.			<b>X</b>
6.11.1.b	Work with public and private entities to provide adequate pier slips, utilities, repair facilities, and waste-disposal capabilities.			<b>X</b>
6.11.1.c	Encourage the State to safely separate passenger (cruise and ferry) operations from hazardous bulk fuels and heavy cargo transporting operations, while not decreasing harbor's capacity to safely support various recreational uses.			<b>X</b>
6.11.1.d	Encourage the State to develop cargo inspecting sites and facilities for efficient cargo and container processing and transportation and to prevent alien species entry.			<b>X</b>
6.11.1.e	Support a State and County task force to study the feasibility of a second commercial harbor on Maui.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.11.1 of the Maui Island Plan.				
<b>Objective</b>				
6.11.2	Establish more economically thriving and environmentally sensitive small boat harbors accommodating resident and business activity, including fishing, recreation, and tour boats			
<b>Policies</b>				
6.11.2.a	Provide for needed shore-side facilities and capabilities to support small boat harbor users (e.g. repair facilities, parking, cold storage, and mass-transit connections).			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.11.2 of the Maui Island Plan.				
<b>Objective</b>				
6.11.3	Upgraded airport facilities and navigation aids to serve the needs of passengers, freight movements, and general aviation.			
<b>Policies</b>				
6.11.3.a	Protect the island's airports from encroaching urbanization that may negatively impact the airport operations.			<b>X</b>
6.11.3.b	Support State efforts to improve Kahului Airport operations to better serve passenger and cargo needs.			<b>X</b>
6.11.3.c	Support State efforts to identify sites and plan to relocate and accommodate small and rotary wing aircraft.			<b>X</b>
6.11.3.d	Encourage the State to improve airport safety including lighting, fuel transmission, fuel safety, etc.			<b>X</b>
6.11.3.e	Consider expansion of rental car facilities in West and South Maui.			<b>X</b>
6.11.3.f	Consider expansion of mass transit (bus, fixed-rail, shuttle, and taxis, bicycle, and pedestrian facilities) to and from Kahului Airport and not limited to passenger movements (allowing for luggage and cargo).			<b>X</b>
6.11.3.g	Encourage the State to maintain airport capacity and to encourage more responsive air services to Hāna and Kapalua.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 6.11.3 of the Maui Island Plan.				
<b>Land Use</b>				
<b>Goal</b>				
7.1	Maui will have a prosperous agricultural industry and will protect agricultural lands.			
<b>Objective</b>				
7.1.1	Significantly reduce the loss of productive agricultural lands.			
<b>Policies</b>				
7.1.1.a	Allow, where appropriate, the clustering of development on agricultural lands when approved as a Conservation Subdivision Design plan or similar approval mechanism.			<b>X</b>



<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
7.1.1.b	Require, where appropriate, the review and approval of Conservation Subdivision Design plans prior to the subdivision of agricultural land.			<b>X</b>
7.1.1.c	Discourage developing or subdividing productive agricultural lands for residential uses in which the residence would be the primary use and any agricultural activities would be secondary uses.	<b>X</b>		
7.1.1.d	Consider requirements for public notification and review of the subdivision of agricultural land into four or more lots.			<b>X</b>
7.1.1.e	Focus urban growth, to the extent practicable, away from productive and important agricultural lands.	<b>X</b>		
7.1.1.f	Strongly discourage the conversion of productive and important agricultural lands (such as sugar, pineapple, and other produce lands) to rural or urban use, unless justified during the General Plan update, or when other overriding factors are present.	<b>X</b>		
7.1.1.g	Further develop the requirements for agricultural assessments found under Section 19.510, Maui County Code (MCC).			<b>X</b>
7.1.1.h	Provide incentives for landowners to preserve and protect agricultural lands from development through the use of Transfer of Development Rights /Purchase of Development Rights, tax credits, easement programs, or similar means.			<b>X</b>
7.1.1.i	Promote the use of U.S.D.A. Farm and Ranch Lands Protection Program grants to fund the acquisition of conservation easements on eligible agricultural lands.			<b>X</b>
7.1.1.j	Require all major developments adjacent to agricultural lands to provide an appropriate and site-specific agricultural protection buffer as part of a required site plan.			<b>X</b>
7.1.1.k	Support and promote the viability of Maui's agricultural businesses through property tax incentives and other programs and subsidies.			<b>X</b>
7.1.1.l	Encourage future community plan efforts to identify lands within the County Agricultural zoning district that are primarily being used for large-lot residential or rural use and consider such lands for reclassification to an appropriate County Rural zone.			<b>X</b>
<b>Discussion:</b> The Proposed Action will support Objective 7.1.1 of the Maui Island Plan.				
<p>"Agriculture creates a diversity of jobs, generates tax revenues, and produces a variety of crops for different local and export markets. While agriculture ranks behind tourism and retail business in terms of market value, its contributions to the economy are significant. In 2007, the total value of crop sales in Maui County approached \$139 million and the agricultural industry provided 1,700 jobs. Agriculture also benefits Maui's tourism industry by providing green landscapes and enhancing the island's sense of place" (MIP, 7-3).</p> <p>The Proposed Action will allow for the continued conveyance of water to supply the agricultural fields in Central Maui to support a diversified agriculture farming model. Currently, the fields are mostly fallow and not being utilized to their full potential. Should the Water Lease not be issued, or be issued with insufficient water, the agricultural fields may need to be left in a fallow state for a prolonged period of time, and agricultural activities may be unfeasible in Central Maui. Mahi Pono, under the No Action Alternative, however, plans to farm a portion of the agricultural fields. For more detail please refer to Chapter 3.</p>				
<b>Objective</b>				
7.1.2	Reduction of the island's dependence on off-island agricultural products and expansion of export capacity.			
<b>Policies</b>				
7.1.2.a	Coordinate with the agricultural community, associations/community groups, agricultural landowners, and the State to designate IALs.			<b>X</b>
7.1.2.b	Support an incentive package for productive Agricultural Lands which aims to ensure agricultural viability for small- and commercial-scale agricultural producers.			<b>X</b>
7.1.2.c	Actively look to acquire land and provide infrastructure to expand the agricultural park and establish new agricultural parks.	<b>X</b>		
7.1.2.d	Support the designation of a research and development area within agricultural parks to help farmers stay attuned to new technology and research.			<b>X</b>
7.1.2.e	Support local cooperative extension services to facilitate timely technology transfer opportunities.			<b>X</b>

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
7.1.2.f	Support plans and programs to develop additional sources of water for irrigation purposes.			<b>X</b>
7.1.2.g	Consider appropriate subdivision requirements (gravel roads, above-ground utilities, etc.) in those subdivisions creating Agricultural Parks where lots are limited to agricultural production with no dwellings.			<b>X</b>
7.1.2.h	Support the recommendations, policies, and actions contained within the Maui Agricultural Development Plan, July 2009, when consistent with the MIP.			<b>X</b>
7.1.2.i	Allow water and tax discounts for legitimate farming operations on rural and agricultural land.			<b>X</b>
7.1.2.j	Give priority in delivery and use of agricultural water and agricultural land within County agricultural parks to cultivation of food crops for local consumption.	<b>X</b>		
7.1.2.k	Support programs that control pests and diseases that affect agriculture.			<b>X</b>
7.1.2.l	Support the development of training and apprenticeship programs to encourage an adequate supply of agricultural workers.	<b>X</b>		
<b>Discussion:</b> The Proposed Action will support Objective 7.1.2 of the Maui Island Plan.				
<p>Much of the approximately 30,000 acres of farmlands in Central Maui were designated as IAL by the LUC under a voluntary petition filed by A&amp;B. The Proposed Action will enable for the continued conveyance of water to support conversion to diversified agriculture on those IAL lands. Mahi Pono plans to convert the agricultural lands in Central Maui generally to community farms, orchards (citrus, mac nuts, and beverage crops), tropical fruits, row and annual crops, energy crops, irrigated and nonirrigated pasture, and green energy crops.</p> <p>The EMI Aqueduct System conveys water to the MDWS, which in turn provides water for domestic and agricultural needs in Upcountry Maui, including KAP, and the planned 262-acre KAP expansion. The Proposed Action will ensure the County has a reliable water source to provide for Upcountry Maui and to adequately plan, as well as make sound investments, for growth as there are insufficient alternative water sources and infrastructure to meet present and future demands currently.</p> <p>While not supporting new sources of irrigation water, Mahi Pono's irrigation engineering team is designing a high-efficiency irrigation system. The new irrigation system will reduce water usage by: (1) using automatic, real-time irrigation sensors to deliver precise amounts of water efficiently; (2) recycle and re-use all water used in Mahi Pono's processing plants; and (3) integrate various live technology feeds to constantly monitor plant, soil, and tree health. Reducing water usage through effective irrigation assures the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.</p> <p>Mahi Pono also intends to provide plots for research and offer an internship program for high school and college students, which supports the development and training of agricultural workers.</p>				
<b>Objective</b>				
7.1.3	Support and facilitate connectivity between communities.			
<b>Policies</b>				
7.1.3.a	Evaluate the impact of gated communities on interconnectivity.			<b>X</b>
7.1.3.b	Discourage land use and urban design that impedes interconnectivity between adjacent communities.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 7.1.3 of the Maui Island Plan.				
<b>Rural Areas</b>				
<b>Goal</b>				
7.2	Maui will have a rural landscape and lifestyle where natural systems, cultural resources and farm lands are protected and development enhances and compliments the viability and character of rural communities.			
<b>Objective</b>				
7.2.1	Reduce the proliferation and impact of residential development outside of urban, small town, and rural growth boundaries.			
<b>Policies</b>				
7.2.1.a	Focus development to areas inside urban, small town, and rural growth boundaries to preserve natural, cultural, and agricultural resources.			<b>X</b>
7.2.1.b	Encourage cluster development with a mandatory buffer requirement/clear edge at the interface of country towns, agricultural uses, and surrounding rural landscapes.			<b>X</b>

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
7.2.1.c	Encourage or require, where appropriate, Conservation Subdivision Designs and the use of green spaces/natural separations to protect the character of rural landscapes.			<b>X</b>
7.2.1.d	Encourage basic goods/services in business country towns.			<b>X</b>
7.2.1.e	Allow for mixed uses, including residential uses, within Business Country Town Districts.			<b>X</b>
7.2.1.f	Encourage the use of alternative stormwater management techniques that minimize land disturbance and preserve natural drainage features.			<b>X</b>
7.2.1.g	Encourage green belts, open space buffers, and riparian zones to minimize conflicts between agriculture and residential uses.			<b>X</b>
7.2.1.h	Evaluate the impact of gated communities on inter-connectivity.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 7.2.1 of the Maui Island Plan.				
<b>Objective</b>				
7.2.2	More appropriate service/infrastructure standards to enhance and protect the island's rural character and natural systems.			
<b>Policies</b>				
7.2.2.a	Minimize impermeable surfaces within rural areas.			<b>X</b>
7.2.2.b	Protect and support the character, economic viability, and historic integrity of Maui's small towns.			<b>X</b>
7.2.2.c	Use infrastructure, public service, and design standards that are appropriate to rural areas.			<b>X</b>
7.2.2.d	Discourage land use and urban design that impede interconnectivity between adjacent communities.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 7.2.2 of the Maui Island Plan.				
<b>Urban Areas</b>				
<b>Goal</b>				
7.3	Maui will have livable human-scale urban communities, an efficient and sustainable land use pattern, and sufficient housing and services for Maui residents.			
<b>Objective</b>				
7.3.1	Facilitate and support a more compact, efficient, human-scale urban development pattern.			
<b>Policies</b>				
7.3.1.a	Ensure higher-density compact urban communities, infill, and redevelopment of underutilized urban lots within Urban Growth Boundaries.			<b>X</b>
7.3.1.b	Maintain a distinct separation between communities, such as but not limited to, Wailuku and Waikapū; Wailuku and Waihe'e; Pukalani and Makawao; Pukalani and Kula; Makawao and Hāli'imaile; Lahaina and Kā'anapali; Kīhei and Mā'alaea; and Mā'alaea and Waikapū, to protect the character and identity of Maui's communities.			<b>X</b>
7.3.1.c	Strengthen evaluation requirements for new urban expansion, new towns, and major urban infill projects within urban growth areas. Tailor submittal requirements to reflect the impact or scale of different projects.			<b>X</b>
7.3.1.d	Ensure future amendments to urban growth boundaries achieve the following: (1) provide a beneficial extension of the existing community; (2) are in areas where it is cost-effective to provide and operate infrastructure/public service facilities; and (3) do not promote automobile-oriented land use patterns.			<b>X</b>
7.3.1.e	Evaluate the impact of gated communities on inter-connectivity.			<b>X</b>
7.3.1.f	Encourage the development and implementation of neighborhood design standards that are environmentally friendly, such as Leadership in Energy and Environmental Design for Neighborhood Development standards.			<b>X</b>
7.3.1.g	Discourage future pyramid zoning within the industrial zoning districts, while allowing accessory commercial uses and grandfathering existing uses.			<b>X</b>
7.3.1.h	Promote agriculture by encouraging community gardening, community-supported agricultural programs, and farmers markets within and adjacent to urban areas.			<b>X</b>
7.3.1.i	Discourage land use and urban design that impedes inter-connectivity between adjacent communities.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 7.3.1 of the Maui Island Plan.				

Table 5-10: Maui Island Plan		S	NS	N/A
<b>Objective</b>				
7.3.2	<b>Facilitate more self-sufficient and sustainable communities.</b>			
<b>Policies</b>				
7.3.2.a	When developing new communities, provide sufficient lands for commercial, appropriate industrial, educational, spiritual, and non-profit uses to serve the daily needs of community residents.			X
7.3.2.b	Site community facilities such as schools, parks, libraries, and community centers within walking and biking distance of residences.			X
7.3.2.c	Facilitate self-sufficient communities and shorten commutes by: <ul style="list-style-type: none"> <li>1. Directing residential development to job-rich areas;</li> <li>2. Allowing for appropriate commercial development and community services to shorten commutes; and</li> <li>3. Allowing home occupations or home-based businesses that are compatible with surrounding neighborhoods and lifestyles.</li> </ul>			X
7.3.2.d	Ensure, where appropriate, that affordable employee housing and multi-modal transportation opportunities are located near major employment centers.			X
7.3.2.e	Discourage the establishment of bedroom communities where long commutes are required to employment centers.			X
7.3.2.f	Facilitate the development of housing by focusing projects in locations where land and infrastructure costs facilitate the development of affordably-priced housing.			X
7.3.2.g	Provide incentives to facilitate the development of multifamily housing.			X
7.3.2.h	Encourage the placement of rental housing projects in the same areas as for-sale housing to facilitate mixed-income communities.			X
7.3.2.i	Develop communities that provide sufficient parks, schools, libraries, and other essential public facilities and services to serve resident needs.			X
7.3.2.j	Promote agriculture by encouraging community gardening, edible landscaping, community-supported agricultural programs, and farmers markets within and adjacent to urban areas.			X
<b>Discussion:</b> The Proposed Action will not affect Objective 7.3.2 of the Maui Island Plan.				
<b>Objective</b>				
7.3.3	<b>Strengthen the island's sense of place.</b>			
<b>Policies</b>				
7.3.3.a	Protect and enhance the unique architectural and landscape characteristics of each community.			X
7.3.3.b	Encourage Hawaiian architecture and tropical building designs.			X
7.3.3.c	Support the continued revitalization of historic country towns, Wailuku Town, and Kahului's commercial core and harbor-front without displacing traditional, cultural, recreational and customary uses.			X
7.3.3.d	Strongly encourage the preservation of buildings, structures, and sites of historic significance.	X		
7.3.3.e	Require community input through Design Workshops for major new urban expansion, new towns, and major urban infill projects.			X
7.3.3.f	Require design enhancement, landscaping, and integration of park and rides, bicycle parking areas, and mass-transit infrastructure to mitigate the effect of parking lots and structured parking on the urban landscape.			X
7.3.3.g	Ensure that safe and attractive public spaces (e.g., plazas, parks, town/village squares) are provided throughout the island's urban areas.			X
<b>Discussion:</b> The Proposed Action will support Objective 7.3.3 of the Maui Island Plan.				
Implementation of the CWRM D&O may require modification or complete removal of specific diversion in the EMI Aqueduct System. Mason Architects prepared a Historic Structure Assessment report for the subject Water Lease. The main purpose of this study was to determine the historical significance of the EMI Aqueduct System. It was determined that the system is eligible to be placed on the NRHP under National Register Criterion A, for its role in				

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<p>supporting the development of the sugar industry on Maui, and Criterion C, as an extensive engineering design that exemplifies the characteristics, technology, and pattern of features common to irrigation ditch systems in Hawai'i. The removal of the sluice gates create an "effect, with agreed upon mitigation commitments" determination. The effect is minimal, as they do not drastically alter the overall physical appearance of the historic EMI Aqueduct System. The proposed mitigation is to document the sluice gates with photos and location sketch plans conforming to the HAER standards where sluice gates are to be removed or altered. Many of the sluice gates are unique to a particular stream, and documentation will ensure that nothing is lost over time.</p> <p>One of the objectives of the Proposed Action is to continue the operation and maintain the EMI Aqueduct System. Issuance of the Water Lease will ensure that the EMI Aqueduct System continues to operate. Should the Water Lease not be issued, the EMI Aqueduct System may be abandoned if it is deemed unfeasible to operate, at which point the EMI Aqueduct System may fall into disrepair.</p>				
<b>Objective</b>				
7.3.4	Strengthen planning and management for the visitor industry to protect resident quality of life and enhance the visitor experience.			
<b>Policies</b>				
7.3.4.a	Discourage the conversion of hotel units to timeshares and fractional ownership.			<b>X</b>
7.3.4.b	Monitor and manage the amount of, and impacts from, timeshares and fractional ownership.			<b>X</b>
7.3.4.c	Manage short-term rentals and bed-and-breakfast homes through a permitting and regulatory process in accordance with adopted ordinances and community plan policies.			<b>X</b>
7.3.4.d	Limit large-scale resort development to the four existing resort destination areas of Wailea, Mākena, Kapalua and Kā'anapali. "Large Scale Resort" is defined as complexes that include multiple accommodation facilities, activity businesses, retail complexes, and other amenities.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 7.3.4 of the Maui Island Plan.				
<b>Objective</b>				
7.3.5	Ensure that Maui's planning and development review process becomes more transparent, efficient, and innovative.			
<b>Policies</b>				
7.3.5.a	Encourage greater community involvement in land use planning and decision making.			<b>X</b>
7.3.5.b	Establish a predictable and timely development review process that facilitates the approval of projects that meet planning and regulatory requirements.			<b>X</b>
7.3.5.c	Increase inter-agency coordination between the Department of Planning and all State and County agencies responsible for infrastructure and public facilities provision, particularly as it relates to the mitigation of long-term cumulative impacts resulting from development projects.			<b>X</b>
7.3.5.d	Provide greater certainty and transparency in the development review process.			<b>X</b>
7.3.5.e	Expand and maintain land use and geographic information system databases for improved decisions, and make data and products available to the public.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Objective 7.3.5 of the Maui Island Plan.				
<b>Directed Growth</b>				
<b>Goal</b>				
8.1	Maui will have well-serviced, complete, and vibrant urban communities and traditional small towns through sound planning and clearly defined development expectations.			
<b>Policies</b>				
8.1.a	The County, with public input, will be responsible for designating new growth areas where infrastructure and public facilities will be provided, consistent with the policies of the MIP and in accordance with State and County infrastructure plans.			<b>X</b>
8.1.b	Amendments to a Urban Growth Boundary (UGB) or Small Town Boundary (STB) shall be reviewed as a MIP amendment. A UGB or STB shall only be expanded if the island-wide inventory (maintained by the Department of Planning) of existing land uses (residential, commercial, industrial) indicates that additional urban density land is necessary to provide for the needs of the projected population			<b>X</b>

<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
	growth within ten years of that inventory; or, during the decennial update of the MIP.			
8.1.c	Community plans shall provide for urban density land use designations only within UGBs and Small Towns. The County may only support and approve State Urban Land Use Designations for areas within UGBs, STBs, and Rural Villages.			<b>X</b>
8.1.d	The unique character and function of existing small towns shall be protected to retain and preserve their sense of place.			<b>X</b>
8.1.e	New development shall be consistent with the UGBs, STBs, and all other applicable policies of the MIP. New urban-density development shall not be allowed outside of a UGB or STB.			<b>X</b>
8.1.f	The County, as a condition of development approval, shall require developers of privately owned infrastructure systems to provide financial insurance (bonding, etc.) for the operation and maintenance of these systems.			<b>X</b>
8.1.g	The County shall implement a zoning program to comprehensively redistrict and rezone lands within UGBs according to updated community plan policies and map designations.			<b>X</b>
8.1.h	The County will seek to focus capital improvements (schools, libraries, roads, and other infrastructure and public facilities) within the UGBs and STBs in accordance with the MIP.			<b>X</b>
8.1.i	The County will promote (through incentives, financial participation, expedited project review, infrastructure/public facilities support, etc.) appropriate urban infill, redevelopment and the efficient use of buildable land within UGBs to avoid the need to expand the UGBs.			<b>X</b>
8.1.j	The MIP's UGBs and STBs shall not be construed or implemented to prohibit the construction of a single-family dwelling on any existing parcel where otherwise permitted by law.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect Goal 8.1 of the Maui Island Plan.				
<b>Goal</b>				
8.2	Maui will maintain opportunities for agriculture and rural communities through sound planning and clearly defined development expectations.			
<b>Policies</b>				
8.2.a	Amendments to a RGB shall be reviewed as an MIP amendment. A RGB shall only be expanded if an island-wide inventory of existing land uses (residential, commercial, industrial) indicates that additional lands are necessary to provide for the needs of the projected population growth within ten years of that inventory; or, during the decennial update of the MIP.			<b>X</b>
8.2.b	New development shall be consistent with RGB and all other applicable policies and requirements of the MIP. Public, quasi-public, civic, and limited commercial or industrial uses may be allowed in the RGB when the proposed uses demonstrate a public need and are consistent with the Community Plan and zoning.			<b>X</b>
8.2.c	Environmental protection and compatibility will be a top priority in rural growth areas.			<b>X</b>
8.2.d	All development within rural growth areas should avoid encroachment upon prime agricultural land.			<b>X</b>
8.2.e	Rural growth areas include Rural Residential Areas and Rural Villages. Rural residential areas may be designated when they are located in association with or on the border of urban growth areas or Small Towns; and/or when they provide for complete, self-sufficient rural communities with a range of uses to be developed at densities that do not require urban infrastructure.			<b>X</b>
8.2.f	Community plans shall provide for rural density land use designations only within RGBs; provided that limited community plan urban designations may be allowed within Rural Villages. New rural growth areas shall not be located where urban expansion may ultimately become necessary or desirable. New rural-density development shall not be allowed outside of a RGB.			<b>X</b>
8.2.g	New rural growth areas intended to be complete, self-sufficient rural communities must be located a significant distance from existing urban areas, distinctly separated by agricultural or open lands.			<b>X</b>



<b>Table 5-10: Maui Island Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
8.2.h	Urban-scale infrastructure and public facilities shall not be provided in rural areas except as described in the defined Level-of-Service (LOS) standards. There should be no expectations of urban services in rural areas.			<b>X</b>
8.2.i	Urban development standards shall not be required within RGBs except in fulfillment of Federal law.			<b>X</b>
8.2.j	The unique character and function of existing small towns and rural communities shall be protected to retain and preserve their sense of place.			<b>X</b>
8.2.k	Preserve rural landscapes in which natural systems, cultural resources, and agricultural lands are protected and development compliments rural character and contributes to the viability of communities and small towns.			<b>X</b>
8.2.l	The MIP's RGBs shall not be construed or implemented to prohibit the construction of a single family dwelling on any existing parcel where otherwise permitted by law.			<b>X</b>
8.2.m	The County shall implement a zoning program to comprehensively redistrict and rezone lands within RGBs, and to implement community plan policies and map designations.			<b>X</b>
8.2.n	At the time of zoning from agricultural to rural, Council will consider prohibiting restrictions on agricultural activity.			<b>X</b>
<b>Discussion:</b> The Proposed Action maintains opportunities for agriculture, consistent with Goal 8.2, but otherwise will not affect Goal 8.2 of the Maui Island Plan.				

## 5.5 State Of Hawai'i Water Plan

The Hawai'i State Water Code, HRS Chapter 174C, sets forth the following declaration of policy, recognizing that water must be used to maximize the public's interests, and that agricultural uses of water are in the public interest.

(a) It is recognized that the waters of the State are held for the benefit of the citizens of the State. It is declared that the people of the State are beneficiaries and have a right to have the waters protected for their use.

(b) There is a need for a program of comprehensive water resources planning to address the problems of supply and conservation of water. The Hawai'i water plan, with such future amendments, supplements, and additions as may be necessary, is accepted as the guide for developing and implementing this policy.

(c) The state water code shall be liberally interpreted to obtain maximum beneficial use of the waters of the State for purposes such as domestic uses, aquaculture uses, irrigation and other agricultural uses, power development, and commercial and industrial uses. However, adequate provision shall be made for the protection of traditional and customary Hawaiian rights, the protection and procreation of fish and wildlife, the maintenance of proper ecological balance and scenic beauty, and the preservation and enhancement of waters of the State for municipal uses, public recreation, public water supply, agriculture, and navigation. Such objectives are declared to be in the public interest.

(d) The state water code shall be liberally interpreted to protect and improve the quality of waters of the State and to provide that no substance be discharged into such waters without first receiving the necessary treatment or other corrective action. The people of Hawai'i have a substantial interest in the prevention, abatement, and control of both new and existing water pollution and in the maintenance of high standards of water quality.

(e) The state water code shall be liberally interpreted and applied in a manner which conforms with intentions and plans of the counties in terms of land use planning.

As noted in section (b), the Water Code requires the preparation of the Hawai'i Water Plan, which consists of five components: (i) water resources protection plan, which is prepared by the

CWRM; (ii) water quality plan, which is prepared by the Department of Health, (iii) State water projects plan, which is prepared by the DLNR Engineering Division; (iv) agricultural water use and development plan, which is prepared by the Department of Agriculture; and (v) the County water use and development plans, prepared by each of the four Counties.

### **5.5.1 Agricultural Water Use and Development Plan**

The State Agricultural Water Use and Development Plan must include a master irrigation inventory plan that: (i) inventories public and private irrigation water systems; (ii) identifies the extent of rehabilitation needed for each system; (iii) identifies sources of water used by agricultural operations and particularly those on lands identified and designated as IAL under part III of chapter 205, HRS; (iv) identifies current and future water needs for agricultural operations and particularly those on lands identified and designated as IAL; (v) subsidizes the cost of repair and maintenance of the systems; (vi) establishes criteria to prioritize the rehabilitation of the systems; (vii) develops a five-year program to repair the systems; and (viii) sets up a long-range plan to manage the systems.

The current Agricultural Water Use and Development Plan was prepared by the Department of Agriculture in December 2003 and revised in December 2004. The plan was conceived to ensure that the plantation irrigation systems affected by plantation closures would be rehabilitated and maintained for agricultural use. The plan evaluates the irrigations systems deemed to be important and viable to Hawai'i's growing diversified agricultural industry and existing monocrop industry. The plan provides an assessment for the EMI Aqueduct System, which states, "For this report, no assessment of the needs and concerns were conducted due to time constraints and limited funds. No proposed improvements are included for the same reason. Future studies will be directed toward a detailed evaluation of this system."

### **5.4.4 Draft Maui Island Water Use & Development Plan (March 2019)**

Under HRS § 174C-31, island-level water use and development plans must be consistent with the respective county land use plans and policies including general plan and zoning as determined by each respective county, as well as with the State Land Use classification and policies. Each county water use and development plan shall include but not be limited to: (i) status of water and related land development, including an inventory of existing water uses for domestic, municipal, and industrial users, agriculture, particularly agriculture on lands designated as IAL, aquaculture, hydropower development, drainage, reuse, reclamation, recharge, and resulting problems and constraints; (ii) future land uses and related water needs; and (iii) regional plans for water developments, including recommended and alternative plans, costs, adequacy of plans, and relationship to the water resource protection and water quality plans. Currently the Maui Island Water Use and Development Plan is in draft form. The update was approved by the Board of Water Supply in January 2019 and submitted to the Maui County Council in March 2019 for adoption by ordinance.

The Draft Maui Island Water Use and Development Plan (March 2019) provides a 20-year blueprint for all uses of water in the county. The Draft Maui Island Water Use and Development Plan is limited to the island of Maui and does not encompass Lāna'i or Moloka'i. The primary objective of the Draft Maui Island Water Use and Development Plan is to provide guidelines for the management and use of the island's water resources. This will help ensure the future water needs of all water users are met while preserving the integrity of the County's water resources. The Draft Maui Island Water Use and Development Plan coordinates water use with land use policies set by the Maui Island Plan and the State of Hawai'i. The Draft Maui Island Water Use and Development Plan is a resource-focused plan, rather than an infrastructure plan. The Draft

Maui Island Water Use and Development Plan inventories existing water resources, sources and uses; discusses existing and future land uses and related water needs over a 20-year timeframe, discusses resource impacts of adopted plans, existing and future land uses, and related water needs; considers multiple forecasts and scenarios; and sets forth a program with the objective to meet all water needs. It must be drafted with credible public involvement.

The Draft Maui Island Water Use and Development Plan includes six regional plans (Wailuku Aquifer Sector Area, Central Aquifer Sector Area, Ko'olau Aquifer Sector Area, Hāna Aquifer Sector Area, Kahikinui Aquifer Sector Area, Lahaina Aquifer Sector Area) based on Aquifer Sectors as hydrologic units. Area specific issues are addressed in each regional Aquifer Sector. The Proposed Action involves both the Ko'olau and Central Aquifer Sectors. The License Area and Upcountry Maui are located within the Ko'olau Aquifer Sector. The agricultural fields in Central Maui are located within the Central Aquifer Sector. Below is a discussion of the Proposed Action's consistency with the relevant Draft Maui Island Water Use and Development Plan Aquifer Sectors.

<b>Table 5-11: Ko'olau Aquifer Sector Area Strategies</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<b>Resource Management</b>				
1	Seek dedicated, long term and broad based core funding for maintaining and expanding watershed protection areas and providing for watershed maintenance in East Maui and Hana watersheds for habitat protection and water security. The annual EMWP budget varies but have been in the range of \$800,000-\$1,000,000, with funding from Federal, State, County and private sources	X		
<b>Planning Objectives:</b>				
<ul style="list-style-type: none"> <li>• Maintain sustainable resources</li> <li>• Protect water resources</li> <li>• Protect and restore streams</li> </ul>				
2	Support and promote community grassroots initiatives to collaborate with state and land owner partnerships to increase participation in natural resource management and to ensure adequate access and opportunities for traditional uses of the region's natural resources. Use established moku process to consult on resource management.	X		
<b>Planning Objectives:</b>				
<ul style="list-style-type: none"> <li>• Maintain sustainable resources</li> <li>• Protect water resources</li> <li>• Protect and restore streams</li> </ul>				
3	Support collaborative hydrogeological studies to inform impact from climate change and future well development on groundwater health for Ha'ikū and Honopou aquifers.			X
<b>Planning Objectives:</b>				
<ul style="list-style-type: none"> <li>• Maintain sustainable resources</li> <li>• Protect water resources</li> <li>• Protect and restore streams</li> </ul>				
4	Convene sector-based drought workshops to assist stakeholders in developing or improving their individual drought/water conservation plans. Focus in the Ko'olau sector should be on catchment systems and contingency supply to supplement or substitute catchment when necessary.			X
<b>Planning Objectives:</b>				
<ul style="list-style-type: none"> <li>• Provide adequate volume of water supply</li> <li>• Maximize reliability of water service</li> </ul>				
<b>Discussion:</b> The Proposed Action will support the Ko'olau Aquifer Sector Area Strategies related to resource management.				
The Proposed Action will include a requirement that that the lessee participate in watershed management for East Maui. The Water Lease under the Proposed Action will be in compliance with the CWRM D&O, which ordered stream restoration to protect and restore stream resources.				

Table 5-12: Central Aquifer Sector Area Strategies		S	NS	N/A
<b>Resource Management</b>				
1	Explore funding and conduct a cost benefit analysis of improvements to the EMI non-potable conveyance system to mitigate losses and preserve existing reservoirs at risk of decommissioning. Priority components and associated costs TBD.	X		
<b>Planning Objectives:</b> <ul style="list-style-type: none"> <li>Maintain sustainable resources</li> <li>Protect water resources</li> <li>Protect and restore streams</li> <li>Maximize efficiency of water use</li> </ul>				
<p><b>Discussion:</b> The Proposed Action will support the resource management strategies and planning objectives identified in the Central Aquifer Sector Area under the Draft Maui Island Water Use and Development Plan (March 2019).</p> <p>Mahi Pono's irrigation engineering team is also designing a high-efficiency irrigation system. The new irrigation system will reduce water usage by: (1) using automatic, real-time irrigation sensors to deliver precise amounts of water efficiently; (2) recycle and re-use all water used in Mahi Pono's processing plants; and (3) integrate various live technology feeds to constantly monitor plant, soil, and tree health. Reducing water usage through effective irrigation assures the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.</p> <p>Moreover, it should be noted that, although the EMI Aqueduct System has historically attributed to approximately 22.7% of system losses on the Central Maui side of the EMI Aqueduct System, this loss provides a significant amount of recharge to the Central Maui aquifers.</p>				
<b>Conventional Water Source Strategies</b>				
2	Assess alternative options to restructure and process the existing Upcountry Meter Priority List to improve processing rate and adequate source development.			X
<b>Planning Objectives:</b> <ul style="list-style-type: none"> <li>Provide adequate volume of water supply</li> <li>Maximize reliability of water service</li> </ul>				
3	Explore new basal well development in the Makawao aquifer to accommodate growth Upcountry and add reliable new source. Potential yield is up to 3 mgd.			X
<b>Planning Objectives:</b> <ul style="list-style-type: none"> <li>Provide adequate volume of water supply</li> <li>Maximize reliability of water service</li> <li>Minimize adverse environmental impacts</li> </ul>				
4	Explore East Maui well development in combination with Makawao aquifer basal groundwater to meet projected demand on the MDWS Upcountry System. Initiate a hydrologic study to determine any negative impact on existing ground and surface water sources, stream flow and influences from dikes. Potential yield is > 6 mgd.			X
<b>Planning Objectives:</b> <ul style="list-style-type: none"> <li>Provide adequate volume of water supply</li> <li>Maximize reliability of water service</li> <li>Minimize adverse environmental impacts</li> </ul>				
5	Explore Pā'ia aquifer for non-potable demand, and potable use with additional treatment as necessary to serve projects included in the Maui Island Plan that cannot feasibly be serviced by MDWS source and infrastructure. Estimated demand for the Maui High School Campus is about 0.75 mgd.			X
<b>Planning Objectives:</b> <ul style="list-style-type: none"> <li>Provide adequate volume of water supply</li> <li>Maximize reliability of water service</li> </ul>				
6	Execute a long term source agreement for use and maintenance of the Wailoa Ditch that ensures adequate non-potable supply for the Kula Agricultural Park expansion and potable supply for projected MDWS Upcountry System needs over the planning period.	X		

<b>Planning Objectives:</b>				
<ul style="list-style-type: none"> <li>• Provide adequate volume of water supply</li> <li>• Maximize reliability of water service</li> </ul>				
7	Pursue hydrologic studies needed to explore the Ha'ikū aquifer and an updated ditch flow analysis to optimize raw water storage and treatment plant capacity at Kamole Weir in order to expedite the most feasible new source. Surface water strategies are contingent on a long term agreement with A&B Properties allocating adequate surface water for the MDWS Upcountry System.			X
<b>Planning Objectives:</b>				
<ul style="list-style-type: none"> <li>• Minimize cost of water supply</li> <li>• Provide adequate volume of water supply</li> <li>• Maximize reliability of water service</li> <li>• Maintain consistency with General and Community Plans</li> </ul>				
<p><b>Discussion:</b> The Proposed Action will support the conventional water source strategies and planning objectives identified in the Central Aquifer Sector Area under the Draft Maui Island Water Use and Development Plan (March 2019).</p> <p>The EMI Aqueduct System conveys water to the MDWS, which in turn provides water for domestic and agricultural needs in Upcountry Maui, including KAP and the planned 262-acre KAP expansion. The Proposed Action will ensure the County has a reliable water source to provide for Upcountry Maui and to adequately plan, as well as make sound investments, for growth as there are insufficient alternative water sources and infrastructure to meet present and future demands currently.</p>				
<b>Alternative Water Source Strategies</b>				
8	Consider alternative sources of irrigation water including wastewater reuse, recycled stormwater runoff, and brackish well water in land use permitting to mitigate low flow stream conditions. Require alternative sources for irrigation when reasonably available in county discretionary land use permitting.	X		
<b>Planning Objectives:</b>				
<ul style="list-style-type: none"> <li>• Maintain sustainable resources</li> <li>• Protect and restore streams</li> <li>• Minimize adverse environmental impacts</li> <li>• Maximize efficiency of water use</li> <li>• Maintain consistency with General and Community Plans</li> </ul>				
9	Expand distribution from the Kahului WWTF and the application for planned energy crops. Potential available recycled water is 4.2 mgd.			X
<b>Planning Objectives:</b>				
<ul style="list-style-type: none"> <li>• Maximize efficiency of water use</li> <li>• Maintain consistency with General and Community Plans</li> </ul>				
10	MDWS and MDEM collaborate to identify private-public partnerships, state and federal funding sources to maximize utilization of recycled water produced at the Kihei WWTF and supplemental non-potable sources for seasonal use of R-1 water.			X
<b>Planning Objectives:</b>				
<ul style="list-style-type: none"> <li>• Maximize efficiency of water use</li> <li>• Maintain consistency with General and Community Plans</li> </ul>				
<p><b>Discussion:</b> The Proposed Action will support the alternative water source strategies and planning objectives identified in the Central Aquifer Sector Area under the Draft Maui Island Water Use and Development Plan (March 2019).</p> <p>Mahi Pono's irrigation engineering team is designing a high-efficiency irrigation system. The new irrigation system will reduce water usage by: (1) using automatic, real-time irrigation sensors to deliver precise amounts of water efficiently; (2) recycle and re-use all water used in Mahi Pono's processing plants; and (3) integrate various live technology feeds to constantly monitor plant, soil, and tree health. Reducing water usage through effective</p>				

irrigation assures the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.
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## 5.6 Maui County Zoning

The Maui County Zoning Administration and Enforcement Division administers the enforcement of State and County land use laws, codes, regulations and the general and community plans. The Zoning Administration and Enforcement serves as primary departmental advisory and information branch regarding the interpretation and application of codes, ordinances, decision and orders, and other matters of enforcement.

### East Maui

The entire License Area is situated in the Maui County’s “Interim” zoning designation. Areas below the License Area, such as the Nāhiku community, are situated within the AG-Agriculture zoning designation. The Proposed Action is consistent with the County zoning regulations.

### Upcountry Maui

Majority of Upcountry Maui is situated in the County’s AG-Agriculture zoning designation. Other zoning designations within Upcountry Maui are residential, business, rural, urban reserve, project district, park, public, and interim zones. The Proposed Action is consistent with the County Zoning regulations.

### Central Maui

The majority of the approximate 30,000-acre Central Maui agricultural fields are situated in Maui County’s AG-Agriculture zoning designation. The transition of the agricultural fields to a diversified agricultural operation is consistent with the county zoning regulations.

## 5.7 Maui Island Community Plans

### 5.7.1 Hāna Community Plan (1994)

The Hāna Community Plan is one of nine (9) community plans for the County of Maui. The plan reflects current and anticipated conditions in the Hana region, and advances the community’s planning goals, objectives, policies, and implementation to guide the future of the region. The Hana region encompasses approximately 145,000 acres in the eastern portion of the island of Maui. The boundary of the region, from its northern shoreline at Makaiwa Bay, runs mauka along ‘O‘opuola and Waikamoi Streams, then along the boundaries of Haleakala National Park and the Kahiknui Forest Reserve and finally makai along the boundary between Auahi and Kanaio to Kanaloa Point on the southern shoreline of the region. This region encompasses portions of the License Area, as well as the communities of Nāhiku and Ke‘anae. Table 5-13 below, is a discussion of the relevant objectives and policies of the Hāna Community Plan that relate to the Proposed Action.

Table 5-13: Hāna Community Plan			
	S	NS	N/A
<b>Land Use</b>			
<b>Goal</b>			
An efficient distribution of urban, rural, and agricultural land uses in order to provide for the social and economic well-being of residents in the Hāna Community Plan region. Preservation and enhancement of the current land use patterns which establish and enrich the Hāna Community Plan region’s unique and diverse qualities			
<b>Objectives and Policies</b>			



<b>Table 5-13: Hāna Community Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
1.	Preserve existing mauka open space vistas throughout the State Agricultural and Conservation Districts and existing coastal open space vistas by discouraging linear development along the highways traversing the Hāna District.			<b>X</b>
2.	Encourage single-family and multi-family land use designations which provide affordable housing opportunities for the region's residents in areas compatible with surrounding uses and in proximity to urban infrastructure and services.			<b>X</b>
3.	Explore alternative land use and overlay zoning designations that recognize and preserve the unique natural and cultural characteristics of each community within the Hāna region.			<b>X</b>
4.	Consider alternative regulatory frameworks to facilitate family residential use of Hawaiian hui and kuleana lands.			<b>X</b>
5.	Encourage the availability of agriculturally suitable lands to provide opportunities for small diversified agricultural activities with residential tenancy for farmers.			<b>X</b>
6.	Prohibit uses and discourage activities which adversely affect active diversified agricultural endeavors within designated agricultural use areas.			<b>X</b>
7.	Discourage developing or subdividing land under agricultural use or agriculturally designated lands for passive agricultural, estate residential uses.			<b>X</b>
8.	Discourage urban land uses and Special Use Permits outside of the Hāna Town area except to allow those activities which are essential to the region's economic well-being, which provide essential services for the residents of the Hāna District, or which provide for the essential 14 domestic needs of remote communities such as Ke'anae, Kipahulu and Kaupo. Such activities shall not adversely affect surrounding neighborhoods and shall be supportive of the agricultural activities of the area.			<b>X</b>
9.	Discourage transient rental accommodation uses outside of the Hāna urban area.			<b>X</b>
10.	Discourage "heavy industrial" uses within the Hāna Community Plan region, except those temporary or on-site activities which are essential for the construction of facilities and infrastructure within the Hāna District.			<b>X</b>
11.	Encourage the development of a light industrial area to serve the region's needs.			<b>X</b>
12.	Should further land other than that depicted on the Land Use Map be required to accommodate urban growth, limit State Urban District boundary expansion to the State Agricultural and Rural District areas between the current Hāna School and the Hasegawa General Store site in Hāna Town.			<b>X</b>
13.	Encourage community-based dialogue regarding proposed land use changes in order to avoid unwarranted conflict.			<b>X</b>
<b>Implementing Actions:</b>				
1.	Identify and inventory exceptional open space resources and viewsheds. Explore protective management measures such as covenants, easements, and other planning tools			
2.	Establish zoning standards with varying minimum lot sizes to prevent improper use and reflect different kinds of agricultural activities within the agricultural district.			
3.	Implement new procedures to provide increased opportunity for community and agency review of agricultural subdivisions.			
4.	Adopt land use standards and overlay zoning designations that recognize and preserve the unique natural, cultural and land use characteristics of each community within the Hāna region.			
5.	Conduct an inventory and study of existing non-conforming uses, including vacation rentals, to determine (1) their numbers, (2) geographic distribution, and (3) effects upon the local housing and real estate markets and the local economy, and identity recommendations for resolving non-conforming use issues.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect the Land Use objectives and policies of the Hāna Community Plan.				
<b>Environment</b>				
<b>Goal</b>				
Protection and management of Hāna's land, water and ocean resources to ensure that future generations can enjoy the region's exceptional environmental qualities.				
<b>Objectives and Policies</b>				

<b>Table 5-13: Hāna Community Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
1.	Protect, preserve and increase the Hāna region's natural marine, coastal and inland resources, encouraging comprehensive resource management programs.			<b>X</b>
2.	Recognize residents' traditional uses of the region's natural resources which balance environmental protection and self-sufficiency.	<b>X</b>		
3.	Manage, protect, and where appropriate, restore areas which have significant indigenous flora and fauna habitat resource value.	<b>X</b>		
4.	Discourage water or land development and activities which threaten the biological diversity of the Hāna region and degrade the existing quality of the region's (1) air and noise character, (2) marine, surface and ground water and (3) scenic resources and vistas.	<b>X</b>		
5.	Encourage organic farming practices and environmental protective practices in the selection and application of chemical pesticides, herbicides, and fertilizers.			<b>X</b>
6.	Encourage resource management programs that maintain and re-establish indigenous and endemic flora and fauna in the Hāna region.	<b>X</b>		
7.	Protect, restore and preserve native aquatic habitats and resources within and along all streams within the Hāna District by (1) protecting existing instream flows, and (2) regulating diversions of stream waters	<b>X</b>		
8.	Ensure that groundwater and surface water resources are preserved and maintained at capacities and levels to meet the current and future domestic, agricultural, commercial, ecological and traditional cultural demands of each area in the Hāna District.	<b>X</b>		
9.	Avoid development of flood prone areas, stream channels and gulches.			<b>X</b>
10.	Discourage development of geothermal sources or energy transmission line corridors within environmentally sensitive and archaeologically significant areas in the Hāna Community Plan region.			<b>X</b>
<b>Implementing Actions:</b>				
1.	In coordination with Native Hawaiian residents and community representatives, prepare watershed management plans and a groundwater and surface water resources monitoring program to protect the district's surface and ground waters, and monitor water levels to meet current and future demands.			
2.	Establish and maintain an aquatic resources management and monitoring program to ensure the sustainability of the region's ocean resources and protect the ecological integrity of the district's coastal waters and streams.			
3.	Establish and maintain feral animal control programs, and programs which control invasive alien plant species.			
4.	Conduct a regional land resources assessment to identify areas suitable for (1) revegetation and reforestation with native plant species, and (2) the re-establishment of indigenous fauna.			
5.	Establish pro-active conservation programs to ensure the sustainability of the region's indigenous flora and fauna.			
6.	Establish a program to (1) monitor the selection and application of chemical pesticides, herbicides, and fertilizers, and (2) develop incentives to reduce the dependency on such chemicals.			
7.	Explore methods to diminish out-of-district diversions of the district's groundwater and/or surface water resources in order to meet current and future domestic, agricultural, commercial, ecological, and traditional cultural needs within the district.			
8.	Initiate re-classification of lands and streams into the State Conservation District where warranted by biological values that do not unduly burden native Hawaiian rights to cultivate or reside on kuleana or hui lands.	<b>X</b>		
<b>Discussion:</b> The Proposed Action will support the Environment objectives and policies of the Hāna Community Plan.				
The water source for the EMI Aqueduct System comes from East Maui streams. 24 of the streams that are diverted by the EMI Aqueduct System in the License Area were subject to the CWRM D&O. The CWRM D&O established the IIFS in attempt to properly manage the surface water for habitat restoration, instream uses, offstream uses, scenic value, and recreational opportunities. Certain streams were designated as "kalo and community" streams. These streams support communities that depend upon kalo cultivation, an element of Hawai'i's cultural heritage. Other streams are designated as "habitat restoration" streams, which will be limited in the amount of stream surface water that can be diverted as these streams primary function is to support native habitat restoration. Other streams				

<b>Table 5-13: Hāna Community Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<p>were ordered to have a wetted pathway maintaining the “mauka to makai” connection. This would allow for the various animal species that have diadromous life cycle to complete their life cycles, benefiting coastal water ecosystems. Should the Water Lease be issued, the Proposed Action will be required to be in compliance with the CWRM D&amp;O. The Proposed Action will not be contrary to the CWRM D&amp;O.</p> <p>The Proposed Action and the issuance of a Water Lease will include a requirement that a Watershed Management Plan be developed and implemented for East Maui. In addition, EMI was a founding member of the EMWP and continues to be an active member.</p>				
<b>Cultural Resources</b>				
<b>Goal</b>				
<p>Identification, preservation, protection, and where appropriate, restoration of significant cultural resources and practices, that provide a sense of history and identity for the Hāna region.</p>				
<b>Objectives and Policies</b>				
1. Identify, preserve and protect historically, archaeologically and culturally significant areas, sites, and features within the Hāna District.	<b>X</b>			
2. Acknowledge and respect family ancestral ties to cultural resources.	<b>X</b>			
3. Encourage community stewardship of historic sites and provide for the curation of artifacts in the Hāna region.				<b>X</b>
4. Promote the cultural resources of the Hāna region as an identifying characteristic of the people and the place.	<b>X</b>			
5. Encourage the restoration and use of lo'i kalo (taro terraces) found in the Hāna region.	<b>X</b>			
6. Encourage and protect traditional mauka and makai accesses for traditional cultural uses and practices.	<b>X</b>			
7. Promote development of educational and cultural programs which emphasize the perpetuation of Hawaiian and other ethnic arts, crafts and practices.				<b>X</b>
<b>Implementing Actions:</b>				
<ol style="list-style-type: none"> <li>Encourage community participation by creating a Hāna Cultural Resources and Historic Site Preservation Committee to serve as an advisory agency to the Maui Cultural Resources Commission to identify significant cultural resources and provide recommendations specific to the Hāna region.</li> <li>Require development projects to identify all cultural resources within or adjacent to the project area as part of the County development review process. Further require that all proposed development include appropriate mitigation measures including site avoidance, adequate buffer areas and interpretation.</li> <li>General site types and areas that should be flagged for preservation during development review include the following: <ul style="list-style-type: none"> <li>Pi'ilani Trail/Old government roads</li> <li>Hāna/Pi'ilani Highways and historic bridges</li> <li>Fishponds</li> <li>Landings</li> <li>Nearshore marine cultural resources</li> <li>Habitation complexes (shoreline and interior)</li> <li>Lo'i terraces and 'auwai</li> <li>Native vegetation zones</li> <li>Plantation ditch systems</li> <li>Religious structures (shrines, churches and heiau)</li> <li>Plantation era structures and homes</li> <li>Petroglyphs</li> <li>Burials</li> </ul> </li> <li>Develop regulations and implement programs to protect <i>lo'i kalo</i> (taro terraces), and encourage their productive use.</li> <li>Conduct and maintain a native language oral history program to record the knowledge and expertise of the <i>kupuna</i>, particularly as it relates to agricultural practices, fishing practices, and cultural practices and values.</li> <li>Establish and maintain programs to rejuvenate and exhibit the various cultural practices, skills and traditions of the Hāna region, and to reorient youth and adults with their cultural heritage and Hawaiian language.</li> </ol>	<b>X</b>			

<b>Table 5-13: Hāna Community Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
7. Establish a Hawaiian language immersion program in Hāna.				
<b>Discussion:</b> The Proposed Action will support the Cultural Resources objectives and policies of the Hāna Community Plan.				
The water source for the EMI Aqueduct System comes from East Maui streams. 24 of the streams that are diverted by the EMI Aqueduct System in the License Area were subject to the CWRM D&O. The CWRM D&O established the IIFS in attempt to properly manage the surface water for habitat restoration, instream uses, offstream uses, scenic value, and recreational opportunities. Certain streams were designated as “kalo and community” streams. These streams support communities within the Hāna Community Plan boundaries that depend upon kalo cultivation, an element of Hawai‘i’s cultural heritage. Should the Water Lease be issued, the Proposed Action will be required to be in compliance with the CWRM D&O and will not be contrary to the CWRM D&O.				
<b>Economic Activity</b>				
<b>Goal</b>				
A balanced local economy which provides long-term viability and sustainability while meeting residents' needs and respecting the cultural and natural resources of Hāna.				
<b>Objectives and Policies</b>				
1. Encourage a local economy which provides employment choices for the region's residents and which provides future employment opportunities for the region's youth.				<b>X</b>
2. Utilize existing components of the local economy to establish a framework for balanced regional economic development.				<b>X</b>
3. Encourage economic activities which are: of substantive economic benefit to the residents of the area; environmentally benign; and compatible with the cultural sensitivities of the residents of the Hāna region.				<b>X</b>
4. Protect traditional mauka and makai access for subsistence activities that supplement family food sources.				<b>X</b>
5. Promote and maintain agriculture as a major economic activity with emphasis on a regional diversified agricultural industry.				<b>X</b>
6. Maintain taro farming, ranching and floriculture as major economic activities and promote their economic viability and sustainability. Promote aquaculture and horticulture as economic activities.	<b>X</b>			
7. Maintain the visitor industry as a major economic activity, encouraging commercial activities which focus on the "day" visitor market and/or complement the "overnight" visitor market.				<b>X</b>
8. Support the continued operation of the Hotel Hāna-Maui as a significant economic unit in order to provide stable employment for local residents at a size and scale that is in balance with the character of the Hāna Town community.				<b>X</b>
9. Support community-based economic development activities and regional cooperative marketing.				<b>X</b>
10. Promote self-sufficiency by using local resource materials, products, and natural energy sources. Encourage and promote programs which allow use of certain abundant native plant species, such as hala and kukui, for commercial endeavors by residents of the Hāna District.				<b>X</b>
11. Assist the region's local fishing industry and promote its economic viability and sustainability.				<b>X</b>
12. Encourage contractors to employ qualified Hāna District residents when constructing facilities or other structures within the Hāna District				<b>X</b>
<b>Implementing Actions:</b>				
1. Update the County's socio-economic forecast model at least once a year to provide an on-going basis for evaluating socio-economic issues and conditions in the Hāna Community Plan region.				<b>X</b>
2. Seek government funds to promote economic diversification, community-based economic development, and economic self-sufficiency of the Hāna District.				
3. Seek government funds and technical assistance to establish a community-based Hāna Economic Development Task Force to implement the policies of this plan.				
<b>Discussion:</b> The Proposed Action will support the Economic Activity objectives and policies of the Hāna Community Plan.				

Table 5-13: Hāna Community Plan		S	NS	N/A
<p>The water source for the EMI Aqueduct System comes from East Maui streams. 24 of the streams that are diverted by the EMI Aqueduct System in the License Area were subject to the CWRM D&amp;O. The CWRM D&amp;O established the IIFS in attempt to properly manage the surface water for habitat restoration, instream uses, offstream uses, scenic value, and recreational opportunities. Certain streams were designated as “kalo and community” streams. These streams support communities within the Hāna Community Plan boundaries that depend upon kalo cultivation. Under the Proposed Action, the farms in East Maui that depend on stream water would provide about 14 jobs with a payroll of about \$500,000 per year, and generate about 21 direct and indirect jobs having a payroll of \$800,000. the farms in East Maui that depend on stream water would generate about \$1.4 million per year in direct sales, and about \$2.9 million per year in direct and indirect sales. Should the Water Lease be issued, the Proposed Action will be required to be in compliance with the CWRM D&amp;O, and therefore supportive of the Economic Activity objectives and policies.</p>				
<b>Housing</b>				
<b>Goal</b>				
The provision of housing opportunities to the residents of Hāna, for all income and age groups, which are affordable, safe, and environmentally and culturally compatible.				
<b>Objectives and Policies</b>				
1. Encourage a comprehensive housing strategy which encompasses private sector initiatives, government programs, public-private joint efforts, and other assistance programs to reduce costs and increase housing availability for all income and age groups.				X
2. Provide sufficient land area for urban residential development only in appropriate areas near urban facilities.				X
3. Encourage modification of regulatory codes which may not be appropriate to the Hāna region and which increase the time and cost of providing housing opportunities for the region's residents.				X
<b>Implementing Actions:</b>				
1. Develop government-sponsored housing units to be used by State and County personnel who reside in the Hāna region only for the purpose of fulfilling their professional responsibilities.				X
2. Review and modify the existing Maui County building code and subdivision code to reduce home construction costs in rural and remote areas. Implement alternative rural standards for items such as road widths, street lighting, etc.				
3. Seek government funds to assist community-based housing groups, such as the Hāna Affordable Housing and Community Development Corporation, in developing housing projects and housing rehabilitation programs, consistent with the Hāna Community Plan, to meet the needs of Hāna District residents.				
4. Establish a housing rehabilitation program, including loans, grants, and/or technical assistance and community outreach.				
5. Provide programs including, but not limited to, home ownership counseling and self-help housing to enhance home ownership opportunities for the residents of the Hāna District.				
<b>Discussion:</b> The Proposed Action will not affect the Housing objectives and policies of the Hāna Community Plan.				
<b>Urban Design</b>				
<b>Goal</b>				
Harmony between the natural and man-made environments through building, infrastructure and landscaping design which ensures that the natural beauty and character of the Hāna region is preserved.				
<b>Objectives and Policies</b>				
1. Support design controls for Hāna Town and the Hāna region based on maintaining the existing low rise character and rural scale of the area.				X
2. Encourage roadway, drainage, landscaping and other public improvement standards which are in harmony with an informal rural or natural environment.				X
3. Maintain the informal rural streetscape which provides character identification for Hāna Town.				X

<b>Table 5-13: Hāna Community Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
4.	Preserve significant view corridors			<b>X</b>
<b>Implementing Actions:</b>				
1.	Prepare "country town" design guidelines for Hāna Town which enhance the natural beauty and Hawaiian character of the region, through appropriate building, infrastructure and landscape design.			
2.	Develop and implement appropriate "rural standards" for public facilities and privately sponsored building improvements, roadways and subdivisions.			<b>X</b>
3.	Limit building height to two stories or thirty-five (35) feet above grade throughout the region.			
4.	Limit the height of man-made walls to avoid visual obstruction of coastal and scenic mauka areas.			
5.	Identify significant view corridors and seek their protection through covenants, easements, and other planning tools.			
<b>Discussion:</b> The Proposed Action will not affect the Urban Design objectives and policies of the Hāna Community Plan.				
<b>Physical Infrastructure</b>				
<b>Goal</b>				
Timely and environmentally sensitive development and maintenance of infrastructure systems which protect and preserve the safety and health of the Hāna region's residents and visitors, including the provision of domestic water, utility and waste disposal services, and effective transportation systems which meet the needs of residents and visitors while protecting the region's rural character.				
<b>Objectives and Policies</b>				
<b>All Areas</b>				
1.	Ensure community participation, including resident Hawaiian, in all long-term infrastructure planning.			<b>X</b>
<b>Transportation</b>				
2.	Improve road conditions through more frequent resurfacing and repair.			<b>X</b>
3.	Encourage a program of roadway safety improvements, including shoulder widening, pull-over spots and installation of new signage and guardrails that do not detract from the region's scenic and rural character.			<b>X</b>
4.	Balance traffic flow and safety requirements with the preservation of the Hāna region's historic bridges.			<b>X</b>
5.	Encourage the development of a quasi-public shuttle service to meet the intraregional and/or interregional transportation needs of the residents of the Hāna Community Plan region.			<b>X</b>
6.	Ensure that any master plan for the Hāna Airport is consistent with the objectives and policies set forth in the Hāna Community Plan.			<b>X</b>
<b>Water</b>				
7.	Improve water source and delivery facilities to ensure that water supplied to the region's residents and visitors is of the highest quality.	<b>X</b>		
8.	Identify water service area expansion needs in the Hāna region.			<b>X</b>
9.	Encourage water conservation measures by residents and businesses.			<b>X</b>
<b>Liquid and Solid Waste</b>				
10.	Develop and implement a comprehensive waste management plan which includes reduction, recycling and reuse of solid waste and wastewater as major plan components.			<b>X</b>
11.	Incorporate household re-use of gray water in the County's wastewater management strategy.			<b>X</b>
<b>Energy and Public Utilities</b>				
12.	Promote energy efficiency as the energy resource of first choice, and encourage energy conservation practices by residents and businesses.			<b>X</b>
13.	Improve energy and communication systems to ensure reliable service to the residents and businesses of the Hāna region.			<b>X</b>
14.	Identify service area expansion needs for energy services in the Hāna region.			<b>X</b>



<b>Table 5-13: Hāna Community Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
15. Promote the environmentally and culturally sensitive use of renewable energy resources, like biomass, solar energy, and wind energy, in all sectors of the community.				<b>X</b>
<b>Implementing Actions:</b>				
1. Prepare a Hāna Highway and Pi'ilani Highway roadway management plan which identifies: (1) significant natural and structural features to be preserved; (2) comprehensive road signage requirements; (3) long-term roadway maintenance requirements; and (4) a traffic management system which provides for pull-over spots, and interpretive scenic lookouts.				
2. Improve Hāna Highway to allow safe passage of two-way vehicular traffic.				
3. Improve Pi'ilani Highway as an alternative route to Hāna while protecting and preserving the integrity of natural landforms and historic structures.				
4. Improve walkways and roads within residential areas to ensure safe passage for pedestrians and vehicular traffic.				<b>X</b>
5. Develop appropriate and achievable rural standards for infrastructural improvements.				
6. Provide a back-up electrical generator which will provide power to the Hāna region during periods of electrical power outages.				
7. Provide energy services to Kipahulu.				
8. Provide municipal water service to Kipahulu and Upper Nāhiku.				
9. Prepare a domestic water system master plan and a wastewater system master plan for the Hāna region.				
10. Prepare a Hāna Airport master plan.				
<b>Discussion:</b> The Proposed Action supports the Physical Infrastructure objectives and policies of the Hāna Community Plan.				
The Nāhiku community receives water directly from the EMI Aqueduct System via a development tunnel in the Koolau Ditch. The tunnel draws up 20,000 to 45,000 gallons per day, dependent on weather, directly from the EMI Aqueduct System. The water serves about 43 water meters located along Nāhiku Road. One meter is classified as an agricultural use while all the others are classified as single-family use.				
Without the issuance of the Water Lease, the EMI Aqueduct System may be left in an inoperable state, leaving Upcountry Maui, and the Nāhiku community without a reliable source of water.				
<b>Social Infrastructure</b>				
<b>Goal</b>				
An efficient and responsive system of people-oriented public services which enable residents to live a safe, healthy and enjoyable lifestyle, and offer the youth and adults of the region opportunities and choices for self and community improvement.				
<b>Objectives and Policies</b>				
<b>Recreation</b>				
1. Encourage recreational programs for all age groups, and provide opportunities for passive recreation.				<b>X</b>
2. Improve regulation of commercial activities with public recreational areas in collaboration with community-based organizations.				<b>X</b>
3. Recognize and respect the recreational values and pristine character of Hāna's natural land and water resources.	<b>X</b>			
<b>Public Health and Safety</b>				
4. Improve emergency rescue services and medical services for the Hāna region.				<b>X</b>
5. Encourage the provision of public health education programs, including mental health counseling services.				<b>X</b>
6. Improve fire protection, prevention and suppression services in the Hāna region.				<b>X</b>
7. Encourage the recruitment and retention of police department personnel who are thoroughly familiar with the needs of the community.				<b>X</b>
8. Encourage upgrading and expanding the facilities at the Hāna Medical Center.				<b>X</b>
9. Encourage the provision of services and development of facilities to meet the current and future "elderly care" needs of the Hāna District.				<b>X</b>
<b>Education</b>				

<b>Table 5-13: Hāna Community Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
10.	Maintain and expand educational opportunities for adults.			<b>X</b>
11.	Expand vocational programs			<b>X</b>
12.	Support a Hawaiian language immersion program in Hāna.			<b>X</b>
13.	Enhance educational quality of schools within the Hāna region through collaborative efforts with community-based groups such as the PTSA.			<b>X</b>
<b>Implementing Actions:</b>				
1.	Prepare a recreation management plan for Hāna Bay to identify compatible and conflicting uses and to establish a regulatory context for uses within the bay in conjunction with the Hāna Harbor Advisory Committee.			
2.	Establish and maintain an area for canoes and other similar recreational type boats at Hāna Bay.			
3.	Prohibit dry docking of boats within the Hāna Bay area except during storm and/or high surf conditions.			
4.	Provide water safety officers for Hāna Bay.			
5.	Regulate commercial tour operator use of Hāna Bay Pavilion and picnicking area, Wai'anapanapa, Pua'a Ka'a, and Kaumahina State Parks in order to allow residents and other visitors greater use of these facilities.			
6.	Maintain Hāna Bay Beach Park and Hāna Ball Park as primary recreational areas within Hāna Town. Establish traffic management programs to promote safety during times when events are occurring.			
7.	Develop a larger multi-purpose facility in order to meet the social activity needs of an expanding residential population.			
8.	Establish and maintain passive parks and regional recreation parks to meet the residential needs of remote communities throughout the Hāna region.			
9.	Improve and maintain Ke'anae Community Park.			
10.	Establish and maintain an enforcement officer's position dedicated to enforcing rules and regulations within State parks, beach areas, and conservation lands.			<b>X</b>
11.	Establish and maintain a Rescue Squad at the new Hāna Fire Station.			
12.	Maintain a civil defense coordinator position for Hāna and establish emergency evacuation centers for remote centers of the region.			
13.	Increase the police force, possibly by deputizing part-time officers in more remote areas.			
14.	Improve emergency communications equipment.			
15.	Maintain the Hāna Health Advisory Committee to assist in developing programs to meet future medical service needs.			
16.	Establish a full-time mental health case management position and a full-time elderly services case management position in the Department of Health to meet the residents' needs.			
17.	Develop and maintain a "meals-on-wheels" program and a transportation program for senior citizens.			
18.	Establish and maintain a public cemetery.			
19.	Provide sufficient counselor positions in the Department of Education to meet the students' needs at the Hāna High and Elementary School.			
20.	With community participation, identify the causes and develop appropriate incentives to reduce teacher turnover at schools.			
21.	Seek funding to expand skybridge and other community education and telecommunications programs.			
<b>Discussion:</b> The Proposed Action will support the Social Infrastructure objectives and policies of the Hāna Community Plan.				
The water source for the EMI Aqueduct System comes from East Maui streams. Twenty-four of the streams that are diverted by the EMI Aqueduct System in the License Area were subject to the CWRM D&O. The CWRM D&O established the IIFS in attempt to properly manage the surface water for habitat restoration, instream uses, offstream uses, scenic value, and recreational opportunities. Should the Water Lease be issued, the Proposed Action will be required to be in compliance with the CWRM D&O. The Proposed Action will not be contrary to the CWRM D&O.				
<b>Government</b>				
<b>Goal</b>				

<b>Table 5-13: Hāna Community Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
The provision of accessible, cost effective, and responsive government services and programs which meet the unique needs of residents and the cultural, geographic and socio-economic characteristics of the Hāna region.				
<b>Objectives and Policies</b>				
1.	Provide better access to County and State officials by establishing outreach services in the Hāna region.			<b>X</b>
2.	Encourage improved communication between government agencies and residents in order to improve residents' understanding of the development permit process and compliance with regulatory requirements.			<b>X</b>
3.	Promote the development of building and subdivision codes and standards which are appropriate for the Hāna region.			<b>X</b>
4.	Utilize the government budgeting process as a means to carry out the policies and priorities of the Hāna Community Plan.			<b>X</b>
5.	Ensure the participation of native Hawaiian residents and community representatives in all CIP and program planning that impacts on the Hāna region.			<b>X</b>
6.	Maintain a policy within the County Council and the State Land Use Commission to hold hearings in Hāna on land use issues which affect the Hāna District.			<b>X</b>
7.	Maintain the Hāna Advisory Committee to the Maui Planning Commission to make recommendations regarding all land use policies, permits, and changes in designation within the Hāna District.			<b>X</b>
<b>Implementing Actions:</b>				
1.	Develop a satellite government center for the Hāna region with scheduled days for different government agencies.			<b>X</b>
2.	Pursue creative regulatory solutions to provide better government services.			
3.	Develop recruitment/incentive programs to attract Hāna region residents into positions within the Fire and Police Departments, Department of Land and Natural Resources, the National Parks Service and other government agencies located in the Hāna region.			
4.	Compile special plans and studies necessary to implement the recommendations of the Community Plan. These would include market studies and assessments of the diversified agricultural economic sector, the current and projected visitor accommodation market mix, water development, housing, local and regional circulation, drainage, solid waste, and other special studies as required.			
<b>Discussion:</b> The Proposed Action will not affect the Government objectives and policies of the Hāna Community Plan.				

### 5.7.2 Pā'ia -Ha'ikū Community Plan (1995)

The Pā'ia -Ha'ikū Community Plan is one of nine (9) community plans for the County of Maui. The plan reflects current and anticipated conditions in the Hāna region, and advances the community's planning goals, objectives, policies, and implementation to guide the future of the region. The Pā'ia -Ha'ikū Community Plan region is located along the north shore of Maui between the urban center of Kahului and the rural enclave of Hāna, and encompasses portions of the License Area. The planning region encompasses an area of approximately 17,300 acres that can be characterized by the following sub-regions: Pā'ia and Ha'ikū. Table 5-14 below, is a discussion of the relevant objectives and policies of the Pā'ia -Ha'ikū Community Plan that relate to the Proposed Action.

<b>Table 5-14: Pā'ia -Ha'ikū Community Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<b>Land Use</b>				
<b>Goal</b>				
A well-planned community that preserves the region's small town ambiance and rural character, coastal scenic vistas, and extensive agricultural land use, and accommodates the future needs of residents at a sustainable rate of growth and in harmony with the region's natural environment, marine resources, and traditional uses of the shoreline and mauka lands.				

<b>Table 5-14: Pā'ia -Ha'ikū Community Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<b>Objectives and Policies</b>				
1.	Protect the marine environment and quality of the offshore waters.			<b>X</b>
2.	Preserve important scenic vistas and shoreline resources of the region.			<b>X</b>
3.	Prohibit hotel/resort development within the region.			<b>X</b>
4.	Ensure that appropriate lands are available to support the region's current and future agricultural industries, including sugar, pineapple, diversified agriculture, and aquaculture.			<b>X</b>
5.	Identify prime or productive agricultural lands, and develop appropriate regulations for their protection.			<b>X</b>
6.	When appropriate, incorporate low-rise town or village forms of development, such as the neotraditional town, with defined growth limits and a village core of mixed public, residential and commercial uses, organized and designed to enhance pedestrian and bicycle access as an alternative to linear forms of development, which are characteristic of more urban areas.			<b>X</b>
7.	Provide for a range of residential lot sizes in appropriate areas.			<b>X</b>
8.	Define urban and rural growth limits and densities for the region by determining the needed space to accommodate projected growth, designating the required land using the land use map, and supporting needed development in these areas.			<b>X</b>
9.	Maintain and expand areas desirable for public recreational uses.	<b>X</b>		
10.	Discourage approvals of Special Permits in State Agricultural and Rural Districts unless: (a) necessary to serve the immediate community in remote areas; (b) supportive of agricultural uses; or (c) needed for the use or distribution of locally produced products and services that otherwise do not adversely affect the environment, surrounding agricultural uses, or public safety.			<b>X</b>
11.	For the outlying areas such as Ha'ikū with existing Urban or Rural Land Use classifications, consideration for expansion of the State Land Use District Boundary should be made on a case by case basis for limited residential development in accordance with the following criteria: <ul style="list-style-type: none"> <li>a. That the proposed change is contiguous with the Urban or Rural District and compatible with the existing character of the surrounding area;</li> <li>b. That adequate public services and facilities are available or can be provided at reasonable cost to the petitioner; and</li> <li>c. That the proposed land use amendment shall have no significant adverse effects upon agricultural, natural, environmental, recreational, scenic, historic, or other resources of the area.</li> </ul>			<b>X</b>
12.	Designate the following areas for park use: <ul style="list-style-type: none"> <li>a. Baldwin Park to "Small Park" in Pā'ia;</li> <li>b. Hookipa Park expansion including land around the existing park for immediate development, as well as the realignment of Hāna Highway (Note that mauka lands shall be a park reserve which would allow existing agricultural cultivation to continue until the future park expansion);</li> <li>c. Kaulahao Beach ("Blue Tile Beach");</li> <li>d. Near Pa'uwela Road and mauka of the Ha'ikū School and existing residential developments; and</li> <li>e. Mauka of 4th Division Marine Park for an active park area and Kauhikoa Hill for a passive recreational/scenic area</li> </ul>			<b>X</b>
13.	Limit visitor accommodations to owner-occupied "bed and breakfast" establishments that are residential in both scale and character. Any proposed "bed and breakfasts" should not be situated near the shoreline so as to avoid the proliferation of this use and subsequent changes in the character of the region's coast.			<b>X</b>
14.	Limit and manage windsurfing meets at Hookipa in order to better accommodate traditional uses, such as fishing and surfing, and maintain other public recreational uses of the area.			<b>X</b>
15.	Avoid development of flood prone areas, stream channels and gulches due to safety concerns, open space relief, and visual separation. Drainage channels should be regularly maintained by appropriate agencies.			<b>X</b>

<b>Table 5-14: Pā'ia -Ha'ikū Community Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
16. Require Special Use Permits for public/quasi-public uses in the State Rural District.				<b>X</b>
17. Upon any closure of the Pā'ia Mill, the Mill's Heavy Industrial land use designation shall be evaluated by the Department of Planning to determine whether it is appropriate for such designation to be retained, and the Department shall transmit a report and recommendation to the Council for action as appropriate.				<b>X</b>
<b>Implementing Actions:</b> <ol style="list-style-type: none"> <li>1. Review, amend and adopt, as appropriate, zoning ordinances to carry out the intent of the land use categories identified in the Pā'ia-Ha'ikū Community Plan, including, but not limited to, a Rural Light Industrial zoning classification.</li> <li>2. Adopt rules requiring Special Use Permits for public and quasi-public uses in the State Rural District.</li> <li>3. Establish varying minimum lot sizes and subdivision standards to reflect different kinds of proposed uses and activities, thereby, preventing the improper use of agricultural and rural areas. Moreover, ensure that minimum two-acre lot subdivisions intended for "gentleman estates" are limited to areas that (a) have adequate public services and infrastructure, and (b) would not significantly detract from the agricultural, rural, open space, scenic and environmental qualities of the region.</li> <li>4. Establish and enforce regulations for "bed and breakfast" establishments conducted by owner occupants within single-family residential dwellings to ensure that they will be situated in appropriate areas and not adversely affect the surrounding neighborhood. The regulations should include, but not be limited to, criteria related to location, size of operation, off-street parking, and other appropriate mitigate measures.</li> <li>5. Improve standards and procedures to protect scenic vistas and shoreline resources of the region.</li> <li>6. Designate areas for agricultural parks suitable for diversified agriculture and aquaculture.</li> <li>7. Develop and implement a directed and managed growth plan and strategies to guide and coordinate future development consistent with the provision and availability of public infrastructure.</li> </ol>				<b>X</b>
<p><b>Discussion:</b> The Proposed Action will support the Land Use objectives and policies of the Pā'ia -Ha'ikū Community Plan.</p> <p>The Ko'olau Forest Reserve Hunting Unit encompasses portions of the License Area. The Hunting Unit is administered the DLNR, Division of Forestry and Wildlife. To hunt within the License Area, hunters must obtain a license from the DLNR and an EMI Permit/Waiver. Hunting grounds are limited to one hunting party per hunting area, as regulated by the DLNR. Hunters enter the hunting unit every Saturday and Sunday, as well as holidays observed by EMI. Prior to entering, hunting parties must sign in their license number they obtained from the DLNR, and log in any game that are taken. Access to the hunting grounds is managed by EMI through eight existing EMI access roads. Hunting is permitted year round. Hunting parties may enter the License Areas by vehicular access, however, must traverse by foot in most areas.</p> <p>Hiking is also a permitted recreational use within the License Area, and is limited to hiking clubs. Access to the License Area lands for hiking is acquired through a Hiking Waiver from EMI. Only two hiking clubs currently enter the License Area lands approximately four to six times a year; the Sierra Club Maui Group and Mauna Ala Hiking Club. They enter on foot, and are guided by a club hiking expert with a manageable number of people</p> <p>Other recreational uses are not permitted on the License Area lands for safety reasons.</p> <p>Issuance of the Water Lease would allow EMI staff to continue to manage appropriate access into the License Area to use and enjoy the License Area's recreational and natural resources.</p>				
<b>Environment</b>				
<b>Goal</b>				
The preservation and protection of the natural environment, marine resources and scenic vistas to maintain the rural and natural ambiance and character of the region.				
<b>Objectives and Policies</b>				

<b>Table 5-14: Pā'ia -Ha'ikū Community Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
1.	Preserve and protect scenic vistas along Hāna Highway			<b>X</b>
2.	Preserve and protect unique natural areas with significant conservation value, including, but not limited to, the native rain forest at Waikamoi.	<b>X</b>		
3.	Encourage and support the establishment of native forest and vegetation.	<b>X</b>		
4.	Preserve the shoreline sand dune formations throughout the planning region. These topographic features are a significant element of the natural setting and should be protected from any actions which would detract from their scenic, cultural or ecological value.			<b>X</b>
5.	Establish a system of temporary shoreline closures to fishing, alternating various segments of the coast, to minimize depletion and allow the resources to regenerate.			<b>X</b>
6.	Protect the quality of surface and groundwater resources.	<b>X</b>		
7.	Protect all wetland resources. Such resources provide open space and habitat for plant and animal life in the aquatic environment. Ensure that the development of new water sources does not adversely affect in-stream flows.			<b>X</b>
8.	Protect and maintain the quality of the nearshore and offshore waters and marine environment. Ensure that storm water run-off and siltation from proposed development will not adversely affect the marine environment and nearshore and offshore water quality. Open culverts which empty directly into nearshore waters should be avoided.			<b>X</b>
9.	Encourage the construction of natural grass-lined drainage channels, as opposed to concrete channels, and the installation of siltation basins.			<b>X</b>
10.	Effectively control agricultural run-off.			<b>X</b>
11.	Promote greater awareness and opportunities for recycling and sound conservation practices.			<b>X</b>
<p><b>Discussion:</b> The Proposed Action will support the Environment objectives and policies of the Pā'ia -Ha'ikū Community Plan.</p> <p>The CWRM D&amp;O was purposefully designed to increase the practical knowledge of stream flows and native habitat restoration. The CWRM D&amp;O establishes a quantity of water that must remain in each stream. Each stream a part of the contested case in East Maui was evaluated individually for their potential for usage, habitat restoration, recreational opportunities, and scenic values. The CWRM D&amp;O ensures the prudent use of the surface water resources in the License Area with the issuance of the Water Lease. Should the Water Lease be issued, the Proposed Action will be required to be in compliance with the CWRM D&amp;O. The Proposed Action is not contrary to the CWRM D&amp;O, and will exercise a conservation ethic in use of the natural resources, and ensure compatibility between land-based activities and natural resources and ecological systems.</p> <p>An objective of the Proposed Action is to maintain and continue the operation of the EMI Aqueduct System. The EMI staff will be trained by qualified individuals on appropriate conduct and measures to take within the License Area during future maintenance work. This will encourage the protection of the rare and endangered plant and animal species and habitats native to Hawai'i that have been identified in the region. The EMI Aqueduct System will be maintained in a way that is compatible with the existing environment and natural resources in the region.</p>				
<b>Cultural Resources</b>				
<b>Goal</b>				
Identification, protection, preservation, enhancement and appropriate use of cultural resources, cultural practices and historic sites that provide a sense of history and define a sense of place for the Pā'ia -Ha'ikū region.				
<b>Objectives and Policies</b>				
1.	Encourage and protect traditional mauka and makai accesses, cultural practices and rural lifestyles. Protect traditional hunting, fishing and gathering.	<b>X</b>		
2.	Prevent the desecration of ancient and historic burial sites.			<b>X</b>
3.	Identify, protect, preserve, and, where appropriate, restore significant archaeological and cultural sites and resources unique to the State of Hawai'i and Island of Maui.	<b>X</b>		
4.	Foster an awareness of the diversity and importance of cultural resources and of the history of Pā'ia -Ha'ikū. Promote distinct cultural resources as an identifying characteristic of the region.			<b>X</b>



<b>Table 5-14: Pā'ia -Ha'ikū Community Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
5.	Recognize and respect family ancestral ties to certain sites.			<b>X</b>
6.	Encourage community stewardship of historic sites.			<b>X</b>
7.	Encourage the development of "cultural parks" for visitation and education.			<b>X</b>
8.	Encourage cultural and educational programs to perpetuate Hawaiian and other ethnic heritages.			<b>X</b>
9.	Encourage the ongoing state and national register nomination process, by government and private property owners, to increase awareness and protection of sites and districts.			<b>X</b>
10.	Encourage the restoration and traditional use of taro patches, and the re-establishment of breadfruit groves.	<b>X</b>		
11.	Recognize and respect the importance of various ethnic representations in the cultural site identification process.			<b>X</b>
<b>Implementing Actions:</b>				
1.	Update the County Cultural Resource Management Plan to further identify specific and significant cultural resources in the region and provide strategies for preservation and enhancement. Include a cross section of residents familiar with the various ethnic histories of the region to advise the Cultural Resources Commission in the designation and management of significant cultural resources.			
2.	Require development projects to identify all archaeological and cultural sites and resources, including traditional accesses, located within or adjacent to the project area as part of initial project studies. Further require that all proposed activity include appropriate measures such as site avoidance, buffer areas and interpretation, to mitigate potential adverse impacts on cultural resources. Establish standards and procedures to be followed during the subdivision, special management area permit, or change in zoning application stage to ensure adequate review of lands involving archaeologically and culturally sensitive sites.			
3.	Implement a historic or cultural district overlay ordinance to provide protection for areas of significant archaeological, historical and cultural resources. Areas which should be considered for designation include the following: <ul style="list-style-type: none"> <li>a. Pā'ia Town</li> <li>b. Ho'olawa Bay, Huelo</li> <li>c. Kuiaha Bay, Ha'ikū</li> <li>d. Halehaku Bay, Pilale</li> <li>e. Honopou Valley, Peahi (coastal valley area)</li> <li>f. Kaupakulua Gulch (coastal valley area)</li> <li>g. Hanawana Landing, Huelo/Kailua</li> </ul>			<b>X</b>
4.	Investigate the creation of a "cultural park" at Ho'olawa Bay and other important sites in the region.			
5.	Flag for preservation the following general site types and areas: <ul style="list-style-type: none"> <li>a. Ancient Trails/Old government roads</li> <li>b. Fishponds</li> <li>c. Landings</li> <li>d. Nearshore marine cultural resources</li> <li>e. Stream valley areas <ul style="list-style-type: none"> <li>(1) habitation complexes (shoreline and interior)</li> <li>(2) lo'i and 'auwai</li> <li>(3) terraces</li> </ul> </li> <li>f. Significant native vegetation zones</li> <li>g. Plantation ditch systems</li> <li>h. Religious structures (shrines, churches and heiau)</li> <li>i. Old bridges</li> <li>j. Plantation camps</li> <li>k. Plantation era structures and homes</li> <li>l. Petroglyphs</li> <li>m. Burials</li> </ul>			
6.	Initiate and adopt, under the auspices of the Department of Planning, a mauka/makai access dedication ordinance pursuant to Chapter 46, H.R.S. and acquire accesses through purchase, dedication, condemnation, or land exchange.			

<b>Table 5-14: Pā'ia -Ha'ikū Community Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<ul style="list-style-type: none"> <li>7. Formulate and adopt rural and historic district roadway standards to promote the maintenance of historic landscapes and streetscapes in character with the region.</li> <li>8. Designate the location of former camps and communities through a historical marker program.</li> <li>9. Implement a community curatorship program, and site reconstruction and interpretation project at Nakalele Point (west of Ho'okipa).</li> <li>10. Require archaeological field checks before issuance of building and grading permits for properties located in gulches or other areas which could hold archaeological resources.</li> <li>11. Recommend to the Arborist Committee for consideration as "Exceptional Trees," all trees, or groves of trees, that have significant historic or cultural value, represent an important community resource, or are exceptional by reason of age, rarity, location, size or aesthetic quality.</li> </ul>				
<p><b>Discussion:</b> The Proposed Action will support Cultural Resources objectives and policies of the Pā'ia -Ha'ikū Community Plan.</p> <p>A recent action taken by the CWRM ordered full restoration for 10 streams. These streams are categorized as "Kalo and Community Streams" and were restored due to the streams historically supporting and currently supporting communities for taro cultivation, an element of Hawai'i's cultural heritage. The Proposed Action will be in compliance with the CWRM D&amp;O.</p> <p>For the subject Water Lease, CSH prepared an Archaeological LRFI report on behalf of A&amp;B. This investigation was designed to determine the likelihood that historic properties (any, building, structure, object, district, area, or site over 50 years old) may be affected by the Proposed Action and, based on findings, consider cultural resource management recommendations. CSH completed an archaeological field inspection between May 15 and 18, 2018 in conjunction with a survey of EMI infrastructure conducted by Mason Architects. While the primary focus of the survey was to visit 21 sluice gates along the EMI Aqueduct System for architectural recordation, CSH used the opportunity to inspect portions of the License Area along access roads, ditch trails, and within upland stream valleys. The field inspection provided an opportunity to inspect some of the upland areas of the License Area within steep-sided valleys that have not been formally surveyed by archaeologists. As expected, ground visibility was poor due to thick vegetation cover throughout the License Area. Additionally, in many cases, the terrain on both the upslope and downslope sides of the access roads and trails consisted of nearly vertical valley walls that were inaccessible. No potential archaeological sites were observed.</p>				
<b>Economic Activity</b>				
<b>Goal</b>				
A stable economy that complements the rural character of the region and provides opportunities for economic diversification and community needs.				
<b>Objectives and Policies</b>				
1. Maintain agriculture as the primary economic activity. Enhance opportunities for the cultivation and processing of local agricultural products and encourage the establishment of agricultural parks and support services (i.e., co-op facilities for distribution, marketing and sales) to enhance diversified agricultural activities.				<b>X</b>
2. Establish opportunities for rural light industrial uses as a secondary economic activity consistent with the rural character of the region. This would include uses which are related to the agricultural base, light industries which are oriented to servicing the surrounding community, and small skilled-craft operations.				<b>X</b>
3. Provide for neighborhood-scale commercial services within or in close proximity to residential areas to accommodate the needs of residents.				<b>X</b>
4. Consider "bed and breakfast" establishments as transient visitor facilities, provided that these are conducted by owner-occupants within a single-family residential dwelling and approved for such use.				<b>X</b>
5. Encourage the establishment of a farmers' market at an appropriate site in the Pā'ia and Ha'ikū areas.				<b>X</b>
<b>Implementing Actions:</b>				
1. Encourage the State Department of Agriculture to draft or propose a master plan to promote diversified agriculture by expanding agricultural programs,				<b>X</b>

<b>Table 5-14: Pā'ia -Ha'ikū Community Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<p>identifying the specific uses of those agricultural lands, and locating a site(s) for an agricultural park.</p> <p>2. Update the County's socio-economic database to provide an on-going basis for evaluating socio-economic issues and conditions in the Pā'ia-Ha'ikū Community Plan region.</p>				
<b>Discussion:</b> The Proposed Action will not affect the Economic Activity objectives and policies of the Pā'ia -Ha'ikū Community Plan.				
<b>Housing</b>				
<b>Goal</b>				
A sufficient supply and choice of attractive housing accommodations with emphasis on affordable housing for a broad cross section of residents.				
<b>Objectives and Policies</b>				
1. Meet the 20-year housing needs of the planning region. Provide sufficient land area for residential development only in appropriate areas near public facilities in order to discourage land speculation, and provide for predictable, efficient land use and development patterns in the region.				<b>X</b>
2. Expand the inventory of affordable housing. Provide a variety of affordable housing opportunities, including improved lots and self-help projects, and provide for special needs, including the elderly, single-parent families and the disabled. Encourage public sector projects, government programs, public/private joint efforts, and other assistance programs to reduce costs and increase the availability of affordable and gap-group housing projects				<b>X</b>
3. Reduce residential home energy and water consumption.				<b>X</b>
4. Secure lands for future low-cost residential development by government or private nonprofit corporations.				<b>X</b>
5. Credit the donation of improved residential land to the State or County government towards affordable housing requirements by private developers.				<b>X</b>
6. Institute measures to prevent speculation in government-assisted or subsidized affordable housing projects				<b>X</b>
7. Plan, design and construct off-site public infrastructure improvements (i.e., water, recreation, roads, sewer, drainage and solid waste) in anticipation of residential developments defined in the Community Plan and consistent with a directed and managed growth plan or strategy				<b>X</b>
8. 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.				<b>X</b>
9. Ensure that community parks are developed before major new development projects are allowed to occur.				<b>X</b>
10. Support efforts to develop housing for the elderly, the homeless and the working poor.				<b>X</b>
<b>Implementing Actions:</b>				
1. Develop a comprehensive plan for housing assistance programs which coordinates all available public and private financial resources and incorporates appropriate regulatory measures.				
2. Establish a housing rehabilitation program, including loans, grants and/or technical assistance and community outreach.				
3. Adopt standards for housing design and construction to reduce energy and water consumption.				
4. Encourage efforts to provide shelter for Maui's homeless, and low-cost rental housing for its working poor.				
5. Propose and define growth limits around existing urbanized areas to accommodate residential development while directing growth in an organized manner.				<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect the Housing objectives and policies of the Pā'ia -Ha'ikū Community Plan.				
<b>Town Design</b>				

<b>Table 5-14: Pā'ia -Ha'ikū Community Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<b>Goal</b>				
Attractive rural town development in keeping with the existing scale, form and character of settlement areas in the region.				
<b>Objectives and Policies</b>				
1.	Incorporate design standards, including, but not limited to, lighting, building and roadway design, appropriate for rural communities. In Agricultural and Rural Districts, excessive roadway standards and street lighting requirements should be discouraged.			<b>X</b>
2.	Establish in designated areas a neotraditional village form of development with defined growth limits and a core of low-rise mixed public, residential and commercial uses organized and designed to enhance pedestrian and bicycle access.			<b>X</b>
3.	Limit building heights to two (2) stories or thirty (30) feet above grade throughout the region, with any exceptions being subject to design review by the County			<b>X</b>
4.	Follow the established design standards for the commercial use areas of Pā'ia Town and Ha'ikū based on the following guidelines: <ul style="list-style-type: none"> <li>a. Visually maintain and enhance the low-density town character.</li> <li>b. Require that future development be compatible with the desired scale and rural character.</li> <li>c. Maintain the ambiance of Pā'ia and Ha'ikū Towns.</li> </ul> <p>Design improvements should be undertaken in a coordinated and ongoing fashion so as to ensure compatibility of future development projects with the desired character. Road improvements for drainage, lighting, and safety should be coordinated with the maintenance of the existing rural, informal streetscape which exemplifies the character of Pā'ia and Ha'ikū Towns. For example, urban roadway standards which require excessive street widths detract from a rural character and should be discouraged.</p>			<b>X</b>
5.	Save and incorporate healthy, mature trees in the landscape planting plans of subdivisions, roads or any other construction or development.			<b>X</b>
6.	Incorporate the principles of xeriscaping in all future landscape planting.			<b>X</b>
7.	Use "native plants" for landscape planting in all public projects to the extent practicable.			<b>X</b>
8.	Ensure that all future subdivisions, construction projects, and developments comply with the Maui County Planting Plan.			<b>X</b>
9.	Encourage neighborhood communities and citizen groups to upgrade streets and parks in accordance with the Maui County Planting Plan.			<b>X</b>
10.	Enhance existing public rights-of-way and parks with appropriate trees, turfgrass and groundcovers.			<b>X</b>
<b>Implementing Actions:</b>				
1.	Revise subdivision standards, including, but not limited to, roadways and street lighting, for rural areas such as Pā'ia-Ha'ikū to maintain a rural character and appearance. In Agricultural and Rural Districts, excessive roadway standards and street lighting requirements should be discouraged.			<b>X</b>
2.	Encourage landscape buffering along the makai side of the proposed Alternate Road and along the makai and mauka edges of the sugar mill area in a manner that does not detract from scenic vistas.			
<b>Discussion:</b> The Proposed Action will not affect the Town Design objectives and policies of the Pā'ia -Ha'ikū Community Plan.				
<b>Physical Infrastructure</b>				
<b>Transportation</b>				
<b>Goal</b>				
Transportation systems that facilitate the safe and efficient movement of people, produce and goods within and outside the region.				
<b>Objectives and Policies</b>				

<b>Table 5-14: Pā'ia -Ha'ikū Community Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
1.	Strongly encourage the coordinated efforts of all appropriate County, State and Federal agencies to plan, fund and construct an alternate route around Pā'ia Town.			<b>X</b>
2.	Establish a regional network of bikeways and pedestrian paths. This should include providing adequate space to accommodate bicycle traffic throughout the Pā'ia Town area, including along Baldwin Avenue from Pā'ia to Makawao.			<b>X</b>
3.	Encourage convenient pedestrian and bicycle access between residences and neighborhood commercial areas, parks and public facilities, in order to minimize use of the automobile within residential communities.			<b>X</b>
4.	Require off-street parking as a part of new commercial development in Lower Pā'ia .			<b>X</b>
5.	Realign Hāna Highway in the vicinity of Hookipa Park to provide an area for park expansion.			<b>X</b>
6.	Discourage heavy truck traffic through Pā'ia Town.			<b>X</b>
<b>Implementing Actions:</b>				
1.	Plan, fund and construct an alternative roadway mauka of Pā'ia Town.			
2.	Prepare or update a roadway and drainage master plan for the Pā'ia- Ha'ikū area and incorporate appropriate road standards for rural areas.			
3.	Incorporate a regional pedestrian and bikeway plan as a functional element of the Community Plan.			
4.	Acquire sites for public parking within Pā'ia Town.			
5.	Adopt an in-lieu parking ordinance that allows the payment of fees for the development of public parking in other nearby locations, in lieu of the construction of required off-street parking as part of a commercial project proposed on a small lot.			<b>X</b>
6.	Undertake more frequent resurfacing and repair, and widening of road shoulders in dangerous sections, in order to improve road conditions.			
7.	Provide a stop sign on Ha'iku Road at its intersection with West Kuiaha Road, so that West Kuiaha Road becomes a through street.			
8.	Construct sidewalks with landscaping in the commercial areas of Pā'ia and Ha'ikū, so as to retain their existing characters.			
<b>Water</b>				
<b>Goal</b>				
An adequate supply of potable and irrigation water to meet the needs of the region.				
<b>Objectives and Policies</b>				
1.	Increase water storage capacity with a reserve for drought periods.			<b>X</b>
2.	Ensure that adequate water capacity is available for domestic and agricultural needs of the region.	<b>X</b>		
3.	Ensure that the development of new water sources does not adversely affect in-stream flows.			<b>X</b>
4.	Continue the conversion to drip irrigation in sugar cane fields, provided that the practice complies with soil conservation standards.			<b>X</b>
5.	Improve the existing potable water distribution system and develop new potable water sources prior to further expansion of the State Urban District boundary or major subdivision of land in the State Agricultural or Rural Districts.			<b>X</b>
6.	Ensure adequate supply of groundwater to residents of the region before water is transported to other regions of the island.			<b>X</b>
<b>Implementing Actions:</b>				
1.	Prepare or update a water improvement master plan for the Pā'ia-Ha'ikū region to be incorporated as a functional component of the Community Plan.			
2.	Update the County's Water Use and Development Plan and estimated water use for the Pā'ia-Ha'ikū region based on the adopted Community Plan and include a reserve capacity for drought conditions.			<b>X</b>
3.	Develop a comprehensive agricultural water system, including the use of recycled water and a dual water system for domestic and irrigation uses.			
4.	Provide incentives for water conservation.			
<b>Liquid and Solid Waste</b>				
<b>Goal</b>				

<b>Table 5-14: Pā'ia -Ha'ikū Community Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
Efficient, safe and environmentally sound systems for the disposal, recycling and reuse of liquid and solid wastes.				
<b>Objectives and Policies</b>				
1. Connect urban residential communities to the County's wastewater treatment system.				<b>X</b>
2. Reduce the disposal of solid wastes in the landfills through expanded source reduction, reuse and recycling programs and the provision of convenient drop-off facilities.				<b>X</b>
<b>Implementing Actions:</b>				
1. Develop and implement a comprehensive waste management and recycling program for the region.				<b>X</b>
2. Extend the service area of the sewer system to include new major urban residential communities delineated in the Community Plan.				
<b>Drainage</b>				
<b>Goal</b>				
Improvements to the storm drain system which provide for a high standard in preventing flooding and property damage while not adversely affecting the marine environment and nearshore and offshore water quality.				
<b>Objectives and Policies</b>				
1. Ensure that storm water run-off and siltation from proposed development will not adversely affect the marine environment and nearshore and offshore water quality. Open culverts which empty directly into nearshore waters should be avoided.				<b>X</b>
2. Encourage the construction of natural grass-lined drainage channels, as opposed to concrete channels, and installation of siltation basins.				<b>X</b>
3. Encourage the incorporation of drainageways into open space, pedestrian way and bikeway networks.				<b>X</b>
4. Effectively control storm water run-off in new urban, rural or agricultural subdivisions and developments, so as to avoid net increase in storm water run-off where practicable.				<b>X</b>
<b>Implementing Actions:</b>				
1. Review County drainage standards as they relate to rural and agricultural areas.				<b>X</b>
2. Maintain drainageways, swales and spillways.				
<b>Energy</b>				
<b>Goal</b>				
Greater self-sufficiency in the need for non-renewable energy and more efficiency in use of energy resources.				
<b>Objectives and Policies</b>				
1. Promote energy efficiency as the energy resource of first choice and increase the energy efficiency in all sectors of the community.				<b>X</b>
2. Promote environmentally and culturally sensitive use of renewable resources such as biomass, solar, wind, and hydroelectric energy in all sectors of the community.				<b>X</b>
3. Support the establishment of an alternate fuels distribution infrastructure.				<b>X</b>
4. Utilize renewable energy for water pumping and other energy services which can take advantage of intermittent energy resources.				<b>X</b>
5. Support the development of communication infrastructure and promote telecommuting to minimize travel.				<b>X</b>
6. Support energy-efficient building design and site development practices.				<b>X</b>
7. Promote energy conservation and awareness programs				<b>X</b>
8. Limit requirements for street lighting in agricultural and rural communities.				<b>X</b>
9. Increase the energy security of community "lifeline" facilities and improve energy emergency response capabilities.				<b>X</b>
<b>Implementing Actions:</b>				
1. Develop incentives and requirements for energy-efficient new building design, existing building retrofit, and site development practices through various approaches, including modifications to building, zoning, and subdivision codes.				<b>X</b>
2. Develop and adopt an integrated energy functional plan for the County of Maui that includes, but is not limited to, strategies for energy conservation, reuse of treated wastewater, recycling, reduction in the use of fossil fuels, public education				



<b>Table 5-14: Pā'ia -Ha'ikū Community Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<p>and awareness, and other strategies and actions related to transportation and utilities, housing, environment, urban design and economic activity.</p> <p>3. Develop, compile and disseminate information on new energy technologies, policies, and programs that may prove helpful to the community's economy and environment.</p> <p>4. Initiate an integrated County energy resource planning program.</p> <p>5. Use energy efficient street lights and develop appropriate street lighting standards for agricultural and rural areas.</p> <p>6. Identify energy-saving measures for all community buildings and facilities.</p>				
<p><b>Discussion:</b> The Proposed Action will support Physical Infrastructure objectives and policies for water in the Pā'ia -Ha'ikū Community Plan.</p> <p>The Proposed Action will for the continued conveyance of water to the MDWS to provide Upcountry Maui, which includes the Ha'ikū community as it is a part of the Upcountry Maui Water System. The Proposed Action will ensure that the MDWS has a reliable source of water. Should the water lease not be issued, the EMI Aqueduct System may be abandoned, leaving the MDWS without a reliable source of water, and alternative sources would need to be developed.</p>				
<b>Social Infrastructure</b>				
<b>Recreation and Open Space</b>				
<b>Goal</b>				
Quality recreational facilities to meet the present and future needs of residents of all ages and physical ability with emphasis on securing shorefront lands.				
<b>Objectives and Policies</b>				
1. Develop a system of bicycle and pedestrian accesses along the shoreline, where practicable.				<b>X</b>
2. Secure shorefront lands with scenic and recreational value potential, especially those identified on the Land Use Map.				<b>X</b>
3. Develop adequate park land for active and passive recreational uses.				<b>X</b>
4. Improve maintenance and provide more facilities at existing recreation areas, including the old Maui High School.				<b>X</b>
5. Improve small boat launching facilities at Maliko Bay to accommodate non-commercial boating needs for Central Maui, Upcountry and North Shore residents. "Commercial" in this context refers to charter boat operations or "boats for hire."				<b>X</b>
6. Encourage preservation of rodeo arenas at Maliko and Ulumalu.				<b>X</b>
7. Support the expansion of youth recreation programs, including team sports, archery, and tennis.				<b>X</b>
<b>Implementing Actions:</b>				
<p>1. Adopt a mauka/makai access dedication ordinance pursuant to Chapter 46, H.R.S., and acquire accesses through purchase, dedication, condemnation or land exchange.</p> <p>2. Implement a program to acquire shorefront sites for future parks and lands for new and expanded parks, consistent with the Community Plan Land Use Map. The program should focus on the following areas:</p> <p>a. Develop a regional beach park between Baldwin Park and "Small Park".</p> <p>b. Establish a community park near the Ha'ikū School on Pa'uwela Road, as identified on the Land Use Map.</p> <p>c. Expand Hookipa Park and establish parks at Maliko Bay, Kaulahao and Pa'uwela Point.</p> <p>d. Expand camping opportunities in the region in attractive areas such as Hookipa Park.</p> <p>e. Develop a gymnasium for the Ha'ikū region.</p> <p>f. Develop an active recreational park on lands immediately mauka of the 4th Marine Division Park and preserve Kauhikoa.</p> <p>3. Provide youth recreation programs, including team sports, archery, and tennis.</p> <p>4. 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</p>				<b>X</b>

<b>Table 5-14: Pā'ia -Ha'ikū Community Plan</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
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.				
<b>Education</b>				
<b>Goal</b>				
Quality education that meets the needs of residents and provides a solid foundation for self-understanding and enrichment, and future educational and employment opportunities.				
<b>Objectives and Policies</b>				
1. Provide permanent school facilities within the region as needed. Avoid the use of portable structures when permanent facilities are warranted.				<b>X</b>
2. Support the construction of covered school walkways and bus shelters.				<b>X</b>
3. Provide a community library in the Pā'ia -Ha'ikū region.				<b>X</b>
<b>Health and Public Safety</b>				
<b>Goal</b>				
A sense of security for all residents and visitors, and aid in the protection of life and property.				
<b>Objectives and Policies</b>				
1. Improve fire protection capabilities in the Ha'ikū area and ensure adequate water pressure for fire protection, particularly in urban and rural areas.				<b>X</b>
2. Expand surveillance of beach park areas				<b>X</b>
<b>Implementing Actions:</b>				
1. Provide a fire station or sub-station in Ha'ikū in the vicinity of Ha'ikū Elementary School and near Hāna Highway.				<b>X</b>
2. Provide more police patrols, especially in beach park areas.				
<b>Discussion:</b> The Proposed Action will not affect the Social Infrastructure objectives and policies of the Pā'ia - Ha'ikū Community Plan.				
<b>Government</b>				
<b>Goal</b>				
Government that demonstrates the highest standards of fairness and is responsive to the needs of the community, fiscally responsible and prudent, effective in planning and implementing programs to accommodate anticipated growth, fair and equitable in taxation, strict in the implementation of the Community Plan, and managed efficiently to provide coordinated and timely responses and the delivery of necessary services and programs to the public.				
<b>Objectives and Policies</b>				
1. Coordinate, direct and manage future development, and provide for necessary public services and infrastructure in a more effective and timely fashion.				<b>X</b>
2. Establish a real property tax system that is fair and equitable to homeowners and takes into account the ability to pay.				<b>X</b>
3. Inspire and preserve trust and confidence in the integrity of government.				<b>X</b>
4. Continue to investigate and pursue ways to streamline the permit process through means such as consolidated public hearings and concurrent processing of applications.				<b>X</b>
5. Continue to investigate and pursue ways to expedite the review and approval process for projects which will result in public benefit by various methods such as "fast-tracking" and the assignment of permit expeditors.				<b>X</b>
6. Utilize the County's budgeting process as a means to carry out the policies and priorities of the Community Plan.				<b>X</b>
7. Utilize the County's real property tax assessment function as both a means to carry out the policies and priorities of the Community Plan and a mechanism for monitoring and updating the Community Plan.				<b>X</b>
8. Support a program of incentives, rebates or credits for voluntary energy conservation and the installation of related improvements, such as solar heating, photovoltaic electrical systems and low flow fixtures.				<b>X</b>
9. Determine whether applications for government action within the region are in conformance with the goals, objectives and policies of the Community Plan, as well as the land use map, prior to decision making.				<b>X</b>

<b>Table 5-14: Pā'ia -Ha'ikū Community Plan</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
10. Require that actions taken by public officials, boards or commissions of the County of Maui be in compliance with the goals, objectives and policies of the Community Plan.			<b>X</b>
<b>Implementing Actions:</b> 1. Revise building, subdivision and roadway standards appropriate for rural areas to maintain its character, and reduce costs of development. 2. Formulate and implement a directed and managed growth program, consistent with the adopted community plans. 3. Continue to fund and operate mobile/satellite government facilities.			<b>X</b>
<b>Discussion:</b> The Proposed Action will not affect the Government objectives and policies of the Pā'ia -Ha'ikū Community Plan.			

### 5.7.3 Makawao-Pukalani-Kula Community Plan (1996)

The Makawao-Pukalani-Kula Community Plan is one of nine (9) community plans for the County of Maui. The plan reflects current and anticipated conditions in the Makawao-Pukalani-Kula region, and advances the community's planning goals, objectives, policies, and implementation to guide the future of the region. The Makawao-Pukalani-Kula region is located on the western slopes of Haleakala and includes portions of the Haleakala National Park and encompasses the Upcountry Maui Water Service Area. The following is a discussion of the relevant objectives and policies of the Makawao-Pukalani-Kula Community Plan that relate to the Proposed Action.

<b>Table 5-15: Makawao-Pukalani-Kula Community Plan (1996)</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
<b>Economic Activity</b>			
<b>Goal</b>			
A stable and diverse economic environment which supports a level of community prosperity in order to provide social services and environmental amenities and which respects the region's rural and agricultural lifestyle, open space and natural resources.			
<b>Objectives and Policies</b>			
1. Provide for the preservation and enhancement of agricultural lands and operations, emphasizing the importance of promoting diversified agriculture to the region's economic base and lifestyle.	<b>X</b>		
2. Support programs and plans to develop adequate water systems for agricultural use.			<b>X</b>
3. Protect existing agricultural operations from urban encroachment.			<b>X</b>
4. Support bona fide "family subdivisions" that employ rural planned unit or cluster concepts and thereby encourage existing farms to remain in production.			<b>X</b>
5. Recognize the rural, open space character of the Upcountry region as an economic asset of the island.			<b>X</b>
6. Preserve agriculture by actively promoting locally grown agricultural products.	<b>X</b>		
7. Discourage large scale visitor industry facilities which result in high concentrations of visitors in the Makawao-Pukalani-Kula region (e.g., Maui Tropical Plantation).			<b>X</b>
8. Support existing and new service and retail industry endeavors such as medical, law, accounting and architectural/engineering offices which will diversify the region's economic base without compromising its rural and agricultural integrity, and which will preserve the traditional scale and style of businesses in the Upcountry area.			<b>X</b>
9. Encourage the continuation of sugar, pineapple, cattle ranching, and diversified agriculture as major agricultural activities in the region and at the same time encourage the pursuit of alternative agricultural industries.	<b>X</b>		
10. Promote agricultural practices that encourage energy efficient and environmentally sound measures such as catchment systems, and use of grey water, organic pesticides, organic fertilizers and biomass energy.			<b>X</b>
11. Develop a stable and balanced employment base which will provide opportunities for increasing the standard of living for all of the region's residents.			<b>X</b>

<b>Table 5-15: Makawao-Pukalani-Kula Community Plan (1996)</b>			
	<b>S</b>	<b>NS</b>	<b>N/A</b>
12. Support the perpetuation of traditional independent grocery stores to preserve the upcountry character			<b>X</b>
13. Encourage the establishment of an institution of higher learning to enhance economic and cultural diversity.			<b>X</b>
<b>Implementing Action:</b>			
<ol style="list-style-type: none"> <li>1. Analyze the zoning and subdivision ordinances and revise wherever needed to facilitate and support the maintenance and development of diversified agricultural activities.</li> <li>2. As a condition of subdivision approval for non-agricultural lots, require that lot owners execute agreements which preclude legal action being brought against nearby farmers on issues relating to agricultural operations/nuisances.</li> <li>3. Request a State Department of Agriculture-prepared master plan to support and expand agricultural activities in the Upcountry region.</li> <li>4. Support, develop and implement programs to increase demand and reliable supply of locally grown produce to hotels, restaurants, and other visitor industry establishments.</li> <li>5. Support, develop and implement programs for marketing agricultural products to neighbor island and Pacific Rim basin markets.</li> <li>6. Seek funding to study the development potential of selected low-intensity service industry activities such as retreats, medical services, camps, cultural centers and education programs</li> </ol>	<b>X</b>		
<b>Discussion:</b> The Proposed Action will support the Economic Activity objectives and policies of the Makawao-Pukalani-Kula Community Plan.			
The EMI Aqueduct System conveys water to the MDWS, which in turn provides water for domestic and agricultural needs in Upcountry Maui, including KAP and the planned 262-acre KAP expansion. The Proposed Action will ensure the County has a reliable water source to provide for Upcountry Maui and to adequately plan, as well as make sound investments, for growth as there are insufficient alternative water sources and infrastructure to meet present and future demands currently.			
<b>Land Use</b>			
<b>Goal</b>			
The maintenance and enhancement of Upcountry's unique and diverse rural land use character with sensitivity to existing land use patterns, natural resource values, and economic and social needs of the region's residents.			
<b>Objectives and Policies</b>			
1. Recognize the value of open space, including agricultural lands and view planes to preserve the region's rural character			<b>X</b>
2. Establish land use patterns which recognize the "Right to Farm," in order to minimize conflicts between existing agricultural operations and urban-related activities.			<b>X</b>
3. Discourage speculation in agricultural lands.			<b>X</b>
<ol style="list-style-type: none"> <li>4. Encourage land use patterns which will: <ul style="list-style-type: none"> <li>• Support the long-term viability of agriculture.</li> <li>• Discourage "urban sprawl".</li> <li>• Discourage heavy industrial activities.</li> <li>• Discourage large scale hotels.</li> <li>• Preserve and respect the Haleakala National Park, and protect the region's open space character.</li> <li>• Maintain a separation of character between the Upcountry and the Kihei-Makena regions.</li> </ul> </li> </ol>			<b>X</b>
5. Encourage and support the development of land use performance and subdivision standards such as cluster development which will encourage viable farm operations and discourage estate subdivisions on agricultural lands such as Kula 200 or Kula Glen	<b>X</b>		
6. Encourage new residential developments in areas which are contiguous extensions of, or infills within the established residential pattern, and which do not adversely affect agricultural uses.			<b>X</b>
7. Ensure that adequate lands are set aside for recreational and open space purposes			<b>X</b>

<b>Table 5-15: Makawao-Pukalani-Kula Community Plan (1996)</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
8.	Preserve and enhance the “country” atmosphere in all communities by maintaining the small-scale, unique and independent character of each of the three sub-regions. “Country” atmosphere is defined by building style, a low density mix of residences, ranches, open spaces, greenways, plantings and cultivated lands.			<b>X</b>
9.	Encourage the use of mechanisms such as land trusts and farm trusts to preserve open space and agricultural activity.			<b>X</b>
10.	Support the development of a regulatory review process which encourages and facilitates public participation in all major land development activities.			<b>X</b>
11.	Make available agricultural lands for those who wish to farm.	<b>X</b>		
12.	Eliminate pseudo-agricultural lots such as Kula 200 and Kula Glen, through recognition of such lots as rural residential subdivisions.			<b>X</b>
13.	Support requests for Special Permits in the State Agricultural and Rural Districts as follows: (a) limited public and quasi-public uses in the more remote areas; (b) public facility uses such as utility installation, landfills, and wastewater treatment plants whose location is determined by technical considerations; (c) uses which are clearly accessory and subordinate to a permitted agricultural use on the property; and (d) extractive industries, such as quarrying, where the operation does not adversely affect the natural environment or Upcountry character.			<b>X</b>
14.	Discourage additional development of large scale retail outlets and encourage uses which support neighborhood retail stores.			<b>X</b>
15.	Discourage heavy industrial uses in the Makawao-Pukalani-Kula region.			<b>X</b>
16.	Recognize the four (4) semi-urban centers of Makawao Town, Pukalani, Hali’imaile and Waiakoa Village. Within them, support the following land use and circulation patterns: <ul style="list-style-type: none"> <li>a. Within Makawao Town: <ul style="list-style-type: none"> <li>• Business use on Baldwin and Makawao Avenues around the established central core</li> <li>• Public use to support public and quasi-public needs</li> <li>• Open space areas which enhance the Makawao Town’s country town ambiance.</li> <li>• Pedestrian, equestrian, and bicycle pathways which provide alternative linkages among the various sections of Makawao</li> <li>• Residential use including elderly housing.</li> </ul> </li> <li>b. Within Pukalani: <ul style="list-style-type: none"> <li>• Diverse business uses in centralized, consolidated locations</li> <li>• Limited multi-family use located adjacent to open space resources and consistent in scale and character with surrounding single family uses.</li> <li>• Single-family expansion contiguous with existing residential uses</li> <li>• Parks and open spaces within and surrounding commercial and residential areas.</li> </ul> </li> <li>c. Within Hali’imaile: <ul style="list-style-type: none"> <li>• Future neighborhood commercial use.</li> <li>• Single-family expansion contiguous with existing residential uses</li> <li>• Public and park uses reflecting existing uses and areas for expansion</li> <li>• Existing agricultural operations and baseyard.</li> </ul> </li> <li>d. Within and surrounding Waiakoa: <ul style="list-style-type: none"> <li>• Agricultural uses and open space.</li> <li>• Low density, rural residential uses</li> <li>• Village center at Waiakoa.</li> <li>• Single family use surrounding Waiakoa Village.</li> <li>• Public and park uses reflecting existing land uses and areas for expansion.</li> <li>• Projects which avoid “urban sprawl”.</li> </ul> </li> </ul>			<b>X</b>
17.	Support the centralization of business activities and avoid the expansion of strip commercial development.			<b>X</b>

<b>Table 5-15: Makawao-Pukalani-Kula Community Plan (1996)</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
18. Where appropriate, support the reclassification of State Land Use districts to ensure consistency between State Land Use designations and land use designations defined by the Makawao-Pukalani-Kula Community Plan land use map.			<b>X</b>
19. Encourage the development of land use performance and subdivision standards which are compatible with the agricultural Upcountry character.			<b>X</b>
20. Require the development of a comprehensive rezoning program to implement the land use objectives of the Makawao-Pukalani-Kula Community Plan.			<b>X</b>
21. Ensure an adequate supply of lands designated for residential use to address the affordable and elderly housing needs of the region's residents.			<b>X</b>
22. Maintain the open space areas along the Makawao-side of Haleakala Highway Bypass to allow a distinct separation between Pukalani and Makawao.			<b>X</b>
23. Recognize Pukalani as the geographic, public service and commercial hub of the region.			<b>X</b>
24. Ensure an adequate supply of land designated for residential use to provide opportunity for residents to participate in housing market "trade-ups".			<b>X</b>
25. Establish water resource availability as a major criteria in establishing land uses.	<b>X</b>		
26. Support land use spatial patterns which enhance the functional viability of pedestrian-oriented town and village centers			<b>X</b>
27. Ensure and encourage the long-term viability of "Mom and Pop" stores through establishment and availability of appropriate land use designations			<b>X</b>
28. Support a new Rural land use designation with a minimum two-acre lot size which recognizes large-lot residential land use patterns within the backdrop of a semi-rural setting. The use would be typified by "Gentleman Estate" housing or "Pseudo Agricultural" uses in which the residence would be the primary use and any non-intrusive agricultural activities would be secondary			<b>X</b>
29. Explore the development of an additional Ag park.	<b>X</b>		
30. Utilize the Rural classification to provide a transition and buffer between the Urban and Rural districts			<b>X</b>
31. Support the establishment of religious institutions and other community-oriented centers near growing population centers.			<b>X</b>
<b>Implementing Actions:</b>			
<ol style="list-style-type: none"> <li>1. Revise the subdivision ordinance to require bona-fide agricultural use for agricultural subdivisions.</li> <li>2. Pursue programs to discourage speculation in agricultural lands including: <ul style="list-style-type: none"> <li>• Land banking.</li> <li>• Dedication of lands for agricultural use supported by County tax policies and State programs.</li> <li>• County applied subzone provisions in the State Agricultural District which strictly limit certain lands to agricultural uses.</li> <li>• Transfer of development rights .</li> </ul> </li> <li>3. Adopt zoning standards which use varying minimum lot sizes or other means to differentiate rural residential and agricultural land uses; and implement a program to rezone existing pseudo-agricultural subdivisions to the two-acre rural district.</li> <li>4. Adopt alternative subdivision standards, in regards to roadway widths, street lights, etc., that reflect the rural and agricultural character of the region. Such standards shall at a minimum, provide for sidewalks on one side of the street for County roads within a 3/4-mile radius of developed or proposed school sites.</li> <li>5. Develop guidelines for rural cluster development and planned unit development as part of a comprehensive growth management and open space protection program. Minimum lot size and unity density requirements for specific property designations in this Plan shall be superseded by sizes and densities specified in ordinances that are enacted establishing comprehensive rural zoning and/or agricultural or rural district cluster development standards and procedures.</li> <li>6. Implement cooperative public and private land use activities (e.g., Hale Mahaolu programs) which address the region's social welfare needs.</li> <li>7. Undertake a comprehensive zoning program to implement the Makawao-Pukalani-Kula Community Plan Land Use Map in order to phase out "Interim" zoning within 18 months of the adoption of this plan.</li> </ol>			<b>X</b>



<b>Table 5-15: Makawao-Pukalani-Kula Community Plan (1996)</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
<ol style="list-style-type: none"> <li>8. Utilize the land productivity inventory and assessment (i.e., Land Study Bureau “D” and “E” lands and ALISH) to identify low productivity lands which may be suitable for housing development.</li> <li>9. For areas along the Pukalani Bypass Highway and along Kula Highway, provide for a minimum 50-foot open space buffer (i.e., no structures) on each side of the highway pavement. Vehicular access onto the Pukalani Bypass Highway should be prohibited. Access should be from Makani Road, Makawao Avenue or Haleakala Highway.</li> <li>10. As a condition of zoning for the Hui No’eau property, limit public/quasi-public uses to those uses directly related to art display, education, performance, crafting and ancillary activities.</li> <li>11. Determine the need for an additional school site(s) within the planning region at the time of LUC boundary amendments and/or zoning applications for additional housing projects. Special consideration should be given in this regard to additional housing in Hali’imaile Town.</li> <li>12. Support the project district zoning and commercial development of the old Crook Estate in Makawao as follows: approximately two acres for commercial development along Makawao and Baldwin Avenues to a depth of 200 feet, with the remaining land to be divided between park/open space and elderly housing.</li> <li>13. Require the dedication to the County of a 3-acre park at Kealahou at the time of single-family zoning and Rural land use classifications are granted for the Raymond von Tempsky property mauka of Kula Highway.</li> <li>14. Require that the development and dedication (pursuant to parks and playgrounds assessment requirements) of the 15.01-acre park and the development of the 5.11-acre public/quasi-public area and 5-acre multi-family/elderly housing in the vicinity of the proposed Kulamalu development along Kula Highway be developed concurrently with the development of the 20-acre commercial site. The commercial site shall be Country-Town Business at the time of zoning.</li> <li>15. The Rural Kula lands in the Crater Road area shall have one-acre lots with one house per lot.</li> <li>16. The 3.75-acre DePonte parcel in Keokea shall be Rural with one-acre lots.</li> <li>17. The approximately 45-acre Gomes/Phillips subdivision shall be Rural with one-half acre lots.</li> <li>18. Access to the .75-acre Tam parcel between the Lower Kula Road and the Kula Highway shall be from the Lower Kula Road only.</li> <li>19. The commercial sites for, and adjacent to, the Ulupalakua Ranch Store and the Tedeschi Winery shall be Country-Town Business at the time of zoning.</li> <li>20. The .38-acre parcel which houses Maui Island Real Estate shall be used for "low impact" (e.g., traffic and noise) commercial operation(s) during daylight hours only.</li> <li>21. The 21-acre Malama Pacific property shall have an appropriate buffer and one row of Rural uses on the mauka side.</li> <li>22. New commercial development along Haleakala Highway in Pukalani should be discouraged out of concern over the impacts on traffic flow and the residential neighborhood. New commercial development along Makawao Avenue in Pukalani should be limited to professional services with minimal traffic and noise impacts.</li> </ol>			
<p><b>Discussion:</b> The Proposed Action will support the Land Use objectives and policies of the Makawao-Kihei-Makena Community Plan.</p>			
<p>The Proposed Action will allow for the continued conveyance of water through the EMI Aqueduct System. The EMI Aqueduct System conveys water to the MDWS, which in turn provides water for domestic and agricultural needs in Upcountry Maui, including KAP and the planned 262-acre KAP expansion. The Upcountry Maui Water System is the second largest on the island and the County anticipates the population dependent on the water system will grow to approximately 43,675 by 2030. Issuing the Water Lease will ensure the County has a reliable water source to provide for Upcountry Maui and to adequately plan for population growth as there are insufficient alternative water sources and infrastructure to meet present and future demands (Draft Maui Island Water Use and Development Plan, March 2019).</p>			
<p><b>Environment</b></p>			
<p><b>Goal</b></p>			

<b>Table 5-15: Makawao-Pukalani-Kula Community Plan (1996)</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
Protection of Upcountry's natural resources and environment as a means of preserving and enhancing the region's unique beauty, serenity, ecology, and productivity, in order that future generations may enjoy and appreciate an environment of equal or higher quality.				
<b>Objectives and Policies</b>				
1. Preserve environmental resources by maintaining important agricultural lands as an integral part of the open space setting in each community.				<b>X</b>
2. Recognize agricultural lands as an essential ingredient to the Upcountry atmosphere. Criteria for determining such lands may include: <ul style="list-style-type: none"> <li>• Land Study Bureau productivity ratings for agricultural lands.</li> <li>• Lands presently in cultivation</li> <li>• Agricultural Lands of Importance to the State of Hawai'i (ALISH).</li> </ul>				<b>X</b>
3. Recognize and protect rare, endangered and unique biological resources in the region				<b>X</b>
4. Encourage Federal, State and County cooperation in the preparation of a comprehensive Haleakala summit master plan to promote orderly and sensitive development which is compatible with the natural and native Hawaiian cultural environment of Haleakala National Park.				<b>X</b>
5. Support efforts for a comprehensive watershed management program which shall incorporate, as key components, soil conservation, forest management and reforestation/replanting which: <ul style="list-style-type: none"> <li>a. Utilizes endemic and indigenous plant species;</li> <li>b. Protects the environment from exotic plants and animals; and</li> <li>c. Prevents the introduction and establishment of non-native species within this native forest region that may ultimately threaten water supply and native ecosystems.</li> </ul>				<b>X</b>
6. Preserve the existing visual, noise, odor and air quality characteristics found in agricultural/rural neighborhoods of the Makawao-Pukalani-Kula region.				<b>X</b>
7. Preserve the health and welfare of the region's residents by encouraging a balanced approach in utilizing man-made pesticides, herbicides and fertilizers.				<b>X</b>
8. Encourage and support the use of organic farming as a means of maintaining the integrity of Upcountry's environment.				<b>X</b>
9. Promote landscaping which utilizes endemic and indigenous plant species.				<b>X</b>
<b>Implementing Actions:</b>				
1. Conduct a regional land resource assessment to identify areas suitable for revegetation and reforestation with native plant species.				<b>X</b>
2. Implement a forest planting program to achieve a goal of an additional 10,000 acres of forested land to enhance the Makawao-Pukalani-Kula region's natural environment (e.g., watershed recharge, soil erosion mitigation).				
3. Assist State and Federal government efforts to prevent establishment and spread of invasive alien species.				
4. Encourage agencies and educational institutions to increase instructional programs in organic farming and integrated pest management.				
5. Identify and implement ways to mitigate aircraft noise which adversely affects Upcountry's rural residential areas and Haleakala National Park.				
<b>Discussion:</b> The Proposed Action will not affect the Environment objectives and policies of the Makawao-Kihei-Makena Community Plan.				
<b>Cultural Resources</b>				
<b>Goal</b>				
The identification, preservation and where appropriate, restoration and promotion of cultural resources and practices which reflect the rich and diverse heritage found in the Upcountry region.				
<b>Objectives and Policies</b>				
1. Recognize the importance of historically and archaeologically sensitive sites, both known and undiscovered, and encourage their preservation and protection.	<b>X</b>			
2. Support public and private efforts to inventory, evaluate, classify, register, and protect, as appropriate, cultural resources to increase public knowledge of the region's rich and diverse cultural character.				<b>X</b>

<b>Table 5-15: Makawao-Pukalani-Kula Community Plan (1996)</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
3.	Promote community awareness of the Makawao-Pukalani-Kula region's cultural and historic backgrounds through the establishment of museums, cultural centers and educational programs.			<b>X</b>
4.	Recognize and respect the Upcountry region's multi-cultural heritage.			<b>X</b>
5.	Maintain the integrity of Upcountry's cultural and historical resources through implementation of a controlled access program to designated sites.			<b>X</b>
6.	Encourage and support the publication of an Upcountry newspaper			<b>X</b>
7.	Promote distinct cultural resources as an identifying characteristic of the region			<b>X</b>
8.	Protect the visual integrity of upcountry cultural landscapes.			<b>X</b>
9.	Legitimize indigenous architecture as viable spaces for living, work and recreation.			<b>X</b>
<b>Implementing Actions:</b>				
1.	Expand and update the County Cultural Resource Management Program to identify significant cultural resources and provide recommendations for their protection and preservation.			
2.	Promote significant cultural events such as the Makawao Rodeo, Holy Ghost Feast, Obon festivals, Seabury Hall Craft Fair and Makawao Parade.			
3.	Seek funding to establish and maintain an Upcountry cultural center which will document the rich and diverse heritage of the region. Components of the cultural center should include: <ul style="list-style-type: none"> <li>a. A Paniolo museum which documents the rich Paniolo history of Makawao Town;</li> <li>b. A cultural practices center which documents and perpetuates ancient arts and crafts of the host culture that are unique the region (e.g., dryland agriculture and adz making);</li> <li>c. A rural history center which records and promotes the history of Kula, Ulupalakua and other rural settlements which were important in the development of the Upcountry area;</li> <li>d. An Upcountry community theater to provide a forum for the practice, preservation and perpetuation of cultural and performing arts.</li> </ul>			<b>X</b>
4.	Modify restrictive building code requirements to allow new buildings and renovations to be consistent with historic designs, such as balconies and canopies which protrude over the sidewalk, or others, which do not compromise public safety.			
5.	Develop a County ordinance for indigenous architecture.			
6.	Adopt standards for indigenous architecture.			
<b>Discussion:</b> The Proposed Action will not affect the Cultural Resources objectives and policies of the Makawao-Kihei-Makena Community Plan. The proposed action will also insure that the EMI Aqueduct System, which has been in operation for more than 100 years, will be preserved.				
<b>Department of Hawaiian Home Lands</b>				
<b>Goal</b>				
The immediate implementation of programs and settlement of Native Hawaiians on lands of the Department of Hawaiian Home Lands that diversifies and enriches the Upcountry community.				
<b>Objectives and Policies</b>				
1.	Encourage and support planning and implementation of Department of Hawaiian Home Lands projects that benefit native Hawaiians, that include a variety of land uses in order to form a complete community, and that are in harmony with the goals and objectives of the Makawao-Pukalani-Kula Community Plan.	<b>X</b>		
2.	Recognize and support the allocation of water resources for Department of Hawaiian Home Lands projects, consistent with applicable State and Federal laws.	<b>X</b>		
3.	Encourage cooperative planning programs between the State, the County, the DHHL and the native Hawaiian community which will foster a desired lifestyle and perpetuate the culture.			<b>X</b>
4.	Coordinate and integrate the development of Department of Hawaiian Home Lands' projects with surrounding Upcountry communities.			<b>X</b>
5.	Encourage the development of cooperative planning programs between the State and County and the Department of Hawaiian Home Lands to ensure that infrastructure and public service needs adequately address the needs of the entire Upcountry community. For example, consideration shall be given to the			<b>X</b>

<b>Table 5-15: Makawao-Pukalani-Kula Community Plan (1996)</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
	identification and development of new school sites, facilities, and programs which will provide adequate choices for education for Upcountry residents.			
6.	Encourage the development of cooperative agricultural development programs between the County and the Department of Hawaiian Home Lands to support diversified agricultural pursuits (i.e., programs, for example, which may identify opportunities for creating efficiencies in scale which will benefit all Upcountry farmers).			<b>X</b>
7.	Support educational facilities and programs development by the Department of Hawaiian Home Lands.			<b>X</b>
8.	Recognize the Department of Hawaiian Home Lands' Waiohuli-Keokea region as a potential agricultural and affordable housing community and the eventuality of a Hawaiian sovereign entity.			<b>X</b>
<b>Implementing Actions:</b>				
1.	Encourage the creation of a Department of Hawaiian Home Lands-County Task Force to study and identify opportunities for developing cooperative programs and projects.			<b>X</b>
2.	Develop alternate subdivision standards for infrastructure which: (a) ensure public health, safety and welfare; (b) are consistent with the desired lifestyle of the Native Hawaiian community; (c) reduce construction costs; and (d) speed the settlement of the project area.			
<b>Discussion:</b> The Proposed Action will support the Department of Hawaiian Home Lands objectives and policies of the Makawao-Kihei-Makena Community Plan.				
<p>The Water Lease will include a reservation of water for the DHHL. Non-potable water needs for the DHHL's lands in Ke'anae-Wailuānui amount to 6,868,000 gpd. Although the DHHL holds a reservation for 3,000 gpd of potable water for this area for development over the next 20 years, another 7,000 gpd of potable water may be required for longer-term development. Thus, a potential reservation for this area amounts to 6,875,000 gpd. Ke'anae is fed by Pi'ina'au and Palauhulu Streams; Wailuānui is fed by Wailuānui and Waiokamilo Streams. These four streams are, or will soon be, fully restored. The proposed Water Lease, therefore, would not be affected by such reservations of water for the DHHL.</p> <p>For its agricultural and residential lots in Keokea-Waiohuli, the DHHL has already secured a potable water reservation from the CWRM. Non-potable water demand amounts to 10,428,000 gpd for which a water reservation would have to be secured.</p> <p>Until 2016, the DHHL's Pulehunui lands in Central Maui had been leased to HC&amp;S, cultivated in sugar cane, and, thus served by the HC&amp;S irrigation system in existence at the time. The DHHL's current plans for these lands include agricultural, commercial, industrial and civic uses. A reservation of 1,734,000 gpd of ground water has already been secured from the CWRM. A non-potable water demand of 1,027,510 gpd has been identified, and water delivered through the EMI Aqueduct System has been identified as a potential source of this water.</p> <p>The DHHL staff has identified 11,455,510 gpd (10,428,000 gpd for Keokea-Waiohuli + 1,027,510 gpd for Pulehunui) of water as their recommendation for a reservation of water rights sufficient to support current and future homestead needs related to this proposed Water Lease.</p> <p>The DHHL has indicated that reserved water may be available for other purposes until the DHHL has an actual need for the water. In addition, for its Keokea-Waiohuli and Pulehunui lands, the DHHL will be dependent on the EMI Aqueduct System collecting and transporting East Maui stream waters, in order to get waters to these lands.</p>				
<b>Urban Design</b>				
<b>Goal</b>				
Recognition and preservation of the unique design characteristics of the Makawao, Pukalani and Kula communities in order to enhance Upcountry's man-made environment.				
<b>Objectives and Policies</b>				
1.	Encourage urban design concepts which promote and produce pedestrian orientation, town centers, mixed land uses and energy conservation principles to enhance the identity and livability of new and existing communities			<b>X</b>
2.	Support the revision of subdivision and roadway design criteria and standards to be more compatible with the rural character of the Upcountry region.			<b>X</b>

<b>Table 5-15: Makawao-Pukalani-Kula Community Plan (1996)</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
3.	Utilize design standards for multi-family residential uses which respect Upcountry's rural residential lifestyle.			<b>X</b>
4.	Encourage commercial building scales which are compatible with the low-scale character of existing commercial structures.			<b>X</b>
5.	Preserve the unique characteristics of all of the Upcountry towns by recognizing and respecting architectural styles as described in the Country Town Design Guidelines.			<b>X</b>
6.	Support the development of pedestrian, equestrian and bikeway connections which provide safe and convenient linkages within and between Upcountry communities.			<b>X</b>
7.	Encourage the use of appropriate landscaping, with greenways where possible, along major roadways, parking areas and land use transition areas to establish and maintain landscape themes which are consistent with the character of the each Upcountry community			<b>X</b>
8.	Enforce a two-story or 35-foot height limitation throughout the region, except for public/quasi-public uses such as auditoriums, gymnasiums, and fire stations.			<b>X</b>
<b>Implementation Action:</b>				
1.	Maintain Makawao Avenue and Baldwin Avenue as the primary roadways serving the Makawao Town center.			
2.	Provide continuous sidewalks and encourage protective overhangs along Baldwin and Makawao Avenues.			
3.	Provide continuous sidewalks along Lower Kula road within Waiakoa Village, from the Kula Community Center to Calasa Road.			
4.	Areas designated for multi-family use should adhere to the following design guidelines:			<b>X</b>
	a. Building heights should combine one and two story structures limited to 35 feet which are compatible with surrounding single-family residences;			
	b. Exterior materials should emphasize natural materials such as wood, with earth-tone colors;			
	c. Private open spaces should be provided and maintained for each unit; and			
	d. Generously landscaped common areas should be provided.			
5.	Develop and implement alternate rural standards for public facilities and privately sponsored building improvements, roadways and subdivisions.			
6.	Develop appropriate street lighting standards for agricultural and rural areas.			
<b>Discussion:</b> The Proposed Action will not affect the Urban Design objectives and policies of the Makawao-Kihei-Makena Community Plan.				
<b>Physical Infrastructure</b>				
<b>Goal</b>				
The timely and environmentally sensitive development and maintenance of infrastructure systems which protect and enhance the safety and health of Upcountry's residents and visitors, including the provision of domestic water, utility and waste disposal services, and effective transportation systems which meet the needs of residents and visitors while maintaining the region's rural character.				
<b>Objectives and Policies</b>				
<b>Transportation</b>				
1.	Ensure the safe and convenient movement of people and goods by providing maintained roadways having adequate carrying capacities.			<b>X</b>
2.	Give priority consideration to the "no-build" alternative of the proposed Upcountry-Kihei connector highway, and give secondary consideration to the alternative route with the least negative impact to the Upcountry lifestyle and character by locating the Upcountry terminus in the vicinity of the intersection at Hali'imaile Road and Haleakala Highway.			<b>X</b>
3.	Support the planning of new roadways provided that there would be minimal impact to the Upcountry lifestyle and character.			<b>X</b>
4.	If the "no-build" alternative is not chosen, facilitate agricultural traffic movements at the intersection of the proposed Kihei-Upcountry highway and Omaopio Road, and at the intersection of the proposed Kihei-Upcountry highway and Pulehu Road by requiring an overpass and/or underpass for both intersections.			<b>X</b>
5.	Provide adequate off-street parking and a loading zone to serve the business center in Makawao Town.			<b>X</b>

<b>Table 5-15: Makawao-Pukalani-Kula Community Plan (1996)</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
6. Improve the road through Hali'imaile or provide an additional access road between the terminus of the proposed Upcountry-Kihei Highway, if built, and the communities east of Baldwin Avenue, in order to relieve traffic congestion in Makawao town.			<b>X</b>
7. Encourage and support alternative transportation programs that could include various methods of land use planning and urban design, which reduce reliance on the automobile as the primary mode of travel.			<b>X</b>
8. Support the establishment of a limited service public transportation system to key destinations within the Upcountry area to meet the needs of youth, after school needs of students, seniors and physically disabled.			<b>X</b>
9. Establish safe pathways connecting schools, recreation facilities, and commercial and residential centers for use by walkers, joggers, equestrians and bicyclists.			<b>X</b>
10. Provide transportation improvements in accordance with the Americans with Disabilities Act, including sidewalks, bikeways and other traffic safety improvements at existing and proposed school areas to ensure student safety.			<b>X</b>
11. Promote traffic safety through provision of roadway safety and maintenance improvements, and traffic control improvements throughout the region.			<b>X</b>
12. Recognize the need to establish designated truck traffic routes.			<b>X</b>
<b>Implementing Actions:</b>			
1. If the "no-build" alternative is not chosen, establish an alignment for the Upcountry-Kihei Connector road which provides a connection to Haleakala Highway near its intersection with Hali'imaile Road			
2. Establish an additional roadway connection to Haleakala Highway from Pukalani Terrace through the 65-acre single-family area located north of and adjacent to the existing Pukalani Terrace residential subdivision. The alignment of this new roadway shall not displace existing residences.			
3. Construct pedestrian, equestrian and bikeway facilities which connect major origin and destination points. Such facilities should include:			
a. a. Pedestrian/equestrian/bikeway routes which link the Makawao Town center, Eddie Tam Memorial Gym, Kalama Intermediate School, and continuing along Makani Road to Haleakala Highway.			
b. b. Pedestrian/equestrian/bikeway routes which link Pukalani residential areas with the Pukalani Community Center, Pukalani Elementary School, and the Pukalani Terrace Center, along Pukalani Street from Haleakala Highway to the Pukalani Country Club, with a future extension to the Kulamalu project.			
c. c. Pedestrian/bikeway route along the Pukalani Bypass and Kula Highway from Makani Road to Ulupalakua.			
4. Eliminate as a capital improvement project, the planning, design and funding for the Makena-Ulupalakua connector road.			<b>X</b>
5. Develop and implement a County user fee for commercial bicycle tours which shall be used to fund bikeway improvements.			
6. Provide roadway shoulder improvements to improve bicycling safety, but do not detract from the rural atmosphere.			
7. Prepare and implement an Upcountry master plan for bikeways, equestrian trails and pedestrian ways, including a capital improvements program which can be funded by Federal, State and County monies.			
8. Prepare a roadway master plan for the Upcountry region, including the development of appropriate road standards for agricultural and rural areas.			
9. Prepare and implement a public bus or van transportation system plan for the Upcountry area.			
10. Establish a "park and ride" site(s) in the Upcountry area. Sites should be identified to facilitate carpooling to Wailuku-Kahului and to Kihei-Makena.			
11. Improve the safety of Omaopio and Pulehu Roads.			
12. Improve upper Kealaloa Avenue, particularly at its intersection with Haleakala Highway, to facilitate movement of heavy weight vehicles. Once such improvements are made, heavy weight vehicles (30,000 GVW) should not be permitted as through traffic between Makawao Avenue and Meha Road. Any improvements shall preserve the scenic qualities of the route to the greatest extent possible.			
13. Prohibit vehicular access onto the Pukalani Bypass Highway. Access should be from Makani Road, Makawao Avenue or Haleakala Highway.			



<b>Table 5-15: Makawao-Pukalani-Kula Community Plan (1996)</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
14.	New commercial development along Haleakala Highway in Pukalani should be discouraged out of concern over the impacts on traffic flow and the residential neighborhood. New commercial development along Makawao Avenue in Pukalani should be limited to professional services with minimal traffic and noise impacts.			
<b>Water</b>				
1.	Prioritize the allocation of water as new resources and system improvements become available as follows: (a) for maintenance and expansion of diversified agricultural pursuits and for the Department of Hawaiian Homes projects; and then (b) for other uses including development of new housing, commercial and public/quasi-public uses.	X		
2.	Encourage a flexible and comprehensive water management approach that recognizes the various collection and delivery improvements as one cohesive system.	X		
3.	The Department of Water Supply shall expand water supply and distribution systems, including catchment systems, in accordance with the directions set forth in the Makawao-Pukalani-Kula Community Plan.			X
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.			X
5.	Recognize and support the immediate allocation of water resources for Department of Hawaiian Home Lands projects and agriculture.	X		
6.	Seek expanded municipal withdrawal from the lowest cost source to serve the Upcountry region.			X
7.	Support the development of separate domestic and irrigation water systems.			X
8.	Explore the development of alternative water sources (e.g., grey water, catchment systems, etc.) to meet the needs of diversified agriculture, businesses and residents			X
9.	Encourage the construction of additional storage capacity by the Department of Water Supply, commercial developers, and individual farmers to help alleviate the inadequate water supply			X
10.	Recognize the importance of the forested watershed areas and that their health and well-being are vital to all the residents of the Upcountry area.	X		
11.	Explore a comprehensive reforestation program to increase and catch more rainwater for the Upcountry area.			X
12.	Encourage cooperative efforts among Federal, State, and County agencies, and developers to ensure that water storage and delivery needs of the region are met in a timely and orderly manner.			X
<b>Implementing Actions:</b>				
1.	Increase catchment efficiency and storage capacity on the upper Kula line to achieve 4 mgd sustained delivery to farms and residences.			
2.	Increase the deliverable capacity of the lower Kula line to 7.5 mgd and extend the line to Keokea to serve Department of Hawaiian Home Lands projects.			
3.	Systematically improve and upgrade the existing water delivery system.			
4.	Provide incentives for water conservation practices.			
5.	Provide tax and/or water rate incentives for construction of agricultural water storage facilities.			X
6.	Increase the pumping capacity from low cost sources to upper areas to supplement the surface water supply.			
7.	Develop and execute an agreement which ensures for the County, long-term rights to water from the lowest cost sources.			
8.	Conduct a groundwater development feasibility study for the Upcountry region.			
9.	Implement a water conservation and education program.			
<b>Liquid and Solid Waste Disposal</b>				
1.	Improve existing solid waste disposal facilities and services.			X
2.	Maintain a waste transfer station site in the Makawao-Pukalani-Kula region			X
3.	Support wastewater reclamation and grey water alternatives as a means of reducing demands upon limited water resources in the Upcountry region.			X
4.	Support solid waste reduction, recycling and reuse programs in the Upcountry area			X
<b>Implementing Actions:</b>				

<b>Table 5-15: Makawao-Pukalani-Kula Community Plan (1996)</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
<ol style="list-style-type: none"> <li>1. Continue and expand a pro-active County waste management strategy which includes reduction, recycling and reuse of solid waste and wastewater as major components.</li> <li>2. Construct a wastewater collection and treatment system for the Waiakoa, Makawao, Pukalani and all new urban developments.</li> <li>3. Utilize treated effluent for irrigation of farms, golf courses, parks and highway landscaping.</li> </ol>			
<b>Drainage</b>			
1. Respect and preserve natural drainageways as part of good land development practices and recognize their value as open-space corridors.			<b>X</b>
2. Implement comprehensive drainage improvements and maintenance procedures to ensure that the overall system will meet public safety and welfare needs of the region's residents.			<b>X</b>
3. Reduce the threat of property loss and environmental degradation attributed to stormwater runoff through a comprehensive reforestation and revegetation program.			<b>X</b>
4. Support the Soil and Water Conservation Districts in their efforts to implement soil erosion and drainage control management programs.			<b>X</b>
5. Prepare a drainage master plan for the Upcountry region, including appropriate standards for drainage systems.			<b>X</b>
6. Plan, program, budget and construct drainage system capital improvement projects to improve safety.			<b>X</b>
<b>Energy</b>			
1. Promote conservation and efficiency as the energy resource of first choice			<b>X</b>
2. Develop incentives and requirements for energy efficient building design and site development practices through modifications to building, zoning, and subdivision codes.			<b>X</b>
3. Encourage urban design concepts which promote pedestrian orientation and mixed land uses in order to reduce automobile travel and promote energy conservation.			<b>X</b>
4. Prohibit geothermal energy development that would negatively impact the Upcountry region or diminish culturally sensitive resources.			<b>X</b>
5. Encourage the development and location of public facilities within or in close proximity to the Makawao, Pukalani, and Kula Communities, thereby reducing energy expenditures.			<b>X</b>
6. Achieve the energy efficient movement of people and goods through improvements to the transportation systems serving the planning area			<b>X</b>
<b>Implementing Actions:</b>			
<ol style="list-style-type: none"> <li>1. Adopt standards and regulations for the use of solar water heating, low flush toilets and other conservation fixtures in new building construction.</li> <li>2. Develop and adopt an integrated energy functional plan for the County of Maui.</li> <li>3. Use energy efficient street lights and develop appropriate street lighting standards for agricultural and rural areas.</li> <li>4. Study and identify opportunities, including tax incentives, for developing alternative energy sources such as wind, biomass, solar and water driven electricity in the Upcountry region.</li> </ol>			<b>X</b>
<p><b>Discussion:</b> The Proposed Action will support the Physical Infrastructure objectives and policies for water of the Makawao-Kihei-Makena Community Plan.</p> <p>The Proposed Action will allow for the continued conveyance of water through the EMI Aqueduct System. The EMI Aqueduct System conveys water to the MDWS, which in turn provides water for domestic and agricultural needs in Upcountry Maui, including KAP and the planned 262-acre KAP expansion. The Upcountry Maui Water System is the second largest on the island and the County anticipates the population dependent on the water system will grow to approximately 43,675 by 2030. Issuing the Water Lease will ensure the County has a reliable water source to provide for Upcountry Maui and to adequately plan for population growth as there are insufficient alternative water sources and infrastructure to meet present and future demands (Draft Maui Island Water Use and Development Plan, March 2019).</p> <p>Non-potable water needs for the DHHL's lands in Ke'anae-Wailuānui amount to 6,868,000 gpd. Although the DHHL holds a reservation for 3,000 gpd of potable water for this area for development over the next 20 years, another 7,000 gpd of potable water may be required for longer-term development. Thus, a potential reservation for</p>			

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<p>this area amounts to 6,875,000 gpd. Ke'anae is fed by Pi'ina'au and Palauhulu Streams; Wailuānui is fed by Wailuānui and Waiokamilo Streams. These four streams are, or will soon be, fully restored. The proposed Water Lease, therefore, would not be affected by such reservations of water for the DHHL.</p> <p>For its agricultural and residential lots in Keokea-Waiohuli, the DHHL has already secured a potable water reservation from the CWRM. Non-potable water demand amounts to 10,428,000 gpd for which a water reservation would have to be secured.</p> <p>Until 2016, the DHHL's Pulehunui lands in Central Maui had been leased to HC&amp;S, cultivated in sugar cane, and, thus served by the HC&amp;S irrigation system in existence at the time. The DHHL's current plans for these lands include agricultural, commercial, industrial and civic uses. A reservation of 1,734,000 gpd of ground water has already been secured from the CWRM. A non-potable water demand of 1,027,510 gpd has been identified, and water delivered through the EMI Aqueduct System has been identified as a potential source of this water.</p> <p>The DHHL staff has identified 11,455,510 gpd (10,428,000 gpd for Keokea-Waiohuli + 1,027,510 gpd for Pulehunui) of water as their recommendation for a reservation of water rights sufficient to support current and future homestead needs related to this proposed Water Lease.</p> <p>The DHHL has indicated that reserved water may be available for other purposes until the DHHL has an actual need for the water. In addition, for its Keokea-Waiohuli and Pulehunui lands, the DHHL will be dependent on the EMI Aqueduct System collecting and transporting East Maui stream waters, in order to get waters to these lands.</p> <p>The Water Lease under the Proposed Action will include a requirement for watershed management for East Maui, recognizing the importance of the forested watershed areas.</p>				
<b>Housing</b>				
<b>Goal</b>				
Housing opportunities for the residents of Makawao-Pukalani-Kula, to include all income and age groups, which are affordable, safe, and environmentally and culturally compatible.				
<b>Objectives and Policies</b>				
1. Encourage the use of tools such as low-rise planned unit development or rural cluster housing approaches which will allow housing projects to be more compatible with the natural setting and preserve open space				<b>X</b>
2. Provide increased opportunities for affordable housing through: <ul style="list-style-type: none"> <li>• Coordinated government assistance programs including the Department of Hawaiian Home Lands</li> <li>• Provision of variable housing densities in areas designated for residential use</li> <li>• Encourage housing rehabilitation through programs offering loans, grants, and/or technical assistance and community outreach.</li> </ul>				<b>X</b>
3. Provide a mixture of housing types, smaller lot sizes, and coordinated assistance programs aimed at lowering housing costs and expanding housing opportunities.				<b>X</b>
4. In keeping with public health and safety principles, and consistent with the Upcountry character, develop zoning, subdivision and design standards which will facilitate the development of affordable housing				<b>X</b>
5. To establish an efficient settlement pattern, discourage a dispersed pattern of development, thereby reducing public service, infrastructure and maintenance costs.				<b>X</b>
6. Provide independent living and assisted living elderly housing with support facilities and services to meet the needs of the region's elderly residents				<b>X</b>
7. Seek the timely and orderly development of lands designated by the Community Plan for residential purposes.				<b>X</b>
<b>Implementing Actions:</b>				
1. Establish a housing rehabilitation program, including loans, grants, and/or technical assistance and community outreach.				<b>X</b>
2. Provide programs such as home-ownership counseling and self-help housing to enhance home ownership opportunities for Upcountry residents.				<b>X</b>

<b>Table 5-15: Makawao-Pukalani-Kula Community Plan (1996)</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<ul style="list-style-type: none"> <li>3. Provide housing opportunities for independent living for Upcountry's elderly within the Kulamalu project along Kula Highway and the new Project District 3/Crook Estate in Makawao Town.</li> <li>4. Explore provisions to provide assisted living services for the elderly and physically disadvantaged at Keokea, provided that water is available for farming and for the Department of Hawaiian Home Lands.</li> <li>5. Rewrite the existing Maui County Building Code and subdivision code to reduce home construction costs in rural and remote areas and to ensure that development is compatible with the Upcountry area.</li> <li>6. Develop and adopt guidelines for rural cluster developments.</li> <li>7. Consider the development of rules which would allow the use of house trailers for temporary residential use while construction of permanent residence is in progress. Such use would be allowed only for a period of two (2) years from issuance of the building permit.</li> </ul>				
<b>Discussion:</b> The Proposed Action will not affect the Housing objectives and policies of the Makawao-Kihei-Makena Community Plan.				
<b>Social Infrastructure</b>				
<b>Goal</b>				
An efficient and responsive system of people-oriented public services which enable residents to live a safe, healthy and enjoyable lifestyle, and offer the youth and adults of the region opportunities and choices for self and community improvement.				
<b>Objectives and Policies</b>				
<b>Recreation</b>				
1. Develop a system of parks serving dispersed residential areas, including a regional park of at least 50 acres in the Upcountry region				<b>X</b>
2. Establish youth centers and programs at locations suitable for and accessible by the youth of the region				<b>X</b>
3. Improve park utility and operations by expanding organized sports programs and encouraging use of facilities.				<b>X</b>
4. Pursue the development of equestrian trails, pathways, greenways and related facilities which will meet the recreational needs of runners, joggers, walkers, horseback riders and cyclists.				<b>X</b>
<b>Implementing Actions:</b>				
<ul style="list-style-type: none"> <li>1. Prepare an Upcountry Greenway Master Plan to identify routing alternatives and capital programming requirements for equestrian trails, jogging and walking paths, and bikeways. The Master Plan shall address the following planning elements: <ul style="list-style-type: none"> <li>a. Identification of user needs;</li> <li>b. Identification of greenway physical requirements (e.g. rights-of-way, slopes, etc.);</li> <li>c. Definition of user characteristics by user groups;</li> <li>d. Landownership, land use, physical and environmental opportunities and constraints in the Upcountry area which shall be considered in greenway routing analysis;</li> <li>e. Development of alternative routing scenarios which address the planning parameters noted above;</li> <li>f. Evaluation of the alternative routing scenarios and recommendation for a preferred scenario;</li> <li>g. Recommendations for phasing and capital programming.</li> </ul> </li> <li>2. Expand the developed area at Mayor Eddie Tam Memorial Center to provide for additional parking and recreational facilities.</li> <li>3. Provide public swimming pools in Makawao and Kula.</li> <li>4. Explore the use of the old Keokea School as a community recreation resource.</li> <li>5. The County shall condemn or negotiate for a regional park of at least 50 acres in the Upcountry region, and shall appropriate necessary funding for such condemnation or purchase.</li> </ul>				<b>X</b>
<b>Health and Public Safety</b>				

<b>Table 5-15: Makawao-Pukalani-Kula Community Plan (1996)</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
1.	Establish a centrally located comprehensive health center with full emergency services to all communities.			<b>X</b>
2.	Improve street lighting and security around schools, parks and other public facilities.			<b>X</b>
3.	Improve police protection services by providing a police sub-station in the Upcountry region.			<b>X</b>
4.	Provide public restroom facilities in Makawao Town.			<b>X</b>
<b>Implementing Actions:</b>				
1.	Develop an Upcountry public safety center centrally located in Pukalani which will provide facilities for comprehensive health and emergency services, and a police sub-station.			<b>X</b>
2.	Explore the establishment of general hospital services at Kula San Hospital.			
3.	Move ambulance service from Kula San to the Kula Fire Station.			
<b>Education and Family Services</b>				
1.	Encourage shared use of school facilities with the community to include such facilities as a community-school library, gymnasium, and public service rooms.			<b>X</b>
2.	Support the development of higher education programs and facilities which complement Upcountry's economic, natural resources and cultural base including an institution of higher learning.			<b>X</b>
3.	Support development of adequate child care facilities to assist working families.			<b>X</b>
4.	Provide adequate school facilities to ensure an effective, efficient and comfortable learning environment for the region's children.			<b>X</b>
5.	Coordinate the establishment of child care facilities, senior citizen centers, religious institutions and social service offices to benefit from complimentary and mutually beneficial combination of service delivery.			<b>X</b>
6.	Encourage the expansion of programs and facilities for early childhood education, family day care, and youth services.			<b>X</b>
7.	Recognize and support the traditional role of religious institutions and their related functions as a central part of the Upcountry community			<b>X</b>
<b>Implementing Actions:</b>				
1.	Provide additional elementary schools, as required and establish a student enrollment limit of 700 for each school.			
2.	Provide a new intermediate school when student enrollment at Kalama Intermediate School reaches 1,200. The new intermediate school would serve students from Pukalani and Kula, with Kalama Intermediate School serving students from Makawao and Ha'ikū.			<b>X</b>
3.	Construct permanent school buildings to replace existing temporary classrooms.			
<b>Discussion:</b> The Proposed Action will not affect the Social Infrastructure objectives and policies of the Makawao-Kihei-Makena Community Plan.				
<b>Government</b>				
<b>Goal</b>				
The provision of accessible, cost effective and responsive government services and programs which meet the needs of Upcountry residents.				
<b>Objectives and Policies</b>				
1.	Establish de-centralized government services for Upcountry residents			<b>X</b>
2.	Pursue the streamlining of the development permit process through means such as consolidating public hearings and concurrent processing of applications			<b>X</b>
3.	Use the County's budgeting process as a means of carrying out the policies and priorities of the Community Plan by targeting important projects designated by the plan for funding.			<b>X</b>
4.	Use the County's real property tax function as a mechanism for encouraging private development, rehabilitation or preservation in keeping with the goals, objectives and policies of the Makawao-Pukalani-Kula Community Plan. This function should also be used for monitoring the Community Plan and establishing a computerized land use information base.			<b>X</b>
5.	Encourage a program for agricultural management and open space preservation			<b>X</b>
<b>Implementing Actions:</b>				<b>X</b>

<b>Table 5-15: Makawao-Pukalani-Kula Community Plan (1996)</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
<ol style="list-style-type: none"> <li>1. Formulate and implement a comprehensive directed and managed growth program, consistent with the adopted Makawao-Pukalani-Kula Community Plan and the Maui County General Plan. This would include methodologies such as rural cluster guidelines, farm trusts, phased development in accordance with available infrastructure, the development of urban growth boundaries, transfer of development rights and open space easements.</li> <li>2. Prepare a progress report five years after the adoption of this plan for review by the public and Maui County Council describing the status of general and community plan implementation and actions taken to comply with same.</li> <li>3. Explore modifications to building and subdivision codes and standards such as minimum lot sizes, and compact parking ratios which will reduce the ultimate cost of housing.</li> <li>4. Continue the review of and modifications to permit management and processing procedures to improve operational efficiencies of regulatory processes.</li> <li>5. Schedule public meetings and hearings on days and at times most convenient to the general public. For proposals located within the Makawao-Pukalani-Kula region, meetings and hearings relating to such proposals shall be held in the Upcountry region.</li> </ol>			
<b>Discussion:</b> The Proposed Action will not affect the Government objectives and policies for the Makawao-Kihei-Makena Community Plan.			

#### 5.7.4 Wailuku-Kahului Community Plan (2002)

The Wailuku-Kahului Community Plan is one of nine (9) community plans for the County of Maui. The plan reflects current and anticipated conditions in the Wailuku-Kahului region, and advances the community’s planning goals, objectives, policies, and implementation to guide the future of the region. The Wailuku-Kahului region is located on north shore of Maui and encompasses the eastern portion of the agricultural fields in Central Maui. The following is a discussion of the relevant objectives and policies of the Wailuku-Kahului Community Plan that relate to the Proposed Action.

<b>Table 5-16: Wailuku-Kahului Community Plan (2002)</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
<b>Economic Activity</b>			
<b>Goal</b>			
A stable and viable economy that provides opportunities for growth and diversification to meet long-term community and regional needs and in a manner that promotes agricultural activity and preserves agricultural lands and open space resources.			
<b>Objectives and Policies</b>			
1. Support agricultural production so agriculture can continue to provide employment and contribute to the region’s economic well-being.	X		
2. Support the revitalization of the Wailuku commercial core and adjacent areas by expanding the range of commercial services; improving circulation and parking; enhancing and maintaining the town’s existing character through the establishment of a Wailuku Town design district; redevelopment of the Wailuku Municipal Parking Lot with emphasis on additional public parking; establishing urban design guidelines; and providing opportunities for new residential uses. Improve Wailuku’s image and level of service as a commercial center for the region’s population. A combination of redevelopment and rehabilitation actions is necessary to meet the needs of a growing center.			X
3. Allow opportunities for hotel accommodations within the region at Kahului and Wailuku--at the existing hotel district by Kahului Harbor; near the Kahului Airport; and within the Wailuku Town core.			X
4. Provide industrial growth opportunities through the expansion of existing industrial centers associated with the airport and harbor, and in Wailuku and Kahului. Encourage the fee simple ownership of lots provided by private developers			X
5. Recognize the importance of small businesses to the region’s economy			X



<b>Table 5-16: Wailuku-Kahului Community Plan (2002)</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
6.	Encourage the development of affordable business incubator spaces with public subsidies or incentives, as necessary, similar in concept to that of the Maui Research and Technology Park.			<b>X</b>
7.	Provide for the establishment of centralized business districts within the region, in order to minimize the extensive migration of commercial projects into light industrial developments.			<b>X</b>
8.	Accommodate mixed use residential/commercial development as a “transition” between residential districts and the civic center and business/commercial districts compatible with a residential scale and character and subject to a new zoning classification. Lands intended for this use shall be designated Service Business/Residential on the Community Plan land use map.			<b>X</b>
9.	Support the establishment of agricultural parks for truck farming, piggery operations, bee keeping and other diversified agricultural operations within larger unsubdivided agricultural parcels and in locations that are compatible with residential uses.	<b>X</b>		
<b>Implementing Actions:</b>				
1.	Place a high priority on the planning, design and construction of a multi-level parking facility at the Wailuku Municipal Parking Lot with potential opportunities for mixed use development, such as residential, commercial, park and other public uses.			<b>X</b>
2.	Establish zoning regulations to implement a Service Business/Residential (SBR) land use designation provided for in the Community Plan policies.			
<b>Discussion:</b> The Proposed Action will support the Economic Activity objectives and policies of the Wailuku-Kahului Community Plan.				
The Proposed Action will enable for the continued conveyance of water to support conversion to diversified agriculture. Mahi Pono plans to convert the agricultural lands in Central Maui to specialty and beverage crops, irrigated and non-irrigated livestock, tropical fruit crops and nuts, community gardens, diversified annual crops, and energy crops. Reopening the land for farming would provide employment opportunities and expand the agriculture sector of Maui’s economy, as well as for the State of Hawai’i. Currently the agricultural land is mostly fallow with minimal agricultural activity. Should the Water Lease not be issued, the ongoing agricultural activities may be unfeasible. Issuance of the Water Lease would facilitate the transition of the agricultural fields in Central Maui to a productive diversified agricultural operation.				
<b>Environment</b>				
<b>Goal</b>				
A clean and attractive physical and natural environment in which man-made developments or alterations to the natural environment relate to sound environmental and ecological practices, and important scenic and open space resources are maintained for public use and enjoyment.				
<b>Objectives and Policies</b>				
1.	Preserve agricultural lands as a major element of the open space setting that which borders the various communities within the planning region. The close relationship between open space and developed areas is an important characteristic of community form.	<b>X</b>		
2.	Protect nearshore waters by ensuring that discharges from waste disposal meet water quality standards. Continuous monitoring of existing and future waste disposal systems is necessary to ensure their efficient operation.			<b>X</b>
3.	Protect shoreline wetland resources and flood plain areas as valuable natural systems and open space resources. These natural systems are important for flood control, as habitat area for wildlife, and for various forms of recreation. Future development actions should emphasize flood prevention and protection of the natural landscape.			<b>X</b>
4.	Preserve the shoreline sand dune formations throughout the planning region. These topographic features are a significant element of the natural setting and should be protected from any actions which would detract from their scenic, environmental, and cultural value.			<b>X</b>
5.	Require that new shoreline development respect shoreline resources and maintain public access			<b>X</b>
	a. Existing dune formations are important elements of the natural setting and should remain intact.			<b>X</b>

<b>Table 5-16: Wailuku-Kahului Community Plan (2002)</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
<p>b. Indigenous or endemic strand vegetation should remain undisturbed; new development and landscaping should treat such vegetation as given conditions.</p> <p>c. 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, and any undeveloped property, of 150 feet from any shoreline, or 25 percent of the average lot depth, whichever is greater. For other uses, including single family residences and subdivisions along shoreline property, the Department of Planning staff and the Land Use and Codes Division Plans Examiners are encouraged to consult existing data on shoreline trends when discussing minimum shoreline setbacks with developers. Both episodic and long-term erosion rates should be disclosed to current or prospective purchasers of property to assist with the selection of an adequate shoreline setback. 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.</p>			
6. Encourage the use of siltation basins and other erosion control features in the design of drainage systems.			<b>X</b>
7. Mitigate potential hazards associated with oil storage tanks and the bulk containment of other toxic, corrosive or combustible substances.			<b>X</b>
8. Minimize noise, water and air pollution from industrial uses, electric power generating facilities and wastewater treatment plants.			<b>X</b>
9. Maintain coastal open space along the region's shoreline as a scenic amenity and public recreational area.			<b>X</b>
10. Monitor air quality in the planning district and enforce applicable standards with regular public reporting.			<b>X</b>
11. Encourage joint government action in the investigation of seaweed build-up in Kahului Harbor and other affected areas and the implementation of coordinated clean-up and other mitigative actions.			<b>X</b>
12. Promote recycling programs to reduce solid waste disposal in landfills, including convenient drop-off points for recycled material.			<b>X</b>
13. Support energy conservation measures, including the use of solar heating and photovoltaic systems, in conjunction with urban uses.	<b>X</b>		
14. Promote the planting and maintenance of trees and other landscape planting to enhance the streetscapes and the built-environment			<b>X</b>
<p><b>Implementing Actions:</b></p> <ol style="list-style-type: none"> <li>1. Formulate and adopt a regional landscape planting master plan, including standards, for implementation in conjunction with public and private projects.</li> <li>2. Establish and maintain a monitoring program for nearshore water quality.</li> <li>3. Develop a master plan for a recreational coastline access.</li> <li>4. Develop and implement a strategy for sand dune protection.</li> <li>5. New studies should be commissioned that seek to better understand site-specific causes of coastal erosion.</li> </ol>			<b>X</b>
<p><b>Discussion:</b> The Proposed Action will support the Environment objectives and policies of the Wailuku-Kahului Community Plan.</p>			
<p>The Proposed Action will enable for the continued conveyance of water to support conversion to diversified agriculture. Mahi Pono plans to convert the agricultural lands in Central Maui generally to community farms,</p>			

<b>Table 5-16: Wailuku-Kahului Community Plan (2002)</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<p>orchards (citrus, mac nuts, and beverage crops), tropical fruits, row and annual crops, energy crops, irrigated and nonirrigated pasture, and energy crops. Currently the agricultural land is mostly fallow with minimal agricultural activity. Should the Water Lease not be issued, the ongoing agricultural activities may be unfeasible. Issuance of the Water Lease would facilitate the transition of the agricultural fields in Central Maui to a productive diversified agricultural operation.</p> <p>Mahi Pono intends to use power from two hydro-electric facilities to provide power to pumps and wells, and other infrastructure. Mahi Pono is also committing land to the production of solar energy for the public utility system.</p>				
<b>Cultural Resources</b>				
<b>Goal</b>				
<p>Identification, protection, preservation, enhancement, and where appropriate, use of cultural practices and sites, historic sites and structures, and cultural landscapes and view planes that:</p> <ol style="list-style-type: none"> <li>1. Provide a sense of history and define a sense of place for the Wailuku-Kahului region; and</li> <li>2. Preserve and protect native Hawaiian rights and practices customarily and traditionally exercised for subsistence, cultural and religious purposes in accordance with Article XII, Section 7, of the Hawai'i State Constitution, and the Hawai'i Supreme Court's PASH opinion, 79 HAW. 425 (1995).</li> </ol>				
<b>Objectives and Policies</b>				
1. Preserve the character and integrity of historic sites in the Wailuku-Kahului region.				<b>X</b>
2. Recognize the importance of historically and archaeologically sensitive sites and encourage their preservation through development project review.				<b>X</b>
3. Protect and preserve historic, cultural and archaeological sites and resources through on-going programs to identify and register important sites, and encourage their restoration. This shall include structures and elements that are a significant and functional part of Hawaii's ethnic and cultural heritage.				<b>X</b>
4. Ensure that the proposed projects are compatible with neighboring historic, cultural, and archaeological sites or districts. Such projects should be reviewed by the Cultural Resources Commission, where appropriate				<b>X</b>
5. Require development projects to identify all cultural resources located within the project area as part of initial project studies. Further, require that all proposed activity include recommendations to mitigate potential adverse impacts on cultural resources.				<b>X</b>
6. Support programs for the protection and preservation of historic and archaeological resources and foster an awareness of the diversity and importance of the region's ethnic, cultural, historic, and archaeological resources.				<b>X</b>
7. Encourage community stewardship of historic buildings and cultural resources and educate private property owners about financial benefits of historic preservation in Maui County.				<b>X</b>
8. Preserve and restore historic roads, paths, and water systems as cultural resources, and support public access.				<b>X</b>
9. Recognize and respect family ancestral ties to certain sites including burial sites, and establish cultural and educational programs to perpetuate Hawaiian and other ethnic heritages.				<b>X</b>
<b>Implementing Actions:</b>				
<ol style="list-style-type: none"> <li>1. The Cultural Resources Commission shall update, and the Council shall adopt, the County Cultural Resources Management Plan to further identify specific and significant cultural resources in the region and provide strategies for preservation and enhancement.</li> <li>2. Require development projects to identify all cultural resources located within or adjacent to the project area and consult with individuals knowledgeable about such cultural resources 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 dune areas, known and probable pre-contact habitation areas, and other sites and areas listed in No. 5 below, with review by the Cultural Resources Commission, where appropriate.</li> </ol>				<b>X</b>

<b>Table 5-16: Wailuku-Kahului Community Plan (2002)</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
<p>3. Implement a historic and cultural overlay ordinance to provide protection for areas with significant archaeological, historical, and cultural resources.</p> <p>4. Establish recognition of culturally sensitive areas such as Naniloa Bridge, Waiale Bridge, and burial and habitation sites along Lower Main Street and Kahului Beach Road.</p> <p>5. Significant Wailuku-Kahului region sites and areas include the following: Wahi Pana (Significant Traditional Places), such as:</p> <ul style="list-style-type: none"> <li>Na Wai Eha (Waihe'e, Waiehu, Wailuku, Waikapu).</li> <li>Waihe'e Dunes Archaeological Complex.</li> <li>Waihe'e Church.</li> <li>Waihe'e Sugar Mill site.</li> <li>Haleki'i-Pihanakalani heiau.</li> <li>Waihe'e Dune complex.</li> <li>Taro lo'i in 'Iao Valley.</li> <li>Traditional surfing sites.</li> <li>Kanaha Pond.</li> <li>Habitation and burial sites along Lower Main Street corridor.</li> <li>Waiale Bridge.</li> <li>Wailuku Civic Center Historic District.</li> <li>Kama Ditch, Spreckels Ditch, and Waihe'e Ditch.</li> <li>Ka'ahumanu Church.</li> <li>Hale Ho'ike'ike (Bailey House Museum).</li> <li>Alexander House (next to Ka'ahumanu Church).</li> <li>Waikapu Stone Church Site.</li> <li>Wailuku School.</li> <li>Pu'unene School.</li> <li>Pu'u One Sand Dune Formation from Kahului Harbor to Waikapu.</li> <li>Coastal sand dunes from Kahului Airport to Baldwin Park.</li> <li>Kahului Railroad System sites (i.e., Roundhouse, Makaweli Rock Crusher Mill Foundation, etc.).</li> <li>Chee Kung Tong Society Hall site.</li> <li>Maui Jinsha Mission.</li> <li>Naval Air Station Kahului Airport (NASKA).</li> <li>Pu'unene Mill/Village.</li> <li>Kahului Railroad Building and Old Kahului Store.</li> <li>Buildings designed by C. W. Dickey-Wailuku Library, the Territorial Building in Wailuku, and the Baldwin Bank (Bank of Hawai'i in Kahului).</li> <li>Wailuku Union Church.</li> <li>Church of the Good Shepherd.</li> <li>'Iao Theatre.</li> <li>Plantation Manager's Residence in Wailuku.</li> <li>St. Anthony's School.</li> <li>Market Street from Main Street through Happy Valley.</li> <li>Vineyard Street from Market Street to end.</li> <li>'Iao Stream</li> </ul>			
<b>Discussion:</b> The Proposed Action will not affect the Cultural Resources objectives and policies of the Wailuku-Kahului Community Plan.			
<b>Indigenous Architecture</b>			
<b>Goal</b>			
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.			
<b>Objectives and Policies</b>			
1. To legitimize and amend County Building Codes to allow indigenous architecture as viable spaces for living, work, and recreation.			<b>X</b>
<b>Implementing Actions:</b>			
1. Develop a County ordinance for indigenous architecture. 2. Adopt standards for indigenous architecture.			<b>X</b>

<b>Table 5-16: Wailuku-Kahului Community Plan (2002)</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<b>Discussion:</b> The Proposed Action will not affect the Indigenous Architecture objectives and policies of the Wailuku-Kahului Community Plan.				
<b>Housing</b>				
<b>Goal</b>				
A sufficient supply and choice of attractive, sanitary and affordable housing accommodations for the broad cross section of residents, including the elderly.				
<b>Objectives and Policies</b>				
1. Utilize a project district planning approach for major housing expansion areas which will allow flexibility in project planning. This will provide for flexible development standards and a mix of housing types which can result in more efficient site utilization and potential reductions in housing development costs.				<b>X</b>
2. Provide sufficient land areas for new residential growth which relax constraints on the housing market and afford variety in type, price, and location of units. Opportunities for the provision of housing are presently constrained by a lack of expansion areas. This condition should be relieved by a choice of housing in a variety of locations, both rural and urban in character.				<b>X</b>
3. Seek alternative residential growth areas within the planning region, with high priority given to the Wailuku and Kahului areas. This action should recognize that crucial issues of maintaining important agricultural lands, achieving efficient patterns of growth, and providing adequate housing supply and choice of price and location must be addressed and resolved.				<b>X</b>
4. Encourage the creation of elderly housing communities in various parts of the region that address the range of specialized needs for this population group.				<b>X</b>
5. Encourage the formulation of an elderly needs assessment study for Maui County by the State Department of Health, including recommendations for elderly housing projects, facilities and programs.				<b>X</b>
6. Coordinate the planning, design and construction of public infrastructure improvements with major residential projects that have an affordable housing component.				<b>X</b>
7. Plan, design and construct off-site public infrastructure improvements (i.e. water, roads, sewer, drainage, police and fire protection, and solid waste) in anticipation of residential, commercial and industrial developments defined in the Community Plan.				<b>X</b>
8. Promote efficient housing designs in order to reduce residential home energy and water consumption.				<b>X</b>
<b>Implementing Actions:</b>				
1. Develop a comprehensive housing strategy for low and moderate income groups involving government and private industry cooperation that provides an adequate supply of housing for the various strata of income. This approach would combine the resources of Federal, State, County, and private enterprise to improve the availability of rental and ownership housing targeted to various need groups. Anti-speculation and specification of a percentage of low and moderate income units in major projects are tools which should be considered as part of an overall housing program.				<b>X</b>
2. Develop procedures and regulations to streamline government review and approval for housing projects. This should result in cost reductions by expediting the time required for implementation.				
3. Develop programs to encourage housing rehabilitation in older residential areas. This would designate target areas where low interest loans, grants and flexible code regulations not related to public health, safety and welfare would be available to homeowners.				
4. Revise zoning, building and housing codes to allow for specialized elderly housing projects.				
<b>Discussion:</b> The Proposed Action will not affect the Housing objectives and policies of the Wailuku-Kahului Community Plan.				
<b>Social Infrastructure</b>				

<b>Table 5-16: Wailuku-Kahului Community Plan (2002)</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
<b>Goal</b>				
Develop and maintain an efficient and responsive system of public services which promotes a safe, healthy and enjoyable lifestyle, accommodates the needs of young, elderly, disabled and disadvantaged persons, and offers opportunities for self-improvement and community well-being.				
<b>Recreation</b>				
1.	Provide park and recreation areas as an integral part of project district specifications which will accommodate the needs of population growth.			<b>X</b>
2.	Ensure adequate public access to shoreline recreation resources by pursuing access ways identified by the County.			<b>X</b>
3.	Provide access for persons with disabilities at all park facilities.			<b>X</b>
4.	Provide for a major regional multi-purpose center for the planning district to accommodate resident needs for banquet and meeting facilities with adequate parking.			<b>X</b>
5.	Investigate the need for an additional community center facility in Kahului.			<b>X</b>
6.	Place high priority on utilizing the 'Iao Theatre as a multi-purpose community facility and develop the adjoining property in a manner that retains the integrity of the town core.			<b>X</b>
7.	Place high priority on implementation of Keopuolani Park, including enhancement of the Kahului Harbor shoreline			<b>X</b>
8.	Expand shoreline recreation opportunities by extending Kanaha Beach Park and establishing park areas along Spreckelsville, Waiehu and Waihe'e shorelines.			<b>X</b>
9.	Enhance existing parks by improving maintenance and expanding the range of facilities provided.			<b>X</b>
10.	Maintain lands acquired or designated for recreational purposes exclusively for those uses.			<b>X</b>
11.	Provide for additional municipal golf courses.			<b>X</b>
12.	Maintain existing recreational uses at the Kahului harbor for canoe club activities. When development occurs, provide alternate sites for canoe club activities at the Kahului Bay area.			<b>X</b>
13.	Establish a linear park with bikeways and pedestrian routes along the shoreline between Waihe'e and Pā'ia.			<b>X</b>
14.	Establish a permanent fairground site that encourages year-round use as an inter-regional community center and meeting facility.			<b>X</b>
15.	Establish a linear park, with bicycle and pedestrian facilities where practical, from the Paukukalo oceanfront along 'Iao Stream to Kepaniwai Park.			<b>X</b>
16.	Ensure that adequate regional/community park facilities are provided to service new residential developments.			<b>X</b>
17.	Ensure that the development of the North Shore greenway project is done in a manner that respects the dune system and cultural sensitivity of the area. Specifically, the project should: <ul style="list-style-type: none"> <li>a. minimize the excavating, grading, and grubbing for the project, and instead use minimal fill (as necessary to meet engineering standards), especially in the area near Baldwin Beach Park;</li> <li>b. provide appropriate protection to prevent unnecessary traversing of the dune system mauka-makai;</li> <li>c. use the greenway as an opportunity to interpret the significant cultural and historic sites in the area; and</li> <li>d. have the archaeological inventory survey and the design plans for the project reviewed by the Cultural Resources Commission prior to the issuance of the necessary development permits.</li> </ul>			<b>X</b>
<b>Implementing Actions:</b>				
1.	Undertake a site selection study for a permanent fairgrounds site that encourages year-round use.			<b>X</b>



<b>Table 5-16: Wailuku-Kahului Community Plan (2002)</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
2. Undertake a regional park master plan study to identify the needs and potential sites for expanded passive and active recreational uses in the planning region.			
3. Prepare and implement, as soon as possible, a plan for a major regional multipurpose center to service the entire planning district. Also, investigate the need for an additional community center in Kahului and/or the upgrading and expansion of the existing Kahului Community Center.			
4. Continue to implement the plan for Keopuolani Park.			
<b>Social Services/Health</b>			
1. Support the expansion of services and facilities at the Maui Memorial Medical Center, the major primary care facility on the island, including the construction of a multi-level parking facility and a second roadway access.			<b>X</b>
2. Plan for the expansion of community services facilities, such as the Cameron Center.			<b>X</b>
3. Expand social services for young and elderly persons.			<b>X</b>
4. Continue to assess the social needs in the community and facilitate a coordinated response in the delivery of social services and programs for young, elderly, disabled and disadvantaged persons.			<b>X</b>
5. Support the formulation of an elderly needs assessment study for Maui County by the State Department of Health and lobby for the implementation of needed programs and projects.			<b>X</b>
6. Coordinate the provision of long-term care facilities and programs with other providers, such as Hale Makua and Hale Mahaolu.			<b>X</b>
<b>Implementing Actions:</b>			
1. Acquire a minimum of 10 acres of land for expansion of Maui Memorial Medical Center as soon as possible.			<b>X</b>
2. Provide a second roadway access to Maui Memorial Medical Center. As noted in the section on transportation, this access should precede or be concurrent with the extension of Mahalani Street.			
<b>Public Safety</b>			
1. Maintain adequate police and fire protection services in the region	<b>X</b>		
2. Encourage communities to establish Neighborhood Crime Watch Programs.			<b>X</b>
<b>Implementing Actions:</b>			
1. Study the feasibility of establishing fire and police protection facilities in the proposed Project Districts within the region.			
<b>Education</b>			
1. Allocate sufficient land areas as part of residential project district specifications to meet future school site needs.			<b>X</b>
2. Encourage the Department of Education to provide recreation facilities for schools, thus expanding opportunities for public use of presently shared facilities.			<b>X</b>
3. Coordinate the development of school facilities with the State Department of Education in conjunction with planned residential projects.			<b>X</b>
4. Support the establishment of a four-year university on Maui.			<b>X</b>
5. Encourage apprenticeship or work study programs, in conjunction with higher educational or technical/vocational studies.			<b>X</b>
6. Support efforts to expand the Maui Community College facilities and incorporate desired elements of Hawaiian architectural design.			<b>X</b>
7. Support the improvement and maintenance of existing school facilities.			<b>X</b>
8. Encourage the development of child care and pre-school facilities, in conjunction with major centers of employment.			<b>X</b>
<b>Implementing Actions:</b>			
1. Where possible during the zoning process, ensure that applicants contribute to the development, funding, and/or construction of school facilities on a fair-share basis as determined by and to the satisfaction of the State Department of Education. Terms of the contribution shall be agreed upon by the applicant and the State Department of Education prior to the applicant applying for building permits.			<b>X</b>
<b>Discussion:</b> The Proposed Action will support the Social Infrastructure objectives and policies for Public Safety of the Wailuku-Kahului Community Plan.			

<b>Table 5-16: Wailuku-Kahului Community Plan (2002)</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
On the agricultural fields in Central Maui, there are numerous reservoirs, in which a portion of the water conveyed from the EMI Aqueduct System is stored in. A&B had a working relationship with the Maui County Fire Department and in times of need the Maui County Fire Department can draw water from the storage to fight fires.				
<b>Government</b>				
<b>Goal</b>				
Government that demonstrates the highest standards of fairness; responsiveness to the needs of the community; fiscal integrity; effectiveness in planning and implementation of programs and projects; a fair and equitable approach to taxation and regulation; and efficient, results-oriented management.				
<b>Objectives and Policies</b>				
1. Utilize the County's budgeting process as a means of carrying out the policies and priorities of the Community Plan.				<b>X</b>
2. Utilize the County's real property tax assessment function as both a means to carry out the policies and priorities of the Community Plan and a mechanism for monitoring and updating the Community Plan.				<b>X</b>
3. Streamline the land use, building permit and subdivision approval processes.				<b>X</b>
4. Monitor the implementation of and compliance with the Community Plan.				<b>X</b>
5. Ensure that adequate infrastructure is or will be available to accommodate planned development.				<b>X</b>
6. Support public and private partnerships to fund the planning and construction of infrastructure.				<b>X</b>
7. Encourage students within Maui County to participate in Maui County governmental affairs through such means as the submittal of testimony and resolutions on issues and concerns related to community affairs.				<b>X</b>
8. Encourage cooperation and coordination between agencies, boards and commissions charged with land use planning and urban design and development within Wailuku Town.				<b>X</b>
<b>Implementing Actions:</b>				
1. Streamline the land use, building permit and subdivision processes through means such as consolidated public hearings and concurrent processing of applications.				<b>X</b>
2. Adopt a beach-mountain access dedication ordinance pursuant to Chapter 46, Hawai'i Revised Statutes. This should be done as part of an island wide comprehensive mountain and beach access study.				
3. Evaluate and modify present zoning and subdivision ordinances to incorporate the land use and design guidelines as well as other recommendations incorporated herein.				
4. Establish an additional government complex with adequate public parking in a central location.				
5. Maintain the War Memorial Complex for public parking and recreational uses only.				
6. Facilitate public access to information through the use of computers, microfiche/microfilm readers, and other tutorial services in County agencies.				
7. Re-evaluate the composition, role and boundaries of the Wailuku Redevelopment Agency to support its mission for the revitalization and enhancement of this district and explore ways to coordinate planning for Wailuku Town.				
8. Formulate special plans and studies to implement recommendations of the Community Plan. These would include water development and distribution, housing, local and regional circulation, drainage, solid waste and recycling, sewage disposal and treatment, human services, recreation, public safety and other special plans and studies as required.				
9. Prepare a progress report five years after the adoption of this plan for review by the public and Maui County Council describing the status of General and Community Plan implementation and actions taken to comply with same. □				
<b>Discussion:</b> The Proposed Action will not affect the Government objectives and policies of the Wailuku-Kahului Community Plan.				
<b>Land Use</b>				
<b>Goal</b>				

<b>Table 5-16: Wailuku-Kahului Community Plan (2002)</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of residents and visitors in a manner that provides for the social and economic well-being of residents and the preservation and enhancement of the region's environmental resources and traditional towns and villages.				
<b>Objectives and Policies</b>				
1.	Ensure that adequate lands are available to support the region's present and future agricultural activities.	X		
2.	Identify prime or productive agricultural lands, and develop appropriate regulations for their protection.			X
3.	The direct and cumulative impacts of agricultural subdivisions and the impacts on the community shall be assessed and considered.			X
4.	Establish administrative procedures and standards within both the Department of Public Works and Waste Management and the Department of Planning, to ensure that agricultural subdivisions shall not be approved unless their uses are expressly permitted by Chapter 205, Hawai'i Revised Statutes.			X
5.	Encourage traditional Hawaiian agriculture, such as taro cultivation, within the agricultural district, in areas which have been historically associated with this cultural practice.			X
6.	Establish an adequate supply of urban land use designations to meet the needs of the community over the next 20 years.			X
7.	The Community Plan map shall define the urban growth limits for the region.			X
8.	Maintain a project district approach for the major residential growth areas adjacent to Wailuku, Kahului, and Waiehu to allow flexibility in master planning. These project districts may contain a variety of residential unit types as well as supporting community services, including business, public, recreational and educational facilities.			X
9.	Maintain the existing Kahului Airport district boundaries, as defined in the Community Plan Land Use Map and continue to evaluate the air transportation needs of the County to determine future air transportation facility requirements. Create a direct control overlay district in and around Kahului Airport due to the public investment and the economic importance of the facility. The boundaries of this district shall be generally defined by the 60 Ldn isoline (60 decibels, day night average) of the FAA approved noise contour map for the airport. The intent of this district shall be to establish specific guidelines for development within the area which would define uses compatible with the airport and appropriate design standards, particularly with respect to noise attenuation to reduce interior noise levels to the 45 Ldn level or less. Total closure of structures, as well as air-conditioning, are generally required for this purpose. Residential uses should be discouraged within the 60 Ldn isoline.			X
10.	All zoning applications and/or proposed land uses and developments shall conform with the planned use designations, as specified in the adopted Community Plan Land Use Map, and be consistent with the Community Plan policies.			X
11.	The subdivision ordinance should be revised to provide for public review of projects with significant impacts. Subdivision approval should consider environmental, economic, and social impacts of the project, including impacts on archaeological, historical and cultural resources.			X
12.	Establish a Wailuku Town Design District.			X
13.	Within the Wailuku Town core, formulate and implement flexible land use guidance policies that enhance the various activity centers and maintain the traditional character of the town. <ul style="list-style-type: none"> <li>a. <u>Civic Center District</u>: This district defines the government office center and adjacent blocks of commercial use which are functionally related to the government center. This district is generally bounded by Main, South High, Kaohu, Napua, Uluwehi, South Church, Pakahi, South Market and Wells Streets.</li> </ul>			X

Table 5-16: Wailuku-Kahului Community Plan (2002)	S	NS	N/A
<p>b. <u>Wailuku Historic District</u>: Protection of this complex of historic structures in a park setting will continue under the provisions of the current Community Plan.</p> <p>c. <u>Commercial and Residential</u>: The following comprise the commercial core, commercial areas, and surrounding residential uses:</p> <ol style="list-style-type: none"> <li>1. <u>Commercial Core</u>. This area is generally situated along Central, Wells, Main, High, and Vineyard Streets. It should emphasize commercial uses oriented to serve the business and residential community. Ground floor activities should emphasize commercial retail with expansion of the variety and scope of offerings to serve residents.</li> <li>2. <u>Mixed Use Areas</u>. These occur in several blocks adjacent to the commercial core and act as a transition between the core and single family residential areas. The business residential mix should be retained with intensification to accommodate multifamily and business uses. Patterns of mixed use could allow vertical mixture (residences over ground floor business) or horizontal mixture (business frontage and residences behind), or residential and business uses on adjacent lots. Maintenance and rehabilitation of existing structures should be encouraged in a manner that respects the residential scale that now exists. Intensification of uses through new development would require consolidation of substandard lots. Performance criteria for rehabilitation and upgrading should be developed to permit more flexibility than present zoning and building code standards allow.</li> <li>3. <u>Single Family Residential</u>. These areas surround the commercial and mixed use areas. The emphasis should be on preserving and rehabilitating existing housing, providing adequate circulation, and encouraging home maintenance and rebuilding of deteriorating structures.</li> <li>4. <u>Service Business/Single Family Residential</u>. These uses occur primarily along the Waihe'e side of Kaohu Street, and along the mauka side of South Market Street to permit a mixture of single family and duplex dwellings, with small-scale service and neighborhood oriented businesses which are established in previously utilized residential dwellings or other existing structures. The business use should be compatible with the physical character of the residential neighborhood.</li> </ol>			
<p>14. Maintain physical separation between traditional towns and villages in the region. Where possible, provide specific design or landscape elements, such as open space buffers or changes in streetscape, to clearly delineate the boundary between Kahului and Wailuku. Maintain open space around traditional rural areas, such as Waikapu and Waihe'e, to provide a sense of community and to prevent envelopment of these areas by urban expansion.</p>			<b>X</b>
<p>15. Provide a substantial greenway or greenbelt to serve as a buffer zone, line of demarcation, or definition between Wailuku and Waikapu, and between Waikapu and Ma'alaea, in order to prevent the continuation of urban sprawl. Changes in streetscapes could include landscaping and agricultural planting materials that reflect the character of each community, and are utilized to delineate a substantial boundary between Kahului and Wailuku.</p>			<b>X</b>
<p>16. 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.</p>			<b>X</b>

<b>Table 5-16: Wailuku-Kahului Community Plan (2002)</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
<b>Implementing Actions:</b>			
1. Establish zoning regulations to implement the land use recommendations in the Community Plan, including but not limited to Service Business/Single Family Residential (SBR), Business/Multi-Family , and Business/Industrial .			<b>X</b>
<b>Discussion:</b> The Proposed Action will support the Land Use objectives and policies of the Wailuku-Kahului Community Plan.			
The issuance of the Water Lease will allow for the continued conveyance of water to supply the agricultural fields in Central Maui to support Mahi Pono’s proposed diversified agriculture operation. Approximately 23,000 acres of the agricultural land in Central Maui are designated as Important Agricultural Land (IAL) to the State, of which the majority is classified as “Prime Agricultural Land” by Agricultural Land of Importance to the State of Hawai’i (ALISH). However, currently the majority of the agricultural land in Central Maui is fallow. Issuance of the Water Lease would allow for the land to be put back into cultivation.			
<b>Infrastructure</b>			
<b>Goal</b>			
Timely and environmentally sound planning, development and maintenance of infrastructure systems which serve to protect and preserve the safety and health of the region’s residents, commuters and visitors through the provision of clean water, effective waste disposal and drainage systems, and efficient transportation systems which meet the needs of the community.			
<b>Objectives and Policies</b>			
<b>Water and Utilities</b>			
1. Coordinate water system improvement plans with growth areas to ensure adequate supply and a program to replace deteriorating portions of the distribution system. Future growth should be phased to be in concert with the service capacity of the water system			<b>X</b>
2. Improve the quality of domestic water.			<b>X</b>
3. Promote water conservation and education programs.			<b>X</b>
4. Protect water resources in the region from contamination, including protecting ground water recharge areas, and wellhead protection areas within a 1.25-mile radius from the wells.			<b>X</b>
5. Coordinate the construction of all water and public roadway and utility improvements to minimize construction impacts and inconveniences to the public.			<b>X</b>
6. Coordinate expansion of and improvements to the water system to coincide with the development of residential expansion areas.			<b>X</b>
7. Promote conservation of potable water through the use of treated waste water effluent for irrigation			<b>X</b>
8. Encourage reasonable rates for water and public utility services.			<b>X</b>
9. Ensure that proliferation of telecommunication towers does not negatively impact the natural beauty of Maui County and the comfort and health of its residents.			<b>X</b>
<b>Implementing Actions:</b>			
1. Update the County’s Water Use and Development Plan and estimated water use for the Wailuku-Kahului region.			
2. Prepare or update a water improvement master plan for the Wailuku-Kahului region to be incorporated as a functional component of the Community Plan.			
3. Plan and construct water system improvements, including additional source, transmission, and storage capabilities.			
4. Provide incentives for water and energy conservation practices.			
5. Coordinate the development of telecommunication towers by developing an ordinance governing telecommunication facilities.			
6. Relocate the Kahului Power Generating Facility out of the tsunami zone.			
7. Adopt a water allocation plan for the region and require that the use of water from the Central Maui Water System for future development shall be subject to the provisions of this water allocation plan.			
8. Promote and implement programs for ground water and wellhead protection.			<b>X</b>
<b>Liquid and Solid Waste</b>			
1. Coordinate sewer system improvement plans with future growth requirements, as defined in the Community Plan.			<b>X</b>

<b>Table 5-16: Wailuku-Kahului Community Plan (2002)</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
2.	As part of a county-wide solid waste management study, address the needs of the planning region for disposal and transfer sites with more convenience to residential areas. The collection system and location of disposal sites need to be improved to better serve residential areas.			<b>X</b>
3.	Reduce the disposal of solid waste in landfills through reducing the amount of material for disposal at the source (i.e. home composting of lawn or tree trimmings), reuse and recycling programs, bioconversion (i.e. composting) and the provision of convenient drop-off facilities.			<b>X</b>
4.	Reuse the treated effluent from the County's waste water treatment system for irrigation and other suitable purposes in a manner that is environmentally sound.			<b>X</b>
<b>Implementing Actions:</b>				
1.	Coordinate sewer system improvement plans with future growth requirements, as defined in the Community Plan.			
2.	As part of a county-wide solid waste management study, address the needs of the planning region for disposal and transfer sites with more convenience to residential areas. The collection system and location of disposal sites need to be improved to better serve residential areas.			<b>X</b>
3.	Reduce the disposal of solid waste in landfills through reducing the amount of material for disposal at the source (i.e. home composting of lawn or tree trimmings), reuse and recycling programs, bioconversion (i.e. composting) and the provision of convenient drop-off facilities.			
4.	Reuse the treated effluent from the County's waste water treatment system for irrigation and other suitable purposes in a manner that is environmentally sound.			
<b>Drainage</b>				
1.	Establish a storm drain improvement program to alleviate existing problems; implement a continuing maintenance program, and ensure that improvements to the system will meet growth requirements. This addresses safety and property loss concerns as well as the need for comprehensive flood control planning.			
	a. 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.			<b>X</b>
	b. Construct necessary drainage improvements in flood-prone areas. Where replacement drainage is 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.			
2.	Respect natural drainage ways as part of good land development			<b>X</b>
3.	Construct and maintain, as needed, desilting basins along major drainage channels.			<b>X</b>
4.	Ensure that storm water run-off and siltation from proposed development will not adversely affect the marine environment and nearshore and offshore water quality. 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.			<b>X</b>
5.	Encourage the incorporation of drainage ways, setbacks, and flood protection areas into greenways consisting of open space, pedestrian way and bikeway networks			<b>X</b>
<b>Implementing Actions:</b>				
1.	Update and implement a drainage master plan for the planning region 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.			<b>X</b>
2.	Establish a comprehensive program of improvements to the storm drainage system; implement a maintenance program; and ensure that safety, property loss, pollutant			



<b>Table 5-16: Wailuku-Kahului Community Plan (2002)</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
removal, and the need for comprehensive planning, are considered. Maintain current drainage ways, swales and spillways.				
3. Revise the County drainage rules to require that drainage system design shall not adversely affect downstream and coastal water quality.				
<b>Energy</b>				
1. Promote the use of alternative energy sources, such as biomass, wind and solar.		<b>X</b>		
2. Develop efficient circulation systems, public transportation and promote bicycle and pedestrian travel to reduce energy expenditures for travel.				<b>X</b>
3. Promote energy conservation and awareness programs				<b>X</b>
4. Reduce domestic energy consumption.				<b>X</b>
5. Expand efforts to utilize environmentally and cost effective renewable resources for energy production, such as solar, biomass, and wind energy.		<b>X</b>		
6. Encourage energy efficient building design and site development practices.				<b>X</b>
7. Support energy conservation measures, including the use of solar heating and photovoltaic systems, in conjunction with urban uses.				<b>X</b>
8. Promote recycling programs to reduce solid waste disposal in landfills.				<b>X</b>
9. Promote competition among energy providers to increase options and decrease costs to Maui County residents and government facilities.				<b>X</b>
<b>Implementing Actions:</b>				
1. Adopt standards and regulations for the use of solar heating, low flush toilets and other conservation fixtures in new building construction.				
2. Develop and adopt an integrated energy functional plan for the County of Maui, including but not limited to, strategies for energy conservation, reuse of treated waste water, recycling, reduction in the use of fossil fuels, public education and awareness, and other strategies and actions related to transportation and utilities, housing, environment, urban design and economic activity.				
3. Develop incentives and requirements for energy efficient building design and site development practices through various approaches, including modifications to building codes and zoning and subdivision ordinances.				<b>X</b>
4. Provide incentives to promote the use of alternative energy sources.				
5. Develop, compile and disseminate information on new energy technologies, policies, and programs relevant to the community's economy and environment.				
6. Identify energy-saving measures for all community buildings and facilities.				
7. As part of a County-wide waste management study, pursue the feasibility of utilizing resource recovery systems.				
8. Support reduction of entry barriers to distributed generation and other forms of alternative energy.				
<b>Transportation</b>				
1. Enhance circulation by improving road maintenance; improving or providing traffic signals and turning lanes at congested intersections; and by providing street and destination signs. Important intersections include Lono and Papa Avenues, and intersections along Papa Avenue, Wakea Avenue, and North Market Street. Additional turning lanes, traffic signals and roadway improvements in the Wailuku Town core should be designed to facilitate safe traffic movement and be compatible with the traditional character of the area.				<b>X</b>
2. Provide bikeway and walkway systems in the Wailuku-Kahului area which offer safe and pleasant means of access, particularly along routes accessing residential districts, major community facilities and activity centers, school sites, and the shoreline between Kahului Harbor and Pā'ia .				<b>X</b>
3. Expand parking facilities serving the civic and commercial centers of Wailuku. Parking improvements should include expanding the existing public parking facilities off Market Street and around the civic center, and improving controls over existing civic center parking to reserve it for short-term use. Explore the feasibility of a shuttle service for County employees to remote parking facilities.				<b>X</b>
4. Support private efforts to expand public transit service, with an emphasis on service to the Kahului Airport and Wailuku Civic Center. Future growth in population will warrant an expanded public transportation system.				<b>X</b>
5. For future residential development, prohibit direct lot access from primary roads.				<b>X</b>

<b>Table 5-16: Wailuku-Kahului Community Plan (2002)</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
6.	Accommodate bicycle and pedestrian ways within planned roadway improvements.			<b>X</b>
7.	Support the extension of the Kahului Airport runway, access road improvements, and other related facility improvements, including expansion of the adjacent shoreline area for public park uses.			<b>X</b>
8.	Support the expansion of Kahului Harbor, the island's primary commercial harbor, to accommodate long-term needs. The State Department of Transportation should be encouraged to allow recreational uses by canoe clubs or provide an alternative site for such uses in its long range master plan. The harbor master plan should also incorporate safe bicycle and pedestrian access. Support the investigation of alternative sites for a second commercial harbor facility on the island of Maui. Further, the State Department of Transportation should be strongly encouraged to mitigate its traffic impacts prior to or in conjunction with the Harbor expansion, including, but not limited to, the following: <ul style="list-style-type: none"> <li>a. improve the intersections between Ka'ahumanu Avenue and Wharf Street and Hobron Avenue;</li> <li>b. provide alternative and bypass routes for vehicular traffic, possibly including a direct route to Kahului Airport;</li> <li>c. provide safe (possibly underpass) routes for pedestrian traffic;</li> <li>d. acquire pockets of land for more efficient facility location within Kahului Harbor; and</li> <li>e. work with the community to plan a second commercial harbor.</li> </ul>			<b>X</b>
9.	Support the extension of Waiale Drive to a new intersection with Honoapiilani Highway south of Waikapu Village.			<b>X</b>
10.	Preserve the Waiale Bridge and the significant subsurface archaeological sites in the Waiale Drive corridor, from the Mahalani Street intersection to Lower Main Street, by maintaining the existing roadway width.			<b>X</b>
11.	Preserve the character of Honoapiilani Highway between Waikapu and Wailuku by maintaining two travel lanes and the existing trees.			<b>X</b>
<b>Implementing Actions:</b>				
1.	Establish ordinances to designate truck or other heavy vehicle weight commercial traffic routes to relieve traffic impacts on residential neighborhoods and the traditional town center.			<b>X</b>
2.	Re-establish school bus routes and stops to minimize impacts on residential neighborhoods and provide sheltered stops where appropriate.			
3.	Study traffic patterns and circulation at intersections adjacent to school sites prior to road construction, to ensure safe access.			
4.	Study circulation patterns at school sites.			
5.	Implement the State Department of Transportation Bikeway Master Plan and the County Bikeway Plan.			
6.	Update and implement the Department of Transportation's Maui Long Range Planning Study: Islandwide Plan and other traffic master plans to implement the Community Plan.			
<b>Discussion:</b> The Proposed Action will not affect the Infrastructure objectives and policies of the Wailuku-Kahului Community Plan, although Mahi Pono is committing land to the production of solar energy for the public utility system.				
<b>Urban Design</b>				
<b>Goal</b>				
An attractive and functionally integrated urban environment that enhances neighborhood character, promotes quality design, defines a unified landscape planting and beautification theme along major public roads and highways, watercourses and at major public facilities, and recognizes the historic importance and traditions of the region.				
<b>Objectives and Policies for the Wailuku-Kahului Region in General</b>				

<b>Table 5-16: Wailuku-Kahului Community Plan (2002)</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
1.	Enhance the appearance of major public roads and highways in the region.			<b>X</b>
2.	Maintain a design quality for commercial and public projects and large-scale master planned developments.			<b>X</b>
3.	Improve pedestrian and bicycle access within the region.			<b>X</b>
4.	Establish, expand and maintain parks, public facilities and public shoreline areas.			<b>X</b>
5.	Integrate stream channels and gulches into the region's open space system for purposes of safety, open space relief, greenways for public use and visual separation. Drainage channels and siltation basins should not be used for building sites, but rather for public open space. Drainage channel rights-of-way and easements may also be used for pedestrian and bikeway facilities.			<b>X</b>
6.	Promote a unified street tree planting program along major highways and streets.			<b>X</b>
7.	Buffer public and quasi-public facilities and light-heavy industrial/commercial type facilities from adjacent residential uses with appropriate landscape planting.			<b>X</b>
8.	Maintain shrubs and trees at street intersections for adequate sight distance.			<b>X</b>
9.	Save and incorporate healthy mature trees in the landscape planting plans of subdivisions, roads and other developments.			<b>X</b>
10.	Incorporate drought tolerant plant species and xeriscaping in future landscape planting.			<b>X</b>
11.	Use native Hawaiian plants for landscape planting in public projects to the extent practicable.			<b>X</b>
12.	Existing and future public rights-of-way along roads and parks shall be planted with appropriate trees, turfgrass and ground covers.			<b>X</b>
13.	Encourage neighborhoods and community organizations to upgrade and maintain streets and parks in accordance with the Maui County Planting Plan of the Arborist Committee.			<b>X</b>
14.	Require all future subdivisions, construction projects and developments to comply with the adopted Maui County Planting Plan.			<b>X</b>
15.	Emphasize contrasting earth-tone color schemes for buildings and avoid bright or garish colors. Within Wailuku Town, require buildings that have bright or garish colors to comply with earth-tone color schemes.			<b>X</b>
16.	Encourage the review of architectural and landscape architectural plans for major government projects by the County's Urban Design Review Board.			<b>X</b>
<b>Objectives and Policies for Wailuku Town</b>				
1.	Maintain the existing character of historic Wailuku Town.			<b>X</b>
2.	Support the creation of a Wailuku Town Design District and the adoption of design guidelines for the town core, excluding properties designated for single family residential use. The objective is to integrate the design elements of multifamily, commercial and public properties in Wailuku Town and to retain the traditional town character. The design district boundaries should include the following areas, as depicted on the attached map: <ul style="list-style-type: none"> <li>a. the area bounded by High, Vineyard, Central and Main Streets, including the Wailuku Redevelopment District;</li> <li>b. the area bounded by High, Main, North Market and Kaohu Streets, including the Civic District;</li> <li>c. both sides of Main Street from Central Avenue to the Wailuku Bridge; and</li> <li>d. both sides of Market Street from Vineyard Street to Piihana Road in Happy Valley.</li> </ul>			<b>X</b>
3.	Circulation and Parking. <ul style="list-style-type: none"> <li>a. Provide for the Waiale Drive bypass to Honoapiilani Highway and road connection from Lower Main Street across 'Iao Stream to Kahekili Highway.</li> </ul>			<b>X</b>

<b>Table 5-16: Wailuku-Kahului Community Plan (2002)</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
<ul style="list-style-type: none"> <li>b. Maintain the existing character of streets in the commercial core along Vineyard, Market, Central and Main Streets.</li> <li>c. Expand public parking facilities at the Wailuku Municipal Parking Lot and provide for safe and convenient bicycle parking in Wailuku town.</li> <li>d. Provide a continuous and pleasant pedestrian pathway connecting the Historic District, Civic Center, commercial office areas and park and public facilities.</li> </ul>			
<p>4. Building Form and Character. The following design policies shall express the Council's intent as it relates to urban design for properties designated for commercial and business multi-family use along and bounded by Spreckels Ditch and Wells, High, and Vineyard Streets--Wailuku Town's commercial district. They shall serve as a supporting rationale during the development and adoption of design guidelines for the above area. They shall also serve as a reminder of the Council's intent as the guidelines are amended.</p> <ul style="list-style-type: none"> <li>a. Maintain the area's small-town profile and character to allow present land uses, and to allow mixed use zoning with residential uses above and in back of commercial properties. The identifying core and focus is the County seat with its present government building heights, with decreasing heights through the concepts of "Step Zoning" and "Stepping a Building" as one moves away from the streetscape. A mixture of one, two, three and four story heights is desirable because it will support the type of land use intensity that is needed to encourage investment and economic viability; yet it is compatible with the area's small-town profile and character.</li> <li>b. Where commercial areas abut residential blocks, a transition in height should be required to achieve compatibility with the residential scale.</li> <li>c. Utilize architectural treatments such as facade and roof modulation to break up the mass and reduce the apparent size of the buildings.</li> <li>d. Protect mauka (mountain) and makai (ocean) view planes.</li> <li>e. Foster an interesting and active street scene by developing a community gathering place, providing historically sensitive street furniture and making streetscape enhancements.</li> <li>f. Emphasize the continuity of commercial frontages along the main shopping streets, primarily on Market, Main and Vineyard Streets, by maintaining uniform building setbacks along the street frontages. Commercial displays should continue to emphasize and enhance the pedestrian experience. Interruptions, such as blank facades, should be avoided.</li> <li>g. Emphasize continuity in architectural details and materials through the following facade treatments: <ul style="list-style-type: none"> <li>1. Second story balconies and recesses to create interest.</li> <li>2. Ground floor display windows to heighten visual interest.</li> <li>3. Compatibility in color by emphasizing earth tones and avoidance of bright or garish building colors which greatly contrast with their surroundings.</li> <li>4. A variety of signs which do not compete for attention or distract from the overall street appearance.</li> </ul> </li> </ul>			<b>X</b>

<b>Table 5-16: Wailuku-Kahului Community Plan (2002)</b>		<b>S</b>	<b>NS</b>	<b>N/A</b>
5.	Awnings or canopies that provide shelter over sidewalk areas and protect store entrances.			
5.	Landscape Character: pending adoption of design guidelines for Wailuku Town, utilize the following interim guidelines in the review of projects. <ul style="list-style-type: none"> <li>a. Maintain the landscape character and open space of the Wailuku entry along South High Street by preserving mature vegetation.</li> <li>b. Establish a unified street tree planting theme for streets within the commercial core which are to be pedestrian oriented.</li> <li>c. Foster the development of mini-parks where appropriate and a community beautification program.</li> </ul>			<b>X</b>
6.	The Maui Redevelopment Agency shall be encouraged to consult with the Cultural Resources Commission in the formulation of and/or amendments to the Wailuku Town Design Guidelines.			<b>X</b>
<b>Objectives and Policies for Kahului</b>				
1.	Within industrial subdivisions, encourage the establishment of design standards for individual projects, including a unified streetscape planting theme and program, in order to enhance the visual quality of industrial developments.			<b>X</b>
2.	Circulation: provide and maintain sidewalks and bikeways for convenient and pleasant connections between activity centers, such as shopping centers, schools, Maui Community College and public parks. These pathways should have adequate separation from vehicular traffic for safety purposes.			<b>X</b>
3.	Building Form and Character: maintain compatible scale relationships between the existing low-scale character of the area, adjacent public uses and higher buildings. <ul style="list-style-type: none"> <li>a. Building heights for the hotel-designated district fronting the ocean side of Ka'ahumanu Avenue shall not exceed ten stories in order to provide a dynamic skyline and identifiable hotel district.</li> <li>b. The low-rise character of the central business area should be maintained. Higher building forms up to six stories should be sited in the central portion of commercial blocks.</li> <li>c. Building heights along the perimeter of commercial blocks should provide a transition in scale to adjacent public and quasi-public uses.</li> <li>d. Commercial uses along the perimeter of central business area blocks should be low-rise and provide sufficient setbacks to allow landscaped buffers along street frontages.</li> </ul>			<b>X</b>
4.	Landscape Character <ul style="list-style-type: none"> <li>a. A coordinated landscape theme should be established from the airport to Kahului, with landscape buffers established along Keolani Place, Hāna Highway, and Ka'ahumanu Avenue.</li> </ul>			<b>X</b>

<b>Table 5-16: Wailuku-Kahului Community Plan (2002)</b>	<b>S</b>	<b>NS</b>	<b>N/A</b>
<ul style="list-style-type: none"> <li>b. Landscaping along Dairy Road between Keolani Place and Pu'unene Avenue should be established and coordinated with the landscaping of the airport-Kahului roadway approach routes.</li> <li>c. Parkway character should be established along Ka'ahumanu Avenue, from Kahului to Wailuku. Keopuolani Park plans should be updated and made an integral part of the area's landscaping.</li> <li>d. Open parking areas should be landscaped to provide visual screening and shade.</li> <li>e. The perimeters of the central business area blocks should provide landscape buffers as part of a coordinated landscape theme to enhance their visual image.</li> <li>f. The mature landscape character of Kahului's commercial areas should be preserved and incorporated into future development plans, subject to review by the County's Arborist Committee.</li> <li>g. The landscape treatment along streets within the central business area should be extended along major collector roads serving adjacent residential neighborhoods, including Pu'unene, Kamehameha and Lono Avenues.</li> </ul>			
<p><b>Implementing Actions:</b></p> <ol style="list-style-type: none"> <li>1. Implement a unified landscape planting theme along Ka'ahumanu Avenue from Kahului to Wailuku and along other major public roadways.</li> <li>2. Establish a Wailuku Town Design District with adopted design guidelines.</li> <li>3. Implement related actions specified in the Transportation section of the Community Plan related to roadways, pedestrian and bikeway improvements.</li> <li>4. Provide pedestrian and bicyclist amenities within Wailuku Town, including shaded rest stops, bicycle parking, trash receptacles and public restroom facilities.</li> </ol>			<b>X</b>
<p><b>Discussion:</b> The Proposed Action will not affect the Urban Design objectives and policies of the Wailuku-Kahului Community Plan.</p>			

## 5.8 Permits and Approvals

The Proposed Action constitutes the issuance of a Water Lease after public auction by the DLNR/BLNR. Thus, BLNR approval is necessary to implement the Proposed Action. It is anticipated that the terms of the Water Lease would govern any modifications to the existing EMI Aqueduct System, and there are no reasonably foreseeable plans for the construction of any additional facilities that would expand the EMI Aqueduct System within the License Area in connection with the issuance of the Water Lease. Any work on the EMI Aqueduct System would be limited to repair and maintenance activities. Consequently, no additional permits and approvals are anticipated to be required to implement the Proposed Action.

Should the Water Lease be issued in accordance with the Proposed Action, surface water will become available for the various domestic and agricultural uses. This would, in turn, lead to anticipated secondary effects including construction activities such as for expanding the KAP and building facilities in support of diversified agriculture in Central Maui. Such activities would be subject to various permits and approvals, depending on its location, proposed use and type of construction activity involved, but such permits and approvals are not required for the issuance of the Water Lease.