

**KŌ'ELE PROJECT DISTRICT AMENDMENT  
DRAFT ENVIRONMENTAL ASSESSMENT – SUMMARY OF EXISTING CONDITIONS AND  
POTENTIAL IMPACTS AND MITIGATION MEASURES**

Section	Category	Existing Conditions	Potential Impacts and Mitigation Measures
<b>A</b>	<b>PHYSICAL SETTING</b>		
A.1	Surrounding Land Uses	<ul style="list-style-type: none"> <li>• The Lāna'i Project District 2 (Kō'ele), otherwise referred to as the "Kō'ele Project District" (Project District), covers several hundred acres and various Tax Map Key (TMK) parcels.</li> <li>• Developed areas within the Project District include the Sensei Lāna'i, a Four Seasons Resort, the Lāna'i Adventure Park, the former and abandoned (closed permanently) Experience at Kō'ele Golf Course, the Cavendish Golf Course, as well as various residential developments.</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed action involves amending the boundaries of the Kō'ele Project District by adding additional acreage and also removing parcels. In addition, amendments to Chapter 19.71, Maui County Code (MCC), which established the Kō'ele Project District, its sub-designations, and development standards, are also being sought.</li> <li>• The proposed action does not involve any construction activities.</li> <li>• The acreage proposed to be added will complement existing uses of the Project District while the parcels to be removed will be redesignated to be consistent with their existing use and the surrounding character of Lāna'i City. As such, impacts to surrounding land uses are not anticipated with implementation of the proposed action.</li> </ul>
A.2	Climate	<ul style="list-style-type: none"> <li>• The climate on the island of Lāna'i is relatively uniform year-round. Characteristic of the island's climate, the project site experiences mild and uniform temperatures, moderate humidity, and relatively consistent northeasterly trade winds.</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed action is not anticipated to result in significant adverse impacts to climatic conditions in the area.</li> </ul>
A.3	Agricultural Lands	<ul style="list-style-type: none"> <li>• The Kō'ele Project District, as reflected by the Agricultural Lands of Importance to the State of Hawai'i map, is located on lands designated as "Unclassified", "Other", and "Unique" agricultural lands.</li> <li>• The lands underlying the Project District are largely unclassified by the University of Hawai'i's Land Study Bureau, with small areas throughout designated as "C", "D", or "E", representing lands that have lower potential for agricultural uses.</li> <li>• With the establishment of the Kō'ele Project District by Maui County Council Ordinance Nos. 1580 and 1581 in 1986, the Kō'ele area was permitted for resort, golf course, and residential uses. This action ruled out potential agricultural uses in the Kō'ele Project District.</li> </ul>	<ul style="list-style-type: none"> <li>• An additional 72.44 acres will be redistricted to be added to the Project District within the Hotel, Golf, or Resort Commercial sub-designations, but nearly all of these lands will continue to be used for the existing Lāna'i Ranch along with occasional commercial events.</li> <li>• Although the area has favorable agronomic conditions, the Project District is unsuitable for field farming to supply crops to Lāna'i markets, or for export to O'ahu or the mainland.</li> <li>• There are approximately 18,000 acres of former plantation lands on Lāna'i which remain available for agricultural use, and over 200,000 acres statewide. The proposed land use changes for former agriculture land added to the Project District is too small to affect the growth of diversified agriculture on Lāna'i or statewide.</li> </ul>

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A.4	Topography and Soils Characteristics	<ul style="list-style-type: none"> <li>• Topography is relatively moderate within the Project District; it is located at the base of Lāna'ihale, where slopes range from 0 to 30 percent and elevation ranges from 1,600 to 2,000 feet above mean sea level.</li> <li>• The Project District is located in an area within the Moloka'i-Lahaina and Kahanui-Kalae-Kanepu'u associations. Soils within these associations are characterized as deep, gently sloping to moderately steep and are well drained soils</li> <li>• Although the proposed action does not involve any construction activities, a geotechnical study was conducted to provide information about potential geotechnical risks involved and the geotechnical considerations that may need to be addressed for future development actions within the Project District. Such considerations include:               <ul style="list-style-type: none"> <li>• Site Preparation</li> <li>• Expansive Soils</li> <li>• Excavations</li> <li>• Cut and Fill Slopes</li> <li>• Other Foundation Considerations</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• The currently proposed action is not anticipated to present adverse impacts on the topography or soils in the area.</li> </ul>
A.5	Flood, Tsunami, and Sea Level Rise Hazards	<ul style="list-style-type: none"> <li>• The Project District is located mauka (northeast) of Lāna'i City; it is located in an undesignated flood zone area, outside of the Tsunami Evacuation Zone, as well as outside of the projected 3.2-foot sea level rise exposure area.</li> </ul>	<ul style="list-style-type: none"> <li>• The currently proposed action does not present any risks of flooding or tsunami hazards.</li> </ul>
A.6	Streams and Wetlands	<ul style="list-style-type: none"> <li>• Although no streams or wetlands are located within the Kō'ele Project District, there are a number of drainage ditches that traverse the property. These ditches convey storm water downstream through the Project District.</li> </ul>	<ul style="list-style-type: none"> <li>• As the currently proposed action does not involve any construction activities, impacts to the existing drainage ditches are not anticipated.</li> <li>• Any future development within the Project District will be designed to not significantly impact the existing drainage ditches.</li> </ul>
A.7	Flora and Fauna	<ul style="list-style-type: none"> <li>• A flora and fauna study of the Kō'ele Project District area was conducted in April 2019.</li> </ul>	<ul style="list-style-type: none"> <li>• The study determined that future developmental projects in the area would not have a significant negative impact on the</li> </ul>

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		<ul style="list-style-type: none"> <li>• The vegetation throughout the Project District is dominated by non-native pasture and weed species, none of which are of any conservation interest or concern. No Threatened or Endangered plant species were found during the survey, and no special native plant habitats were found either.</li> <li>• The fauna species identified within the project area are mostly non-native organisms that have been purposefully or accidentally introduced to Hawai'i since western contact. Two (2) bird species and one (1) insect species, however, were indigenous in Hawai'i, none of which are of conservation concern.</li> </ul>	<p>botanical resources in this part of Lāna'i. No specific recommendations regarding plants were offered.</p> <ul style="list-style-type: none"> <li>• Although not detected, the Hawaiian hoary bat could appear occasionally. In accordance with current U.S. Fish and Wildlife (USFWS) guidance for mitigation of impacts to Hawaiian hoary bats, the removal of trees over 15 feet in height and clearing of these trees from June 1 to September 15 should be avoided or minimized during any future construction activities to help ensure that non-volant Hawaiian hoary bat pups are not harmed.</li> <li>• The Endangered 'ua'u or Hawaiian petrel (<i>Pterodroma sandwichensis</i>) and the Threatened 'a'o or Newell's shearwater (<i>Puffinus newelli</i>), while not nesting in the project area, do fly over the Project District area during dusk to access their burrows high in the mountains and again at dawn to head out to sea. Young birds taking their first fledging flights are inexperienced fliers, and they often are disoriented by bright lights and crash into structures where they become vulnerable to injury and predators. All outdoor lighting should be shielded so that the light is not visible from above.</li> </ul>
A.8	Archaeological Resources	<ul style="list-style-type: none"> <li>• A literature review and field inspection (LRFI) was conducted as part of the Environmental Assessment (EA) process; the field inspection focuses on two (2) adjacent parcels of land to be rezoned and added to the existing Project District, including a 57.2-acre property (referred to as Parcel 1) and a 9.5-acre property (referred to as Parcel 2).</li> <li>• Also included in the report is a literature review that provides a cultural resources inventory for the entire proposed Kō'ele Project District.</li> <li>• The current field inspection of Parcel 1 yielded two (2) potential historic properties and four (4) secondarily deposited traditional Hawaiian artifacts that were collected from three (3) separate locations.</li> <li>• Three (3) potential historic properties were documented on Parcel 2.</li> </ul>	<ul style="list-style-type: none"> <li>• Due to the presence of a traditional Hawaiian intact firepit remnant, traditional Hawaiian artifacts, and the presence of historic ranching and plantation-era infrastructure, it is likely that future construction activities may disturb additional traditional and/or historic sub-surface deposits and artifacts.</li> <li>• Although the currently proposed action does not involve construction activities, the following mitigation measures are recommended for potential future construction activities on Parcels 1 and 2: <ul style="list-style-type: none"> <li>• An archaeological monitoring program shall be adhered to in order to document any additional surface and/or sub-surface deposits and artifacts that may exist within Parcels 1 and 2;</li> <li>• Within Parcel 2, Structures C and D of the Kō'ele Historic District (SIHP # -1004) should be assessed by a qualified architectural historian; and</li> <li>• Within Parcel 2, SIHP # -1989 (Feature 5) (historic concrete and stone slab) should be further documented and assessed</li> </ul> </li> </ul>

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		<ul style="list-style-type: none"> <li>The surface survey within Parcel 2 also documented the presence of two (2) previously identified historic ranch-era buildings, Structures C and D, of the Kō'ele Historic District.</li> </ul>	<p>for integrity and significance during archaeological monitoring.</p> <ul style="list-style-type: none"> <li>The proposed amendments to the Kō'ele Project District will not affect the newly or previously recorded sites located within the area and the analysis supports a project effect determination of "no historic properties affected".</li> </ul>
A.9	Cultural Resources	<ul style="list-style-type: none"> <li>A cultural-historical study was prepared which focuses on native traditions and historical accounts that describe the ahupua'a (native land division) of Kamoku, focusing on the 'ili (land area within an ahupua'a) of Kō'ele, where the Project District is located.</li> <li>In 2001, formal recorded interviews with elder kama'āina of Lāna'i, born as early as the 1890s, were completed, and visits to wahi pana (storied places) were undertaken. No new interviews were conducted as a part of the present study. Through the interviews, it is evident that facets of that knowledge and customary practices still exist in the community.</li> </ul>	<ul style="list-style-type: none"> <li>As with archaeology, it is unlikely that the currently proposed action will have an impact on cultural resources as no development actions are proposed at this time.</li> </ul>
A.10	Air Quality	<ul style="list-style-type: none"> <li>The ambient air quality of the area is typically clean and subject to the prevailing onshore winds. There are no major sources of air pollution in the immediate vicinity, such as agricultural burning, manufacturing plants or incinerators.</li> </ul>	<ul style="list-style-type: none"> <li>Short-term impacts from fugitive dust are expected to occur during any potential future construction.</li> <li>Potential future improvements associated with the Kō'ele Project District are not expected to cause a significant air quality impact, including anticipated greenhouse gas emissions, above those contemplated with the approval of the existing Project District.</li> <li>No mitigation measures beyond compliance with applicable regulations, requirements, and standards are required.</li> </ul>
A.11	Noise	<ul style="list-style-type: none"> <li>Noise within Lāna'i City's regional vicinity is primarily derived from: 1) the natural environment (wind, rain, etc.); 2) traffic from neighboring roadways; 3) community sounds related to people, animals/pets, etc.; and 4) nearby aircraft in flight to/from the Lāna'i Airport.</li> </ul>	<ul style="list-style-type: none"> <li>The currently proposed action does not involve construction activities. However, it is noted that there is usually unavoidable noise impacts associated with operation of heavy construction machinery, paving equipment and material transport vehicles during construction activities which would be present during future construction activities that may take place. Proper mitigating measures to minimize construction-related noise impacts and comply with all Federal and State noise control regulations will be employed.</li> </ul>

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A.12	Scenic and Open Space Resources	<ul style="list-style-type: none"> <li>The Kō'ele Project District is located immediately above Lāna'i City. Most of the area's topography consists of flat to gently sloping open, patchy forest and scrub lands. The area has been extensively developed previously with a hotel, golf courses, residential and related uses.</li> </ul>	<ul style="list-style-type: none"> <li>The area of the Project District is not part of a scenic corridor, and the proposed action, as it does not involve construction activities, will not affect scenic vistas and view planes. The proposed action does not involve significant alteration of the existing topographic character of the site.</li> </ul>
A.13	Beach and Mountain Access	<ul style="list-style-type: none"> <li>Given the Project District's inland location, it is in proximity of the island's sole peak, Lāna'ihale. A very small portion of the Munro Trail is located in the vicinity of the Project District.</li> <li>The Project District does not offer any beach access.</li> </ul>	<ul style="list-style-type: none"> <li>As no construction activities are being proposed, the action is not anticipated to present any adverse impacts on beach and mountain access.</li> </ul>
A.14	Hazardous Materials	<ul style="list-style-type: none"> <li>A Phase I Environmental Site Assessment (ESA) was conducted for those lands proposed to be added to the Kō'ele Project District.</li> <li>At the time of the preparation of the ESA, approximately 18 acres of the study area were operated by multiple contractors as a construction lay-down site associated with the renovations to the former Lodge at Kō'ele and other development projects on Lāna'i.</li> <li>Approximately 57.2 acres of the study area are currently operated by Lāna'i Ranch with pasture area, stables, horses and other livestock.</li> <li>Adjacent to the Lāna'i Ranch is a shipping container staging area.</li> </ul>	<ul style="list-style-type: none"> <li>The ESA revealed no evidence of recognized environmental conditions (RECs) and/or controlled recognized environmental conditions (CRECs) in connection with the site, except for the following: <ul style="list-style-type: none"> <li>REC No. 1: During Site reconnaissance a large area of staining was observed on the ground around the painting booth. Site personnel indicated that the staining was a result of overspray from wood staining activities using PPG ProLuxe 1 Primary Coat RE Wood Finish Transparent Satin. This would constitute a REC, as this is a petroleum-based product that has been released to the environment.</li> <li>In addition, the assessment has revealed the following de minimis condition in connection with the site: <ul style="list-style-type: none"> <li>Less than one square foot of staining was observed on the ground in the tent in the construction laydown portion of the site. No evidence of a leaking container or source was identified. Due to the very limited nature, this would be considered de minimis.</li> </ul> </li> <li>Pūlama Lāna'i will comply with all applicable Federal, State and County laws and rules regarding the treatment of RECs. In consideration of the above, the level of impact due to the findings of the ESA are anticipated to be less than significant.</li> </ul> </li> </ul>

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<b>B</b>	<b>SOCIO-ECONOMIC ENVIRONMENT</b>		
B.1	Regional Setting	<ul style="list-style-type: none"> <li>The island of Lāna‘i is the second smallest of the populated Hawaiian Islands, with a land area of about 141.3 square miles. Of this total area, lands within the State “Agricultural” District occupy 72.9 square miles, while lands within the “Conservation” District encompass 59.7 square miles. “Urban” and “Rural” designated lands comprise 5.0 and 3.7 square miles, respectively.</li> </ul>	<ul style="list-style-type: none"> <li>The acreage proposed to be added will complement existing uses of the Project District, while the parcels to be removed will be redesignated to be consistent with their existing use and the surrounding character of Lāna‘i City. As such, impacts to the regional setting are not anticipated with implementation of the proposed action.</li> </ul>
B.2	Population	<ul style="list-style-type: none"> <li>The resident population of Lāna‘i has grown steadily within the past few decades.</li> <li>In the long term, however, population growth is expected to increase. The resident population of Lāna‘i is forecasted to increase to 4,020 in 2030.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed action does not involve construction activities and, as such, is not anticipated to impact the island’s population.</li> <li>In addition, it is also noted that the proposed amendments seek to decrease the overall amount of lands within the Project District’s residential sub-designations.</li> </ul>
B.3	Economy	<ul style="list-style-type: none"> <li>With its shift to a visitor industry-based economy, the island of Lāna‘i has emerged as one of the foremost luxury resort destination areas in the world.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed action does not involve any construction activities and, as such, there is no short-term impact on the economy.</li> <li>It is noted that the lands proposed to be added to the Project District present future opportunities for potential construction-related spending and expanded resort and resort amenity-related employment opportunities.</li> </ul>
B.4	Housing	<p>According to a Socio-Economic Impact Report prepared for the proposed action, the average household size on Lāna‘i was 2.57 people per household between the years 2013 and 2017, a slight decrease from 2.71 people per household in 2010. Between 2013 and 2017, Lāna‘i had an estimated 1,561 housing units, of which, approximately 20.2 percent were vacant.</p>	<ul style="list-style-type: none"> <li>The proposed amendments seek to decrease the amount of lands within the Project District’s residential sub-designations while also adding lands for Hotel and Resort Commercial uses. Following the proposed amendments, there will be a limited amount of residential sub-designated lands left for future development in the Project District.</li> </ul>

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<b>C</b>	<b>PUBLIC SERVICES</b>		
C.1	Police and Fire Protection	<ul style="list-style-type: none"> <li>Police and security services for island residents are provided by the Maui Police Department. The Lāna'i Police Station is situated in Lāna'i City.</li> <li>Fire prevention, protection, and suppression services for the island of Lāna'i are provided by the Maui County Department of Fire and Public Safety. The Lāna'i Fire Station is also located in Lāna'i City.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed action will not extend the service limits for emergency services. Police and fire protection services are not anticipated to be adversely impacted by the proposed action.</li> <li>Pūlama Lāna'i proposes to coordinate with the County, local police, and fire services to mitigate any potential adverse impacts to these services.</li> </ul>
C.2	Medical Services	<ul style="list-style-type: none"> <li>The Lāna'i Community Hospital is the major medical facility on the island. The 14-bed facility provides acute and long-term medical care, as well as 24-hour emergency medical service.</li> <li>Also in Lāna'i City is the Lāna'i Health Center and Straub Clinic which provide outpatient medical care for the island's residents, as well as Rainbow Pharmacy, which provides for the island's pharmaceutical needs.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed action does not involve any construction activities and, as such, construction-related impacts to medical services are not anticipated.</li> <li>From a long-term perspective, the proposed action is not a population generator and is not anticipated to adversely impact medical services.</li> </ul>
C.3	Solid Waste	<ul style="list-style-type: none"> <li>Single-family solid waste disposal on Lāna'i is provided by the Maui County Department of Environmental Management (DEM), while commercial disposal service is provided by a private disposal service. The DEM's Lāna'i Landfill is the primary disposal site for Lāna'i.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed action is not anticipated to have a significant impact on solid waste disposal services, nor on the Lāna'i Landfill. No development activities are proposed at this time.</li> </ul>
C.4	Recreational Resources	<ul style="list-style-type: none"> <li>There are numerous public parks and recreational facilities administered and maintained by the Maui County Department of Parks and Recreation in Lāna'i City including: the Lāna'i Community Center, the Lāna'i Gym and Tennis Courts, and the Lāna'i Little League Field, Fraser Avenue Park, and Kaumālapa'u Highway/Fraser Avenue Park.</li> <li>There are also a number of privately-owned and maintained recreational facilities that are available for public use including: Dole Park, Waialua Park, and Hulopo'e Beach Park.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed action is not intended to adversely impact the existing recreational facilities on Lāna'i.</li> <li>On the contrary, the proposed amendments seek to increase the amount of Project District lands within the Open Space and Park sub-designations, thereby providing opportunities for enhancement of existing and provision of additional recreational resources on Lāna'i.</li> </ul>

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DRAFT ENVIRONMENTAL ASSESSMENT – SUMMARY OF EXISTING CONDITIONS AND  
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		<ul style="list-style-type: none"> <li>• Other privately operated recreational facilities on Lānaʻi include one (1) 18-hole championship golf course at Mānele and a 9-hole golf course in Lānaʻi City.</li> </ul>	
C.5	Schools	<ul style="list-style-type: none"> <li>• The island of Lānaʻi is served by the State of Hawaiʻi, Department of Education’s public school system.</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed action is not considered a population generator and will not place added demands on educational facilities or services on Lānaʻi.</li> </ul>
<b>D</b>	<b>INFRASTRUCTURE</b>		
D.1	Roadways	<ul style="list-style-type: none"> <li>• A Traffic Assessment was prepared to document the updates and impacts from the Proposed Kōʻele Project District in comparison to the Original Kōʻele Project District.</li> <li>• The impacts of the Original Kōʻele Project District on the Lānaʻi City roadway network were included in the Lānaʻi City Traffic Circulation Plan Traffic Impact Analysis Report (TIAR), dated October 4, 1991.</li> <li>• Accounting for all the proposed developments on Lānaʻi, the Original TIAR anticipated all studied intersections would operate with little to no delay and all movements at Level of Service B or better during the morning and afternoon peak hours of traffic. Even with the proposed developments, the existing roadway network was anticipated to handle the increase in traffic from new developments due to the low existing traffic volumes.</li> </ul>	<ul style="list-style-type: none"> <li>• Because the proposed Kōʻele Project District plans to significantly reduce the allowable density within the Project District, and thus the amount of traffic generated, it is anticipated that the major intersections in Lānaʻi City will operate similar to or better than projections within the Original TIAR.</li> </ul>
D.2	Water	<ul style="list-style-type: none"> <li>• A Preliminary Engineering Report (PER) was prepared to summarize infrastructural impacts related to the proposed Kōʻele Project District amendments.</li> <li>• Water transmission mains generally consist of 8-inch and 12-inch pipes. The primary supply of potable water for Lānaʻi City is from the 750,000 gallon Kōʻele Tank and 2.0 million gallon Lānaʻi City Tank. The Kōʻele Tank is supplied with water from Wells 3 and 8 and the Lānaʻi City Tank is supplied by Well 6.</li> </ul>	<ul style="list-style-type: none"> <li>• Overall, the proposed Kōʻele Project District will cause a reduction in water demand, compared to the existing Kōʻele Project District, as a result of a reduction in developable land and reduction in densities.</li> </ul>

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D.3	Wastewater	<ul style="list-style-type: none"> <li>Lāna'i's municipal wastewater collection system is situated in and around Lāna'i City. Wastewater generated by Kō'ele Project District is collected by 8-inch and 6-inch pipes and conveyed southwest towards the Lāna'i City Wastewater Treatment Plant.</li> </ul>	<ul style="list-style-type: none"> <li>Overall, the proposed Kō'ele Project District will cause a reduction in wastewater flows, compared to the existing Kō'ele Project District, as a result of a reduction in developable land.</li> </ul>
D.4	Drainage	<ul style="list-style-type: none"> <li>Overall, runoff from the Kō'ele Project District is generally split between three (3) drainage tributaries.</li> <li>The existing drainage improvements consists of swales, basins and drain lines in the golf course and along the roadways, with culverts ranging in size from 18 to 96 inches.</li> </ul>	<ul style="list-style-type: none"> <li>The PER concluded that the proposed Kō'ele Project District amendment has a positive impact to the Lāna'i City and downstream environments due to the reduction in runoff as a result of an overall reduction in lands entitled for development.</li> </ul>
D.5	Electricity and Telephone Systems	<ul style="list-style-type: none"> <li>Electrical, telephone, and cable television services to the Kō'ele area are provided by Hawaiian Electric Company, Hawaiian Telcom, and Spectrum, respectively. Overhead lines run along the road rights-of-way.</li> </ul>	<ul style="list-style-type: none"> <li>As no construction activities are currently being proposed, the proposed action is not anticipated to have significant impact upon existing electrical, telephone, or cable television services.</li> </ul>